

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
FEBRUARY 9, 2026  
MONDAY  
6:30 P.M.  
AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**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...** Consideration 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.

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

**OPEN PUBLIC HEARING # 2...** Consideration 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.

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

**OPEN PUBLIC HEARING #3...** Consideration 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.

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

**OPEN PUBLIC HEARING #4 ...** Consideration of a special use, site plan and environmental impact assessment for a proposed expansion of outdoor storage for the existing Truck and Trailer. The property is located on the west side of Grand Oaks Drive, south of Grand River Avenue. The request is petitioned by Truck and Trailer Specialties.

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

**OPEN PUBLIC HEARING #5...** 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 January 12, 2026 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**  
**Application for Site Plan Review**

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

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

OWNER'S NAME & ADDRESS: Rick + Jennifer Duncan

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

APPLICANT PHONE: \_\_\_\_\_ OWNER PHONE: \_\_\_\_\_

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

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 around. fencing on  
one side.

BRIEF STATEMENT OF PROPOSED USE: \_\_\_\_\_

A group home daycare for 7-12 children.  
Hours of operation M-F 10:30am - 5:30pm  
Drop offs 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 [REDACTED]  
Name Business Affiliation Preschool & Childcare

**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: [REDACTED]  
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: [REDACTED]

OWNER NAME & ADDRESS: Rick & Jennifer Duncan

SITE ADDRESS: 554 S. Hughes Rd PARCEL #(s): [REDACTED]

OWNER PHONE: [REDACTED] EMAIL: [REDACTED]

Location and brief description of site and surroundings:

2.08 acre site at 554 S. Hughes Rd Howell 48843 with a single family residence. A small shed 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 a driveway is a turnaround.

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03): Spaces and driveway is a turnaround

- 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.

- 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.

- 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 [REDACTED]  
Name Business Affiliation Montessori Preschool + Child Care

**FEES 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: [REDACTED]

Genoa Township Planning Commission

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Unapproved Minutes

regarding the possible ordinance change for outside fuel tanks and how that will affect how much fuel is allowed and the new setbacks.

Mr. Reiber questioned if when the site was approved, did it meet all of the requirements of the ordinance. Ms. Ruthig stated yes, there were no variances given. Because of the public comment letter in the packet, he would like to have the site inspected for violations. She noted that when the resident who wrote the letter was building their home, the township advised that their property abuts an industrial property. There have not been any complaints filed against this business until January 7, 2026. Mr. Misaras has spoken to the neighbor previously. He addressed her concern and advised her to contact him with any further issues.

Mr. Rauch would like assurances that the wetlands will be protected.

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

Ms. Denise Policella of 4200 Sweet Road does not see a special use for a contractor's yard on this property. She suggested a berm as a buffer instead of vegetation. Ms. Ruthig stated they do have a special use permit that was approved in May 2024.

Ms. Deb Beattie of 3109 Pine View Trail stated the resident's letter and what is being said here this evening are contradictory. This is very close to the wetland, and the site drains toward the wetlands. The buffer does not mitigate any sight, noise or smell from the site to the residential property.

The call to the public was closed at 7:17 pm.

Ms. McBain confirmed with Ms. Ruthig that no complaints were received from the neighbor until January 7, 2026. Mr. Rauch confirmed this is still an active construction site so the activities on this site will not be the normal business operations when the construction is complete. He explained how the petition is controlling the stormwater drainage and it was approved with their plan.

**Moved** by Commissioner Rauch, seconded by Commissioner Reiber, to table Open Public Hearing #1 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

**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 by Jennifer Duncan.

Ms. Jennifer Duncan and Ms. Elizabeth Stowe were present.

Mr. Borden reviewed his letter dated January 6, 2025.

1. Special Land Uses (Section 19.03):

Genoa Township Planning Commission

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Unapproved Minutes

- 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 and that copy be provided to the Township as it will be issued after the township's approval.

Ms. Byrne reviewed her letter dated December 30, 2025.

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.

The Brighton Area Fire Authority Fire Marshal's letter dated February 8, 2026, states the following:

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.

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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.
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.

Ms. Duncan provided the requirements from the State of Michigan for a day care home.

Ms. Duncan stated she will be residing in the home with her husband so items #8 through #12 of the Fire Marshal's letter do not apply.

The commission discussed the parking requirements, square footage required and location of the play area. Mr. Rauch asked if this submission meets the requirements. Ms. Ruthig stated yes; she has followed the precedents that have been set by other homeowner run daycares.

Mr. Chouinard visited the site and there is not a way for two vehicles to be on the driveway at the same time. Ms. Duncan will have the drop off and pick up times staggered to avoid this.

Ms. McBain confirmed that the resident who sent a letter opposing this request lives on the side of the property that is heavily wooded and the play area will also be on the opposite side of their property.

The call to the public was made at 7:45 pm with no response.

The commission advised Ms. Duncan that a new site plan must be submitted and shall include the fenced in play area and that all of BAFA's requirements are met.

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to table Open Public Hearing #2 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

**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



February 3, 2026

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Group Day Care Home – Special Land Use and Site Plan Review #2
<b>Location:</b>	554 S. Hughes Road – west side of S. Hughes Road, south of Golf Club Road
<b>Zoning:</b>	LRR Lakeshore Resort Residential District

Dear Commissioners:

At the Township's request, we have reviewed the revised 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. The applicant must address any comments/concerns raised by the Commission with respect to the compatibility and impact criteria.
- 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 revised submittal demonstrates compliance with the use conditions.

**3. Additional Considerations:**

- a. We suggest that issuance of a State license be included as a condition to a favorable recommendation.
- b. 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 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 future land use description nor the residential goals and objectives reference residential care uses. As such, our best 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. As noted in Paragraph D below, the revised submittal demonstrates compliance with the use conditions.

With that being said, the applicant must address additional comments/concerns raised by the Planning Commission as part of this criterion.

- 3. Public Facilities and Services.** Given the nature of the property and the proposed use, the request 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.

With that being said, the applicant must address additional comments/concerns raised by the Planning Commission as part of this criterion.

- 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 revised submittal includes a map identifying group day care homes in the surrounding area, with none being within 1,500 feet.

Additionally, we conducted several license searches through the State of Michigan Licensing and Regulatory Affairs (LARA) and found the nearest licensed facility to be more than 3 miles away.

- 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 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 revised plan included with the submittal identifies a 60' x 25' (1,500 SF) fenced-in area southwest of the residence.

#### **E. Additional Considerations**

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

Based on discussion at the previous Planning Commission meeting, the request results in the need for 6 parking spaces.

The revised plan depicts 6 parking spaces, not including spaces available in the attached garage.

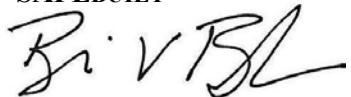
- 2. License.** Group day care homes require a license from the State of Michigan.

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**



Brian V. Borden, AICP  
Planning Manager



January 30, 2026

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

**Re: 554 Hughes Road Daycare  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the revised site plan submittal for 554 Hughes Daycare submitted January 21, 2026. 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. The only improvement included on the provided site plan is the addition of a 60-foot by 25-foot fenced in area. 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

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January 20, 2026

Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: 554 Hughes Daycare (Revised Letter)  
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.

**The Fire Authority has spoken with the applicant and determined that this will, in fact, remain a residence. The applicant will comply with the group home requirements of the State of Michigan and BAFA's requirements for her project.**

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

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

**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](#)

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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](mailto:amy@genoa.org), Url: [www.genoa.org](http://www.genoa.org)**

**From:** Dave Komorous [REDACTED]  
**Sent:** Monday, January 5, 2026 10:26 PM  
**To:** Amy Ruthig <[amy@genoa.org](mailto: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 staggard 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

https://stage.worklifesystems.com/ReferralUpdate/UpdateReferral/5066454?activetab=SearchPrograms

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greatstarttoquality@ecic4kids.org

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Showing 25 Records Page 1/2, 1 - 25 of 27 results.

Map Satellite Hawk Meadows Golf Course

Hartland Head Start  
Type: Licensed Centers  
9525 E. Highland Road, Howell  
MI 48843  
candicedavies@livingstonesa.org  
(517)548-2100  
www.livingstonesa.org  
Ages Served: 4 Years 6 Months - 4 Years 11 Months

Program Details

554 S. Hughes Rd  
48843  
(Black dot)

1 2 >> >>>

10:22 AM 1/21/2026

3 Winter weather... In effect

Red dots show all licensed in home through this sight. They are only for licensed in home child care in Michigan. There are NONE even close to me.

















554 S Hughes Rd

Hilltop Dr



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

1.) Brian Misaras of Merlo Construction a [REDACTED]  
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: [REDACTED]  
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: [REDACTED]

OWNER NAME & ADDRESS: Merlo Construction Company, Inc.

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

OWNER PHONE: [REDACTED] EMAIL: [REDACTED]

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</u> <span style="background-color: black; color: black;">[REDACTED]</span>
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: [REDACTED]

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
January 12, 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, Tim Chouinard, Glynis McBain, Marianne McCreary, Eric Rauch, and Bill Reiber. Absent was Greg Rassel. Also present were Planning Director Amy Ruthig, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

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

**ELECTION OF OFFICERS:**

Ms. Ruthig stated that Chairperson, Vice Chairperson and Secretary need to be elected this evening.

**Moved** by McCreary, supported by Chouinard, to elect Chris Grajek as Chairman, Eric Rauch as Vice-chairman, and Marianne McCreary as Secretary. **The motion carried unanimously.**

**APPROVAL OF AGENDA:**

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

**DECLARATION OF CONFLICT OF INTEREST:** None

**CALL TO THE PUBLIC:**

The call to the public was made at 6:33 pm.

Ms. Denise Policella of 4200 Sweet Road, representing the Genoa Coalition stated they have expanded their mission for the Township. They are having their first meeting of the year on January 29 at 6:30 at Aubrey's and she invited the Planning Commission members to attend.

The call to the public was closed at 6:35 pm.

**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.

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Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry provided a review of the proposal for two above ground fuel storage tanks.

Mr. Borden reviewed his letter dated December 16, 2025.

1. The applicant must provide an updated 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.

He noted that the ordinance states a limit of 300 gallons of fuel storage is allowed; however, he interprets this request as being in compliance with the ordinance because the storage tanks are less than 300 gallons each. He recalls the Planning Commission had previously discussed changing the outdoor fuel storage ordinance with regard to number and size of tanks.

Ms. Byrne stated bollard details shall comply with requirements outlined in the review letter from Brighton Area Fire Authority.

The Brighton Area Fire Authority Fire Marshal's letter dated December 22, 2025, states the following:

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.

Mr. Perry stated he has received BAFA's letter and will comply with their requirements.

Mr. Rauch asked the applicant if they are going to provide the secondary containment details. Mr. Perry stated a double-walled tank meets the standards for secondary containment, and that is what they are proposing.

Mr. Rauch asked what other agencies will need to approve these tanks. Mr. Perry stated the local fire marshal, and the State of Michigan must provide approval. There was a discussion

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regarding the possible ordinance change for outside fuel tanks and how that will affect how much fuel is allowed and the new setbacks.

Mr. Reiber questioned if when the site was approved, did it meet all of the requirements of the ordinance. Ms. Ruthig stated yes, there were no variances given. Because of the public comment letter in the packet, he would like to have the site inspected for violations. She noted that when the resident who wrote the letter was building their home, the township advised that their property abuts an industrial property. There have not been any complaints filed against this business until January 7, 2026. Mr. Misaras has spoken to the neighbor previously. He addressed her concern and advised her to contact him with any further issues.

Mr. Rauch would like assurances that the wetlands will be protected.

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

Ms. Denise Policella of 4200 Sweet Road does not see a special use for a contractor's yard on this property. She suggested a berm as a buffer instead of vegetation. Ms. Ruthig stated they do have a special use permit that was approved in May 2024.

Ms. Deb Beattie of 3109 Pine View Trail stated the resident's letter and what is being said here this evening are contradictory. This is very close to the wetland, and the site drains toward the wetlands. The buffer does not mitigate any sight, noise or smell from the site to the residential property.

The call to the public was closed at 7:17 pm.

Ms. McBain confirmed with Ms. Ruthig that no complaints were received from the neighbor until January 7, 2026. Mr. Rauch confirmed this is still an active construction site so the activities on this site will not be the normal business operations when the construction is complete. He explained how the petition is controlling the stormwater drainage and it was approved with their plan.

**Moved** by Commissioner Rauch, seconded by Commissioner Reiber, to table Open Public Hearing #1 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

**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 by Jennifer Duncan.

Ms. Jennifer Duncan and Ms. Elizabeth Stowe were present.

Mr. Borden reviewed his letter dated January 6, 2025.

1. Special Land Uses (Section 19.03):



February 3, 2026

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

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

Dear Commissioners:

At the Township's request, we have reviewed the revised 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 1/19/26).

**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 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.

**2. Fuel Storage (Section 13.07):**

- a. 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 previously approved contractor's office/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.



*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/outdoor storage yard compatible with the Master Plan as part of the special land use approval previously granted, and fuel storage has been a relatively common accessory component for such uses in the Township.

- 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.

As a side note, the previously approved site plan included a full buffer zone A to help protect the adjacent residential property to the north.

- 3. Public Facilities and Services.** Given the location and nature of the property, as well as the previous 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 revised site plan identifies 2 above ground storage tanks in the rear yard of Unit 2.

The proposed location exceeds minimum setback and spacing requirements.

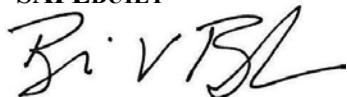
Based on discussion at the previous Planning Commission meeting, the setback from the north side lot line has been increased to 120 feet (75' minimum), while the spacing from the wetland at the rear of the property has been increased to 200 feet (25' minimum).

Each tank has a capacity of 300 gallons, which is maximum size allowed by Ordinance. The tanks are also mounted to a concrete slab with protective bollards, as required.

- 2. Below ground fuel storage tanks.** No such tanks are included in this request.
- 3. Secondary containment.** A tank detail has been added, which depicts a double-walled tank providing the required secondary containment.  
Additional bollards have also been added around the concrete pad to help further protect the tanks.
- 4. Pollution Incident Prevention (PIP) Plan.** The submittal includes the required PIP Plan.
- 5. Permits.** If Township approval is granted, the applicant must also obtain any outside permits (Federal, State or County) necessary for the proposal and provide copies to the Township once received.

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

Respectfully,  
**SAFE BUILT**



Brian V. Borden, AICP  
Planning Manager



January 30, 2026

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

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

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the site plan submittal for Unit 2 - 2025 Euler Road last dated January 19, 2026. 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 300-gallon fuel storage tanks to the east side of the existing buildings.

Any outstanding comments from our previous letter have been addressed in the revised site plan and we have no further engineering related concerns to the proposed site plan. 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

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January 26, 2026

Bobby Foster  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Unit 2 Euler Rd  
2025 Euler Rd.  
Genoa Twp., MI

Dear Bobby,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on January 21, 2026 and the drawings are dated November 14, 2025, with latest revisions dated January 19, 2026. 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 Fire Authority has reviewed the plan and has no objection to the proposed fuel storage area as submitted.**

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

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

**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



**UNIT 2 – Addition of Onsite Fuel Storage  
2025 EULER ROAD BUSINESS PARK  
Genoa Township, Michigan  
Site Plan Amendment**

**IMPACT ASSESSMENT**

**Owner:**

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

**Prepared by:**

DESINE INC.  
2183 Pless Drive  
Brighton, Michigan 48114

## A. INTRODUCTION

This impact assessment has been prepared pursuant to Article 18 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed addition of onsite fuel storage to the previously approved industrial site plan, on the surrounding community and the economic condition and social environment of the Township.

This Impact Assessment has been prepared under the direction of Wayne Perry, P.E., DESINE INC., 2183 Pless Drive, Brighton, Michigan 48114. Mr. Perry is a licensed Civil Engineer, providing professional engineering services in Livingston County since 1988 with experience in private and municipal development including projects within Genoa Township and Livingston County.

## B. SITE LOCATION / DESCRIPTION

The site is Unit 2 of the 2025 Euler Road Business Park site condominium, containing 5.14 acres of property. The site condominium is bordered on the North by a single family residence at 1885 Euler Road, a St. Joseph Mercy medical campus on the East, a parcel containing a commercial building and cell phone tower to the South, and Transtar Autobody Technologies, to the West across Euler Road, as shown on Figure 1. The parcel and the neighboring parcel to the south are zoned Industrial (IND). The parcel to the north is zoned Country Estate (CE). The parcel to the west is part of a Planned Industrial Park (PID). The parcel to the east is a Non-residential Planned Unit Development (NRPUD).

Uses adjacent to the site condominium include single family residential to the North, light industrial and commercial business to the West and South, a cell phone tower to the South, and the medical campus for St. Joseph Mercy to the East. The portion of the St. Joseph Mercy parcel that is bordering the subject parcel is almost entirely water along the shared boundary. The nearest structure on the St. Joseph Mercy parcel is approximately 900 feet from the subject parcel.

The property is currently being developed in accordance with the approved site plan. The approved site plan depicts site improvements to be constructed on the parcel. Improvements consist of a paved driveway to Euler Road, parking lots, two commercial buildings, sanitary sewer and water service leads, fenced gravel storage area, and a stormwater management system consisting of runoff collection structures, underground conveyance, and a detention basin. Included in the construction is the installation of landscaping as required by the Township Zoning Ordinance.

Access to the property from is from Euler Road via a single paved access drive along the common Unit line.

## C. IMPACT ON NATURAL FEATURES

Natural features within the site condominium include various existing trees scattered around the common area with miscellaneous shrubs and vegetation mixed in, in addition

to portions of two water bodies on site; a portion of small pond on the south parcel boundary and a portion of a larger lake at the northeastern corner of the site condominium. Five wetland areas were identified on site by the wetland consulting firm, ASTI Environmental (see Figure 4). Wetland #1 is identified as an emergent wetland in the center of the parcel due to soil conditions. Wetland #2 is comprised of the pond and adjacent areas at the southern parcel boundary. Wetland #3 is comprised of the portion of the small lake and adjacent area at the northeastern corner of the parcel. Wetland #4 is comprised of areas adjacent to the offsite pond near the northern parcel boundary. Wetland #5 was identified in the western third of the parcel due to soil conditions. Wetlands #1 and #5 were identified to be unregulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Wetlands #2, #3, and #4 were identified as being regulated by EGLE.

Existing topography of the site condominium is varied. Unit 2 is highest adjacent to Euler Road and its western boundary at an elevation of approximately 976. The property falls approximately 5 feet within the westerly third of its depth, before becoming mostly flat through its center. The eastern third drops approximately 10 feet moving eastward towards the small lake at the northeastern corner of the parcel.

Existing soils on the property are a mixture Boyer-Oshtemo loamy sand, Brady loamy sand, Fox sandy loam, Fox-Boyer complex, and Carlisle muck. These soils are generally moderately drained, moderately permeable sands and loams, with the exception of the Carlisle muck. Soil classifications were identified in the ASTI Environmental Wetland Delineation and Jurisdictional Assessment. The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

Construction of the improvements required filling and grading in the western portion of the property to raise the existing ground elevation to provide positive drainage away from the proposed structures and within parking lots. Excavation was required to construct the storm water conveyance system and the detention basin. Some minor additional excavation work will be performed to construct the fuel storage tank pad.

The limits of disturbance for the project are the property boundaries and the right of way boundary with Euler Road. Grading for this project maintained the general character of the existing site. Development of this project required earthwork to modify site grades with useable materials from the site and import of additional required structural fill material. Elevations and grading of the site meet the existing grades at the property lines.

Landscaping has been provided for the developed portion of the site to reduce the visual impact of the proposed project. All landscaping areas are designed to meet or exceed Township standards and have been designed to improve the aesthetics of the property. Within the developed portion of the site, areas not otherwise covered, shall have lawn or other vegetative surface cover established.

Surface drainage characteristics on the property will not be affected by construction of the proposed fuel storage pad. Construction of the proposed improvement will have no

additional impact on the impermeable area of the property. A storm water conveyance system has been constructed to collect and control the increased surface water runoff from the structures, parking areas and contractor's storage yard. The ultimate outlet of stormwater has not been changed.

Changes and modifications to the surface drainage conditions do not significantly impact local aquifer characteristics or groundwater recharge capacity. All surface water runoff from the improved areas of the site is directed into the stormwater conveyance system and detention basin, with an ultimate outlet of the small lake at the northeastern corner of the parcel. Unimproved areas will maintain their current drainage patterns; which are the small pond at the southern property boundary for its surrounding unimproved area and the small lake at the northeastern property corner for its adjacent unimproved areas. No significant impact to adjacent properties is anticipated from storm water runoff from the site.

Upland wildlife habitats on the property consist of primarily field vegetation and scattered trees, mostly concentrated along the property boundaries. Wildlife supported in this area is generally smaller field animals and birds, but may include medium sized animals and deer due to the rural nature of nearby property. Development and use of the property, the adjoining commercial development to the south, and the proximity of roadways, limits the existing upland habitat.

The project site does not currently support any significant wildlife habitat and the proposed additional construction will not have a significant impact on overall habitat quality. No significant adverse impact to natural features is anticipated due to the proposed fuel storage addition on Unit 2.

#### **D. IMPACT ON STORM WATER MANAGEMENT**

Excavation and grading has been undertaken to construct the stormwater conveyance system and detention basin. The parking lots, and storage yard are sloped to direct storm water flow into the storm water conveyance system. This system will discharge surface water runoff generated on the property to the detention basin at the eastern end of the parcel. A small portion of the storage yard will direct surface runoff to the detention basin via a vegetated swale. No adverse impact to adjoining properties is anticipated due to the construction and grading of the property.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing installed around all disturbed areas of the site will be maintained during construction. The Contractor shall comply with all regulations including control during and after construction.

Impact on adjoining properties due to the construction of this site will be minimized by implementing soil erosion control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of the proposed improvements.

## **E. IMPACT ON SURROUNDING LAND USES**

Land surrounding the site condominium has a variety of zoning. The parcel to the north is zoned Country Estate (CE). The parcel to the east is zoned as a Non-Residential Planned Unit Development (NR-PUD). The parcel to the south is zoned Industrial (IND). The parcel to the west is zoned as part of a Planned Industrial Park (PID).

A residential home occupies the parcel to the north. The majority of this parcel is vacant vegetated land. The parcel to the east is a large single parcel that contains a St. Joseph Mercy medical campus, with several buildings for various medical and related uses on site. The boundary shared with the subject parcel is mostly occupied by the shore of a small lake. The nearest building on this eastern parcel is approximately 900 feet from the subject parcel boundary. The parcel to the south is occupied by a small commercial structure, a cell phone tower, and miscellaneous vegetation. The parcel to the west is occupied by Transtar Autobody Technologies and is used as an industrial facility.

The Genoa Township Future Land Use Plan designates this property for Research and Development uses. The property to the north is designated as Agriculture/Country Estate. The property to the east is designated as Public/Institutional/Utilities. The properties to the south and west are also designated as Research and Development.

The approved use depicted on the site plan is consistent with existing development in the area and are generally consistent with the long-term planning within the Township.

Ambient noise levels on and around the property are largely generated by Euler Road vehicle traffic. Daily activities within the building are not anticipated to create an increase in the sound level in the area. Some noise may be generated by moving equipment when other equipment or materials are being on and offloaded in the storage yard. Any site generated noise will comply with Genoa Township Ordinances.

All site lighting shall meet the requirements of the Genoa Township Zoning Ordinance. Building mounted fixtures and pole mounted site lighting will be shielded and down directed on the site. General site lighting for other uses, excluding safety and emergency lighting, shall be energized between the times from dusk to 12:01 a.m. and from 5:00 a.m. to dawn.

The proposed addition of onsite fuel storage on 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.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and

application of chemical dust control materials. The site will comply with the performance standards contained in Section 13.05 of the Township Zoning Ordinance.

#### **F. IMPACT ON PUBLIC FACILITIES AND SERVICES**

The Livingston County Sheriff and Michigan State Police will provide Police protection. Public safety services required to accommodate the proposed use are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. Fire hydrants currently exist on the west side of Euler Road just south of the south property boundary and near the center of the subject parcel. Three fire hydrants have been constructed within the site condominium. Knox Boxes are provided on the building and at the gate entrance. No significant increase in fire protection services are anticipated as a result of the proposed addition of onsite fuel storage.

The property is accessed from Euler Road via a commercial driveway approach providing adequate access for emergency vehicles. The storage yard provides space for emergency vehicle turn arounds.

The proposed onsite fuel storage will not create any direct adverse impact on the public schools.

#### **G. IMPACT ON PUBLIC UTILITIES**

The property is presently within municipal sewer and water districts and the buildings are connected to the municipal utilities.

The site is currently serviced by electric, gas, phone and cable systems located Euler Road.

All solid wastes will be properly disposed of through a licensed disposal firm on a regular basis. A dumpster enclosure for each building is located at the rear of each building. The enclosures will be constructed with materials conforming to the Genoa Township Zoning Ordinance.

Vehicle movement across and around the site will include a wide variety of vehicles; from passenger cars and work trucks to box vans and full size semi-trailers. Construction equipment will also be maneuvered.

#### **H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS**

The proposed onsite fuel storage tanks will be constructed in accordance with Genoa Township regulations, Brighton Area Fire Authority requirements, and State of Michigan, Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division rules and regulations.

## **I. TRAFFIC IMPACT STUDY**

A traffic impact study for the development has not been performed for the site. The proposed onsite fuel storage will not generate an increase in the number of trips per day to the site and will not significantly impact traffic flow around the site.

There is currently no designated pedestrian path to the subject property. No sidewalk exists along Euler Road from the terminus with Grand River Avenue at the south to the terminus with McClements Road to the north. Sidewalks at the front and side of the buildings will provide access to the building and parking areas for most visitors and employees.

No adverse impact on pedestrian traffic in the area is anticipated as a result of developing the proposed project.

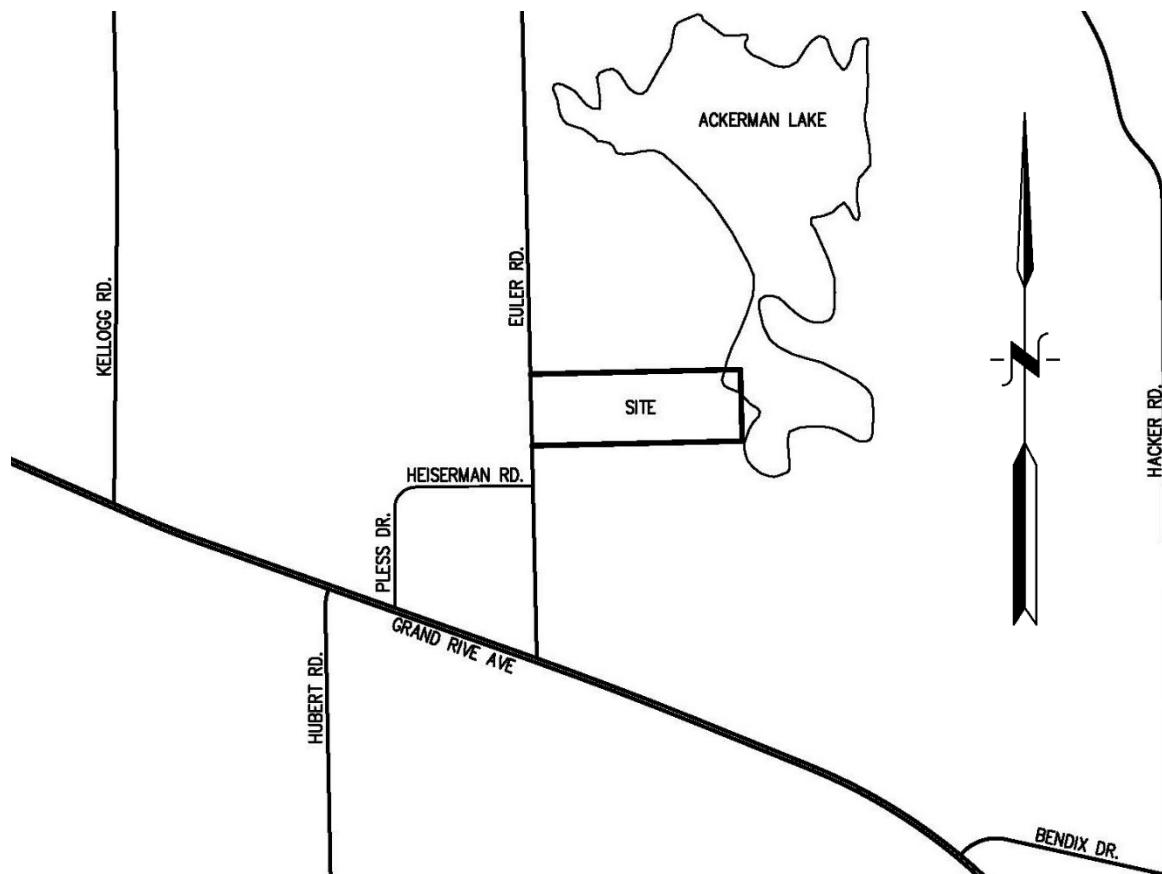
## **J. HISTORIC AND CULTURAL RESOURCES**

The building on the property does not have any major historic significance on a local, regional or state level.

## **K. SPECIAL PROVISIONS**

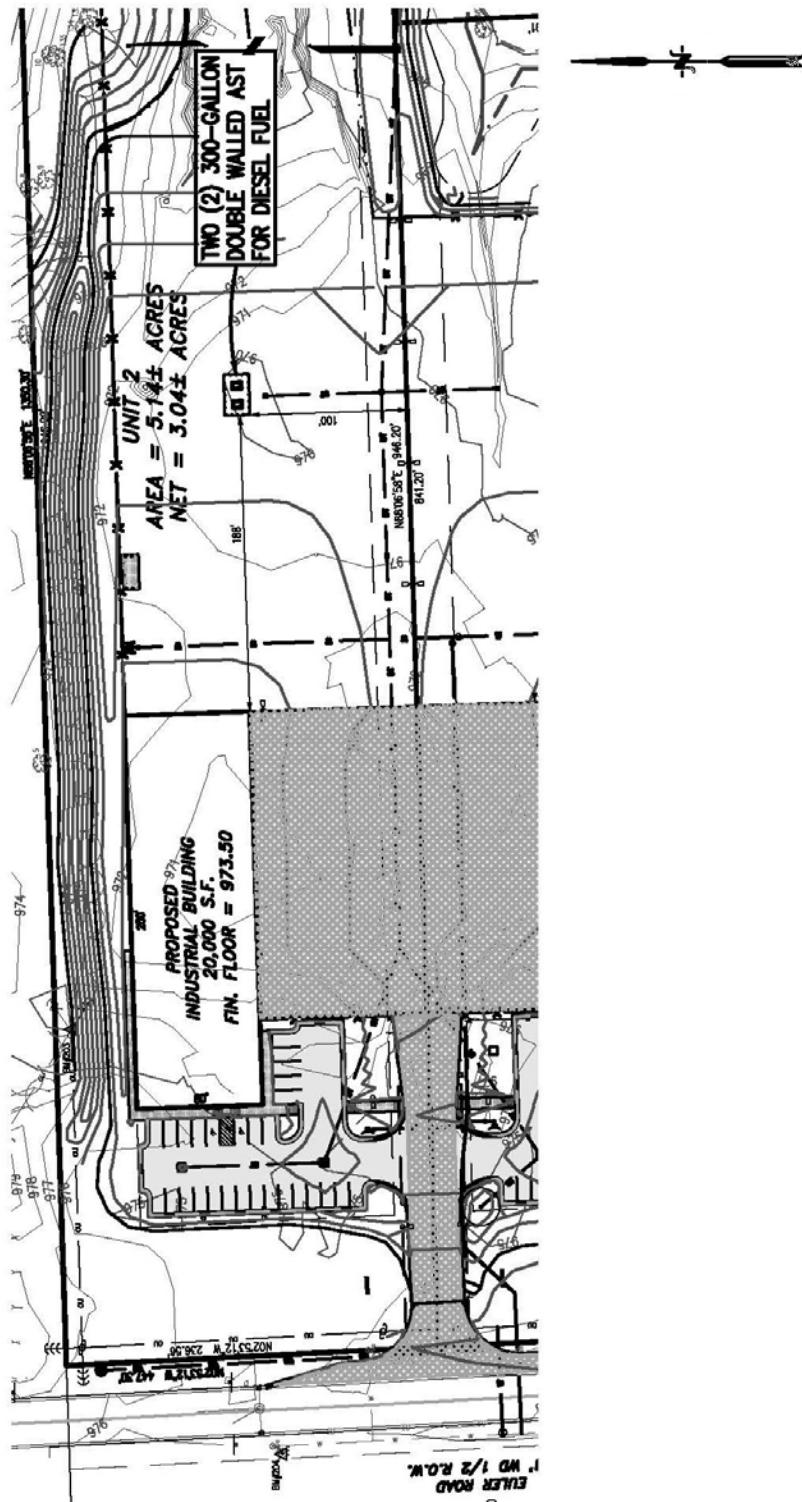
No special provisions or requirements are proposed for this facility.

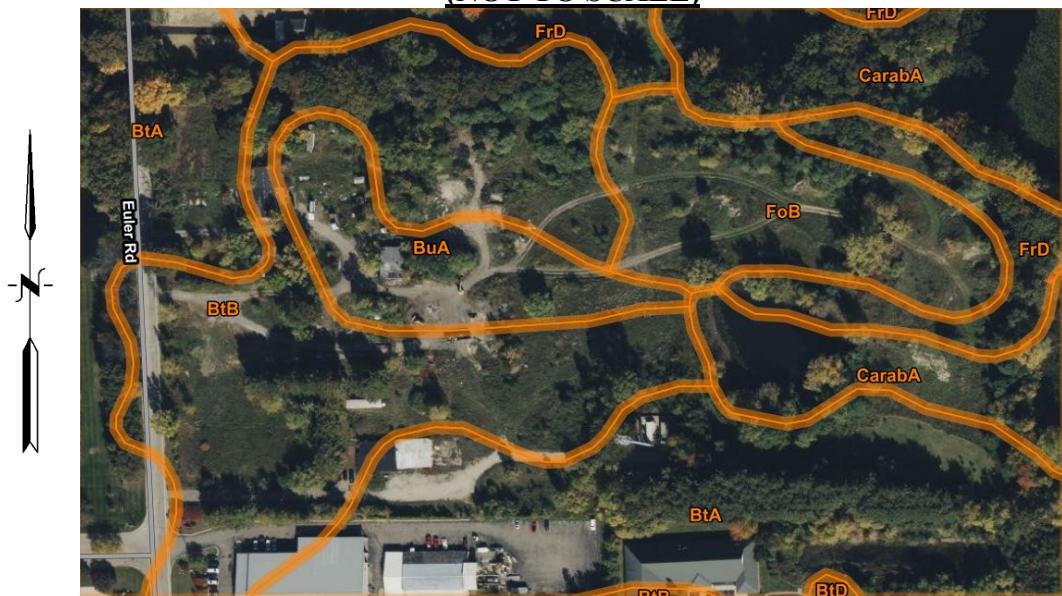
**FIGURE 1**



**FIGURE 2**

**SITE IMPROVEMENTS PLAN  
NOT TO SCALE**



**FIGURE 3****SOILS MAP  
(NOT TO SCALE)**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtA	Boyer-Oshtemo loamy sands, 0 to 2 percent slopes	10.6	33.3%
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes	8.7	27.3%
BtD	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes	0.0	0.2%
BuA	Brady loamy sand, 0 to 2 percent slopes	2.1	6.7%
CarabA	Carlisle muck, 0 to 2 percent slopes	4.6	14.4%
FoB	Fox sandy loam, 2 to 6 percent slopes	3.0	9.4%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	2.8	8.7%
<b>Totals for Area of Interest</b>		<b>32.0</b>	<b>100.0%</b>

## **FIGURE 4**

### **WETLAND MAP**



# **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: January 2026

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FIGURE 1 – FACILITY LOCATION MAP

FIGURE 2A – FACILITY EXTERIOR CHEMICAL STORAGE AREAS

FIGURE 2B – FACILITY INTERIOR CHEMICAL STORAGE AREAS

**Pollution Incident Prevention Plan (PIPP)**  
**Unit 2 - 2025 Euler Road Business Park**  
**Brighton, Michigan**  
**January 2026**

*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*

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

**Pollution Incident Prevention Plan (PIPP)**  
**Unit 2 - 2025 Euler Road Business Park**  
**Brighton, Michigan**  
**January 2026**

**2.0 NOTIFICATION PROCEDURES TO ENTITIES OUTSIDE OF FACILITY**

*[RULE 6(I)(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*

<b>Brighton Police and Fire Departments</b>	<b>911</b>
Merlo Construction Company Spill Prevention and Control Coordinators	
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	<b>Therese Cremonte</b> <i>Emergency Manager Coordinator</i> <b>Kristi Wahoski</b> <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(I)(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

**Pollution Incident Prevention Plan (PIPP)**  
**Unit 2 - 2025 Euler Road Business Park**  
**Brighton, Michigan**  
**January 2026**

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(I)(D)]*

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

<b>Chemical</b>	<b>Container</b>	<b>Location</b>
Diesel	Two 300-gallon AST	East of the building
Propane	2 33.5-gallon containers	Service Area
Used Oil	One 250-gallon totes	Service Area
Lubricants		

Diesel is stored in two double-walled 300-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 Corrigan Propane 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(I)(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

**Pollution Incident Prevention Plan (PIPP)**  
**Unit 2 - 2025 Euler Road Business Park**  
**Brighton, Michigan**  
**January 2026**

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.

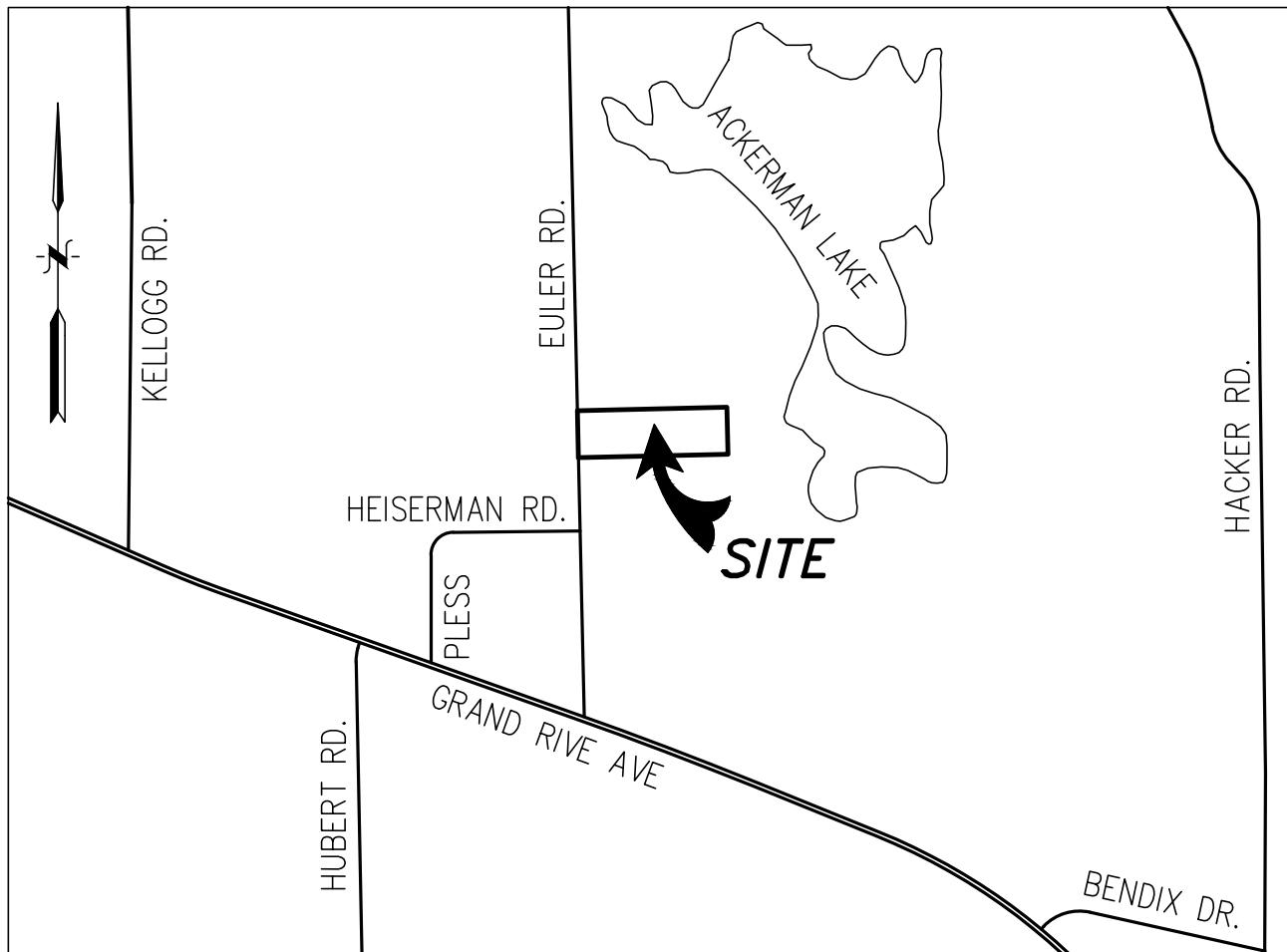
The Spill Prevention and Control Coordinators maintain a copy of this PIPP, which is available to all personnel who are authorized to have access to it.

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:

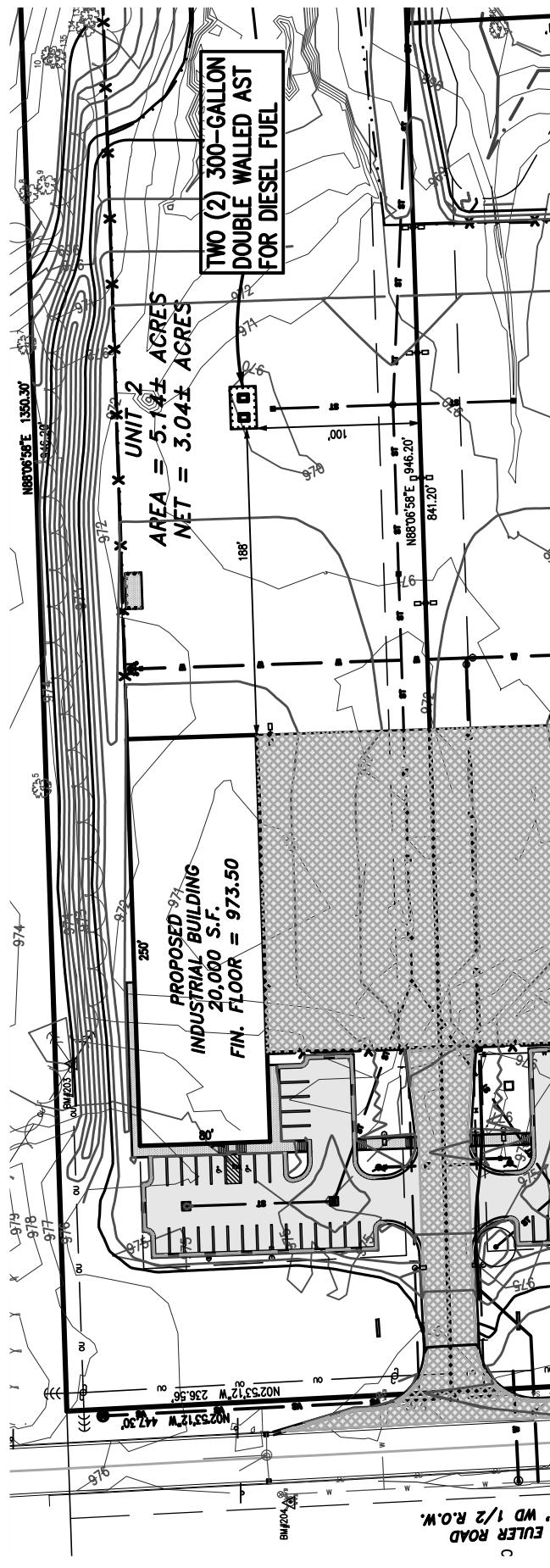
1. US EPA Regional Administrator
2. Brighton Area Fire Department
3. Emergency Response Contractor
4. Livingston County Local Emergency Planning Committee (LEPC)
5. Livingston County Health Department
6. State of Michigan Emergency Response Commission – EGLE Waste Management Division

# FIGURE 1

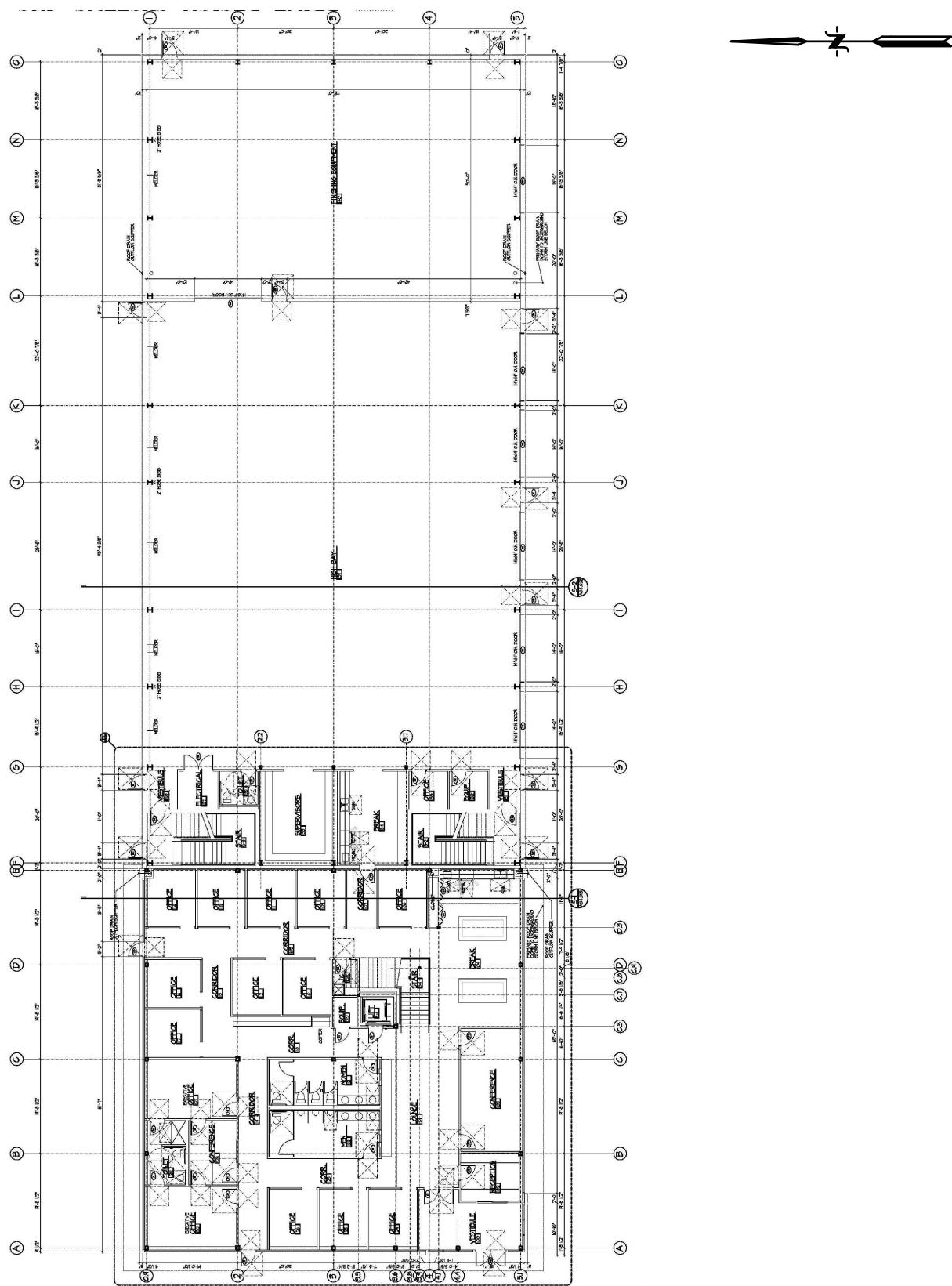


*Location Map - Not To Scale*

# FIGURE 2A



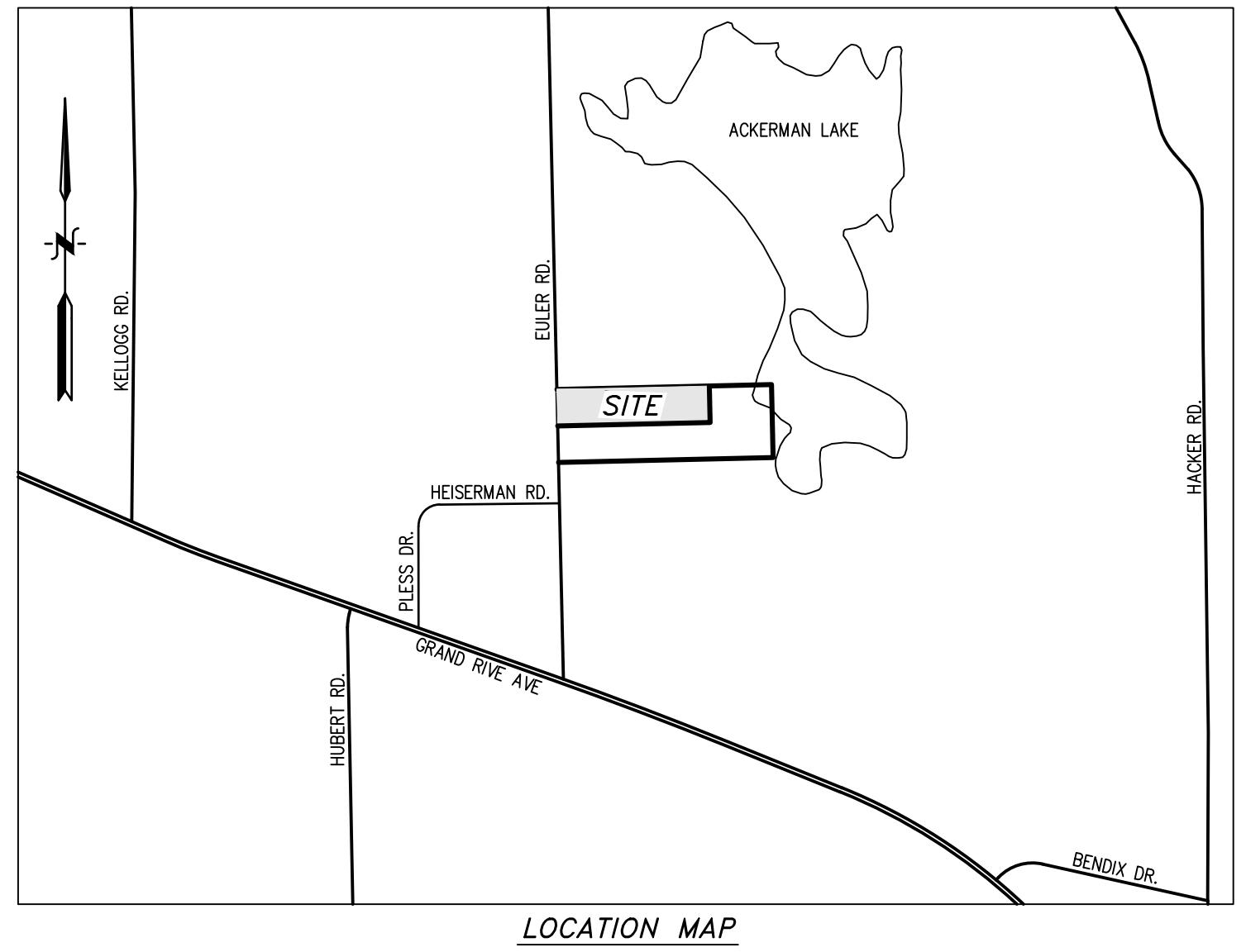
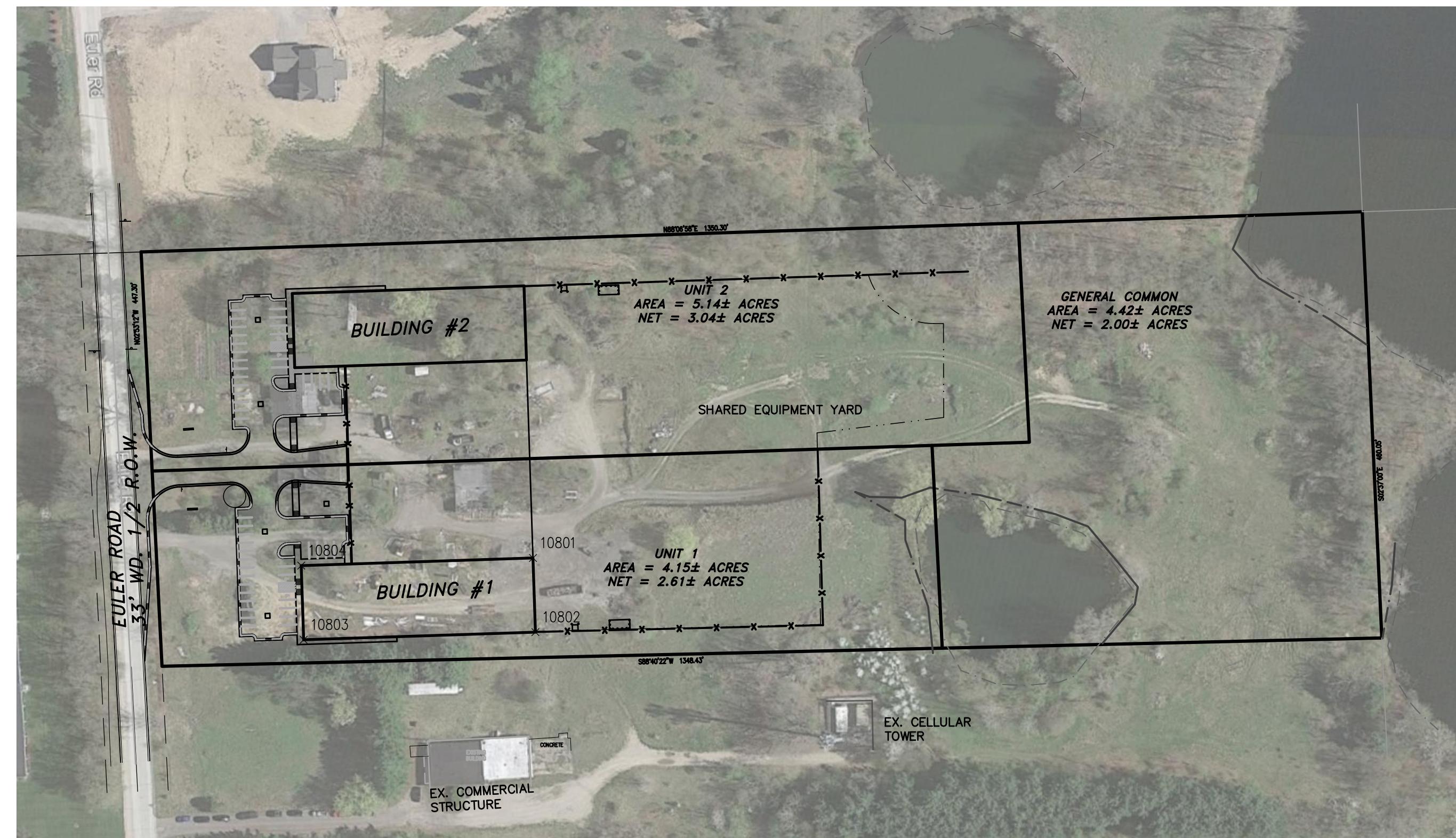
## FIGURE 2B



SITE PLAN AMENDMENT FOR  
**UNIT 2**  
**2025 EULER ROAD**

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

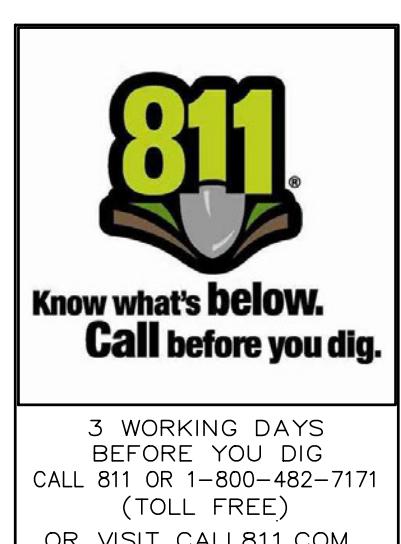
**LEGAL DESCRIPTION**  
 UNIT 2, 2025 EULER ROAD BUSINESS PARK CONDOMINIUM



**SHEET INDEX**  
 SP SITE PLAN  
 DT3 FENCING NOTES & DETAILS

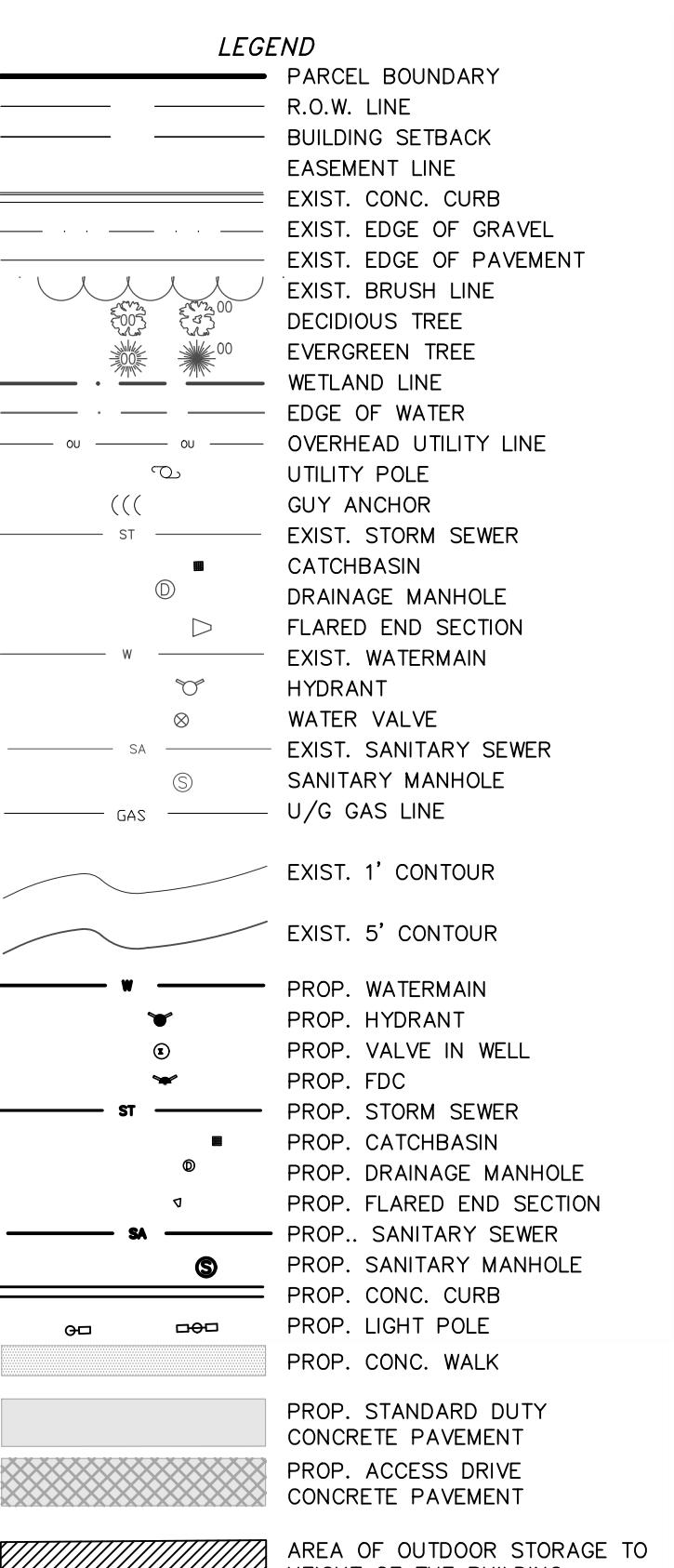
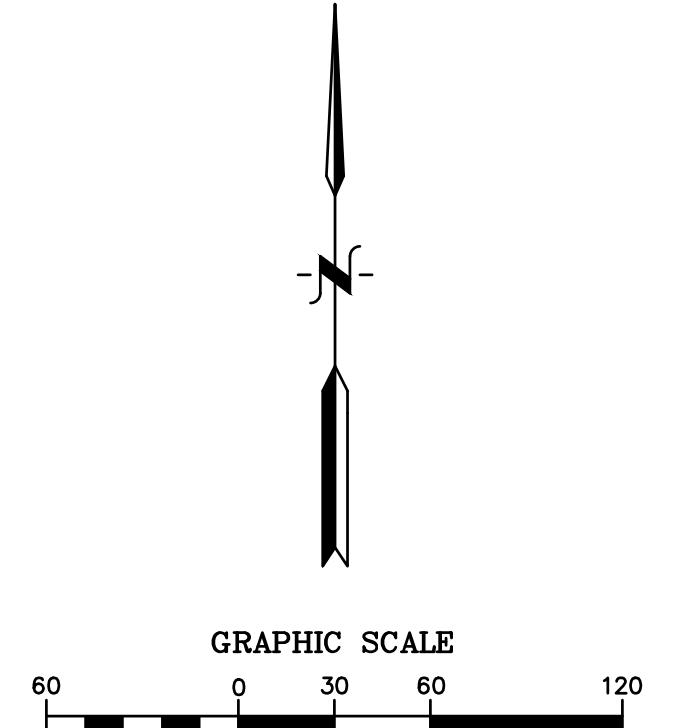
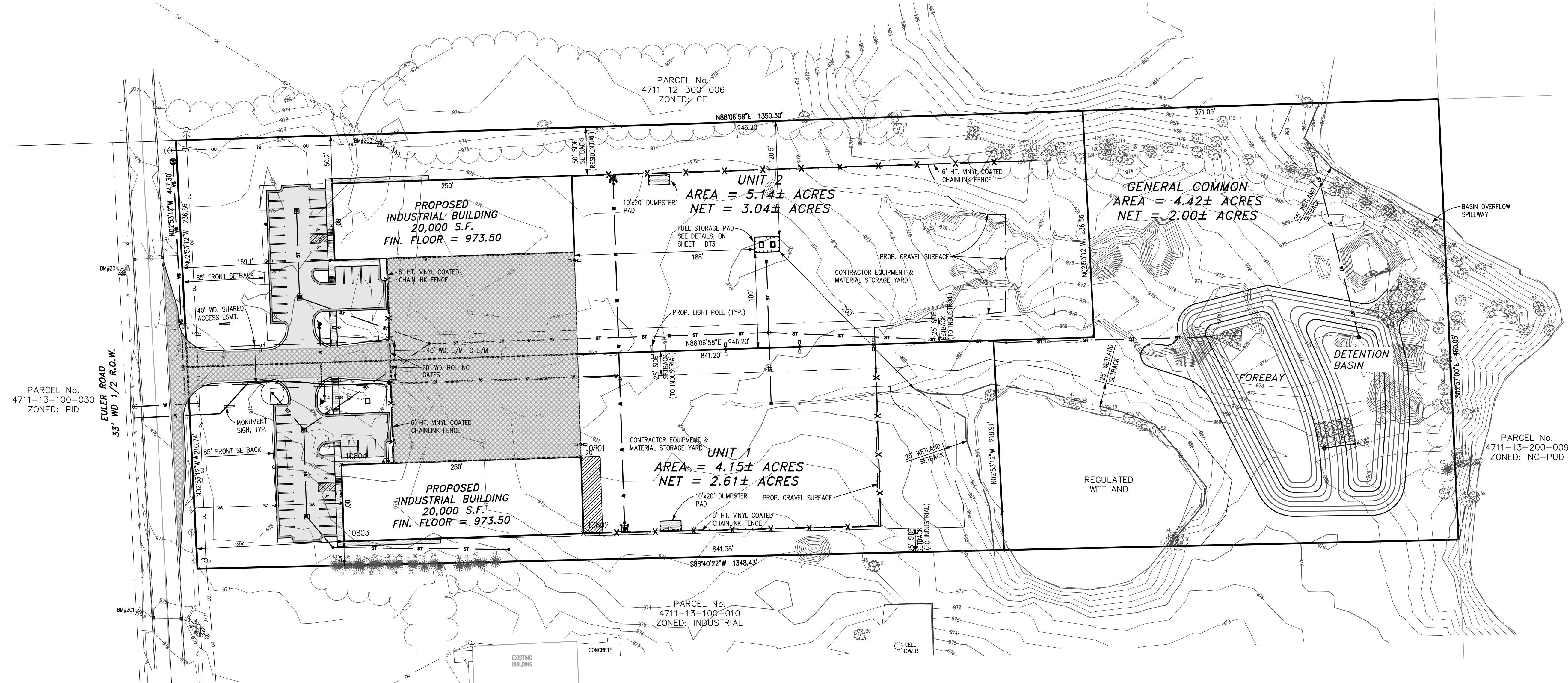
**OWNER/DEVELOPER**  
 4M GENOA LLC  
 2244 EULER RD  
 BRIGHTON, MICHIGAN 48114

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



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

ISSUED	AS NOTED
NOV. 14, 2025	
PROJECT No.:	234463
DWG NAME:	4463 COV
PRINT:	JAN. 19, 2026



#### 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)

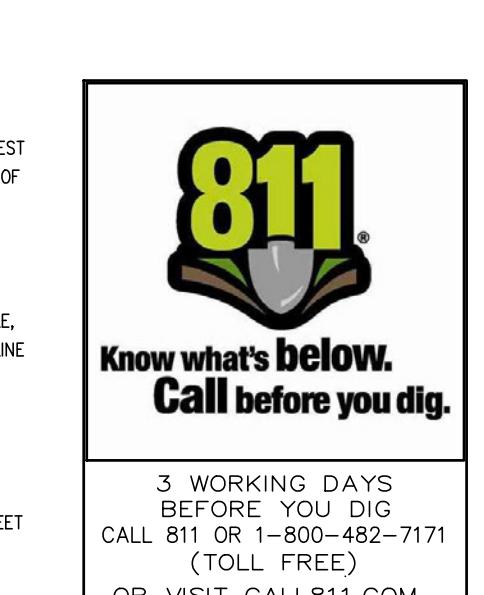
#### BUILDING FLOOR SPACE

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

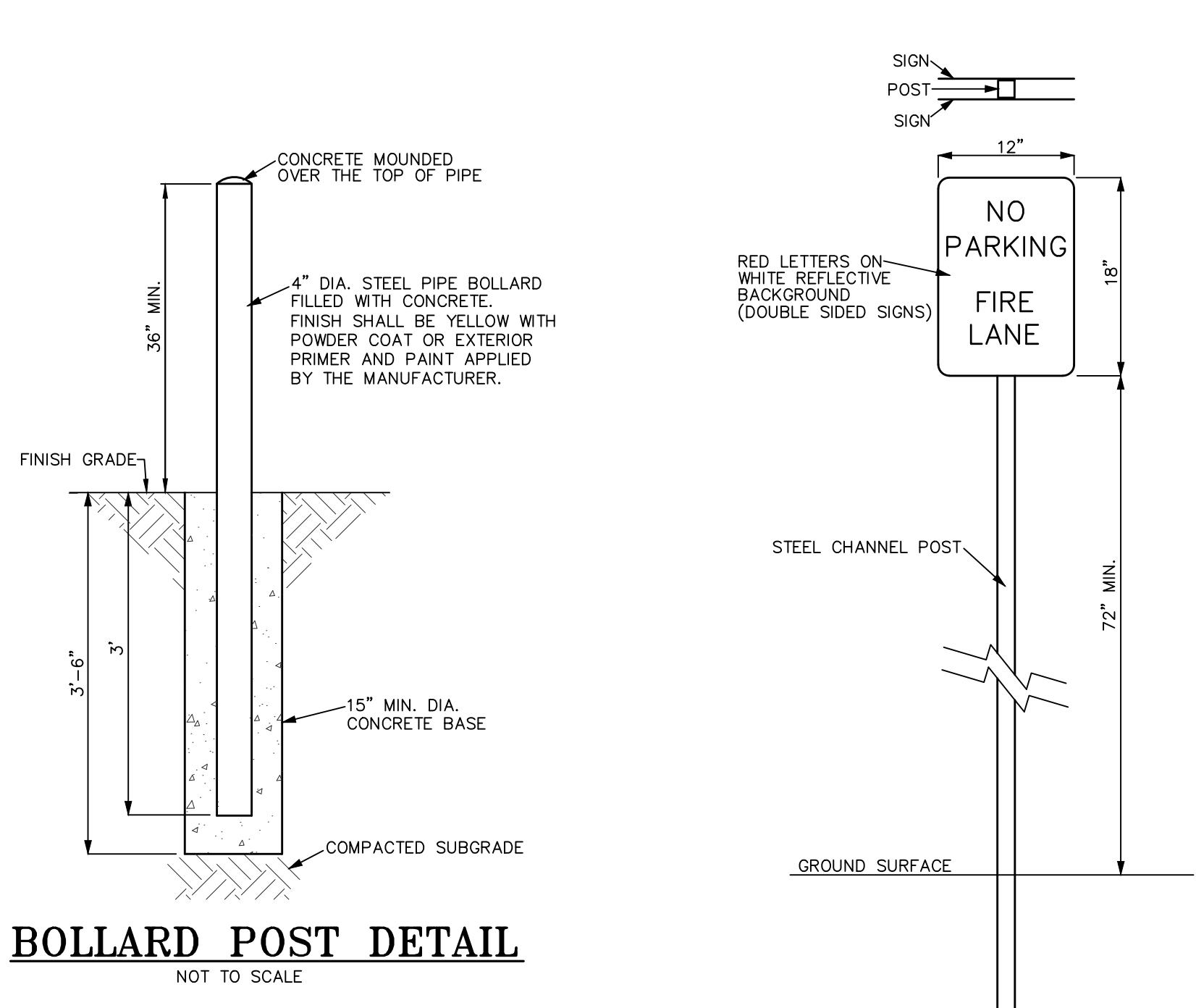
ZONED:	INDUSTRIAL	ALLOWED MIN.	PROVIDED
AREA	1 ACRE		
WIDTH	150'		
SETBACKS			
FRONT	85'/50' PARKING	153.9' / 85.1' PARKING	
SIDE	25'/50' RESID.	25.0'/50.2'	
REAR	40'	437.1'	
PARKING	20'/10' SIDE & REAR		
BUILDING HEIGHT	30'		



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

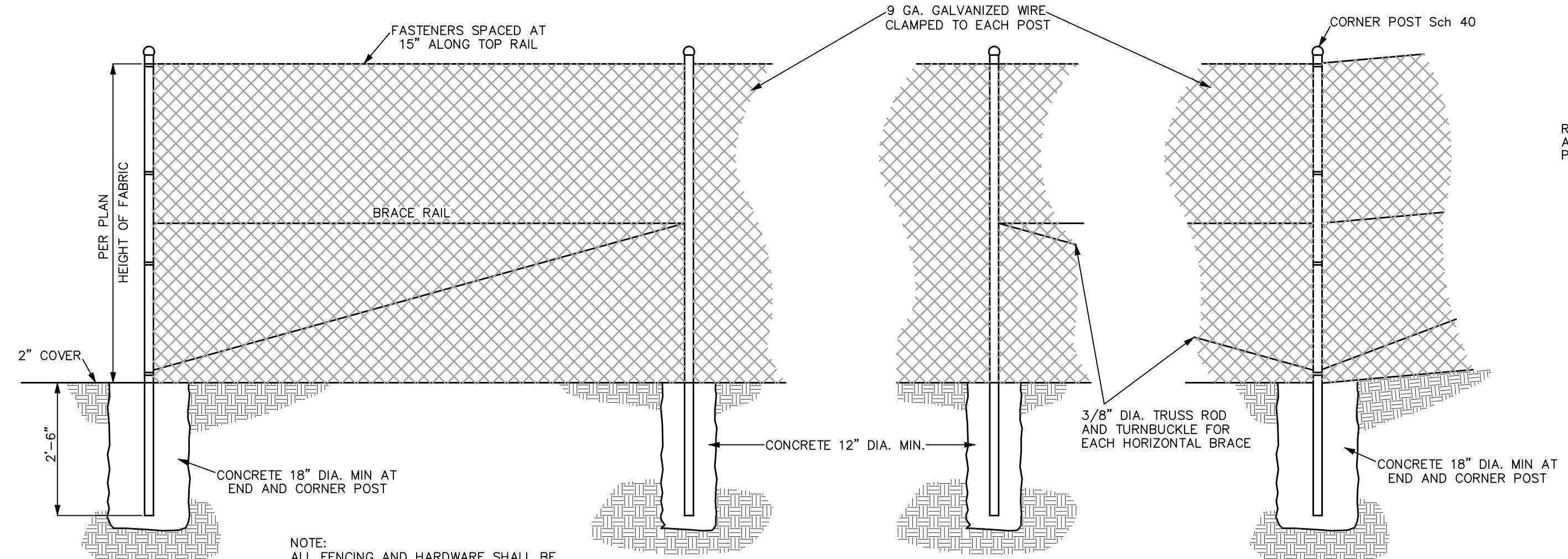
### BOLLARD POST DETAIL

NOT TO SCALE



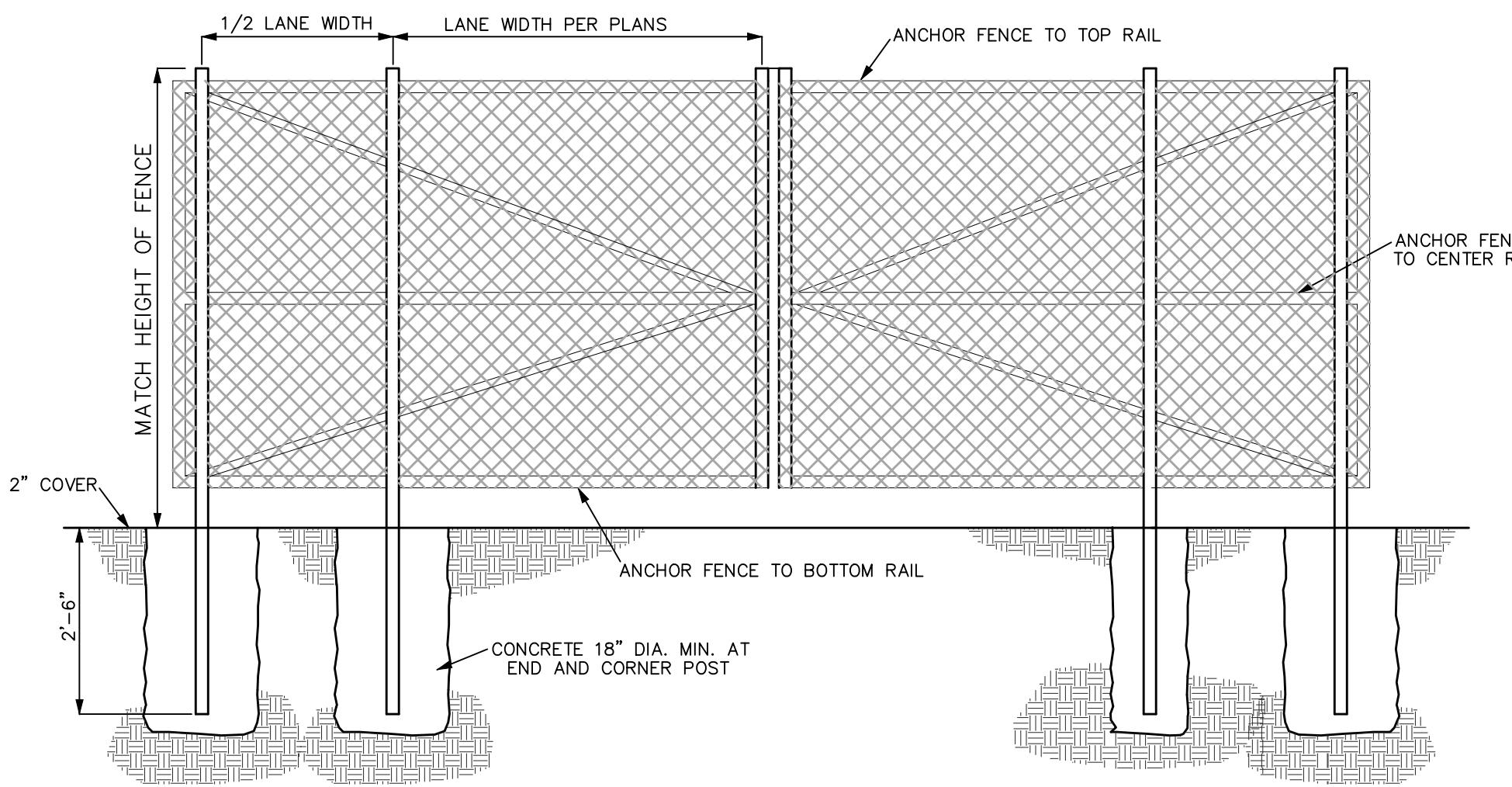
### FIRE LANE SIGN POST DETAIL

NOT TO SCALE



### CHAIN LINK FENCE DETAIL

NOT TO SCALE



### CHAINLINK ROLLING GATE DETAIL

NOT TO SCALE

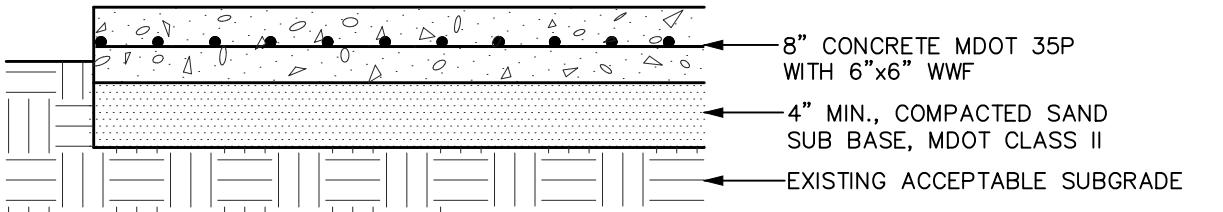
NOTE:  
ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.  
INSTALL A KNOX BOX AND KNOX LOCK PER BAFD

PROVIDE APPROPRIATE RAPID ACCESS KNOX DEVICE, WHETHER MANUAL  
OR AUTOMATED, AS ACCEPTABLE TO B.A.F.A.

### FUEL STORAGE PAD CROSS-SECTION

NOT TO SCALE

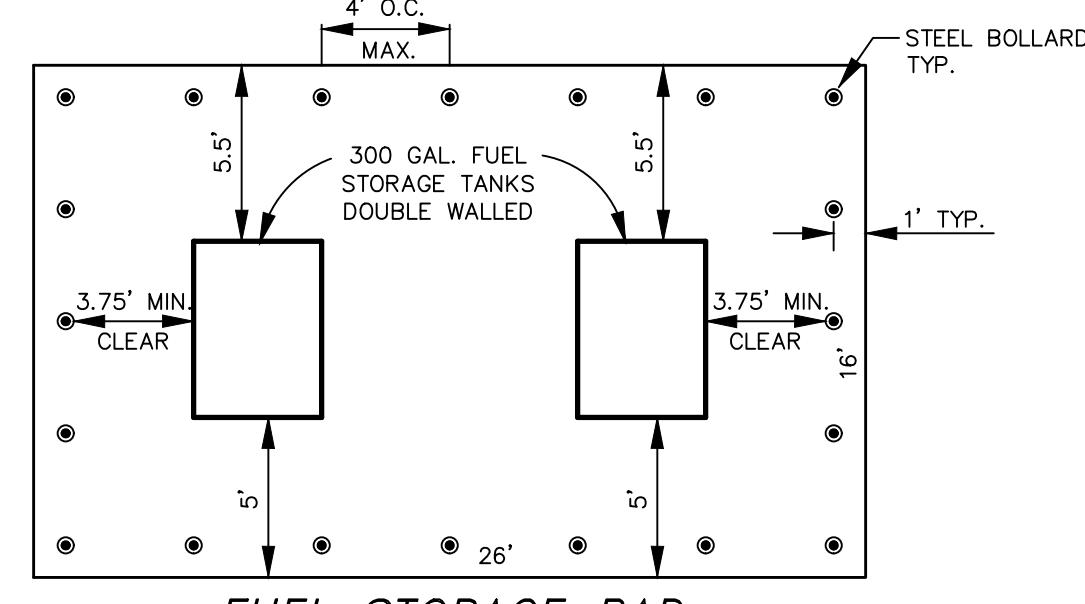
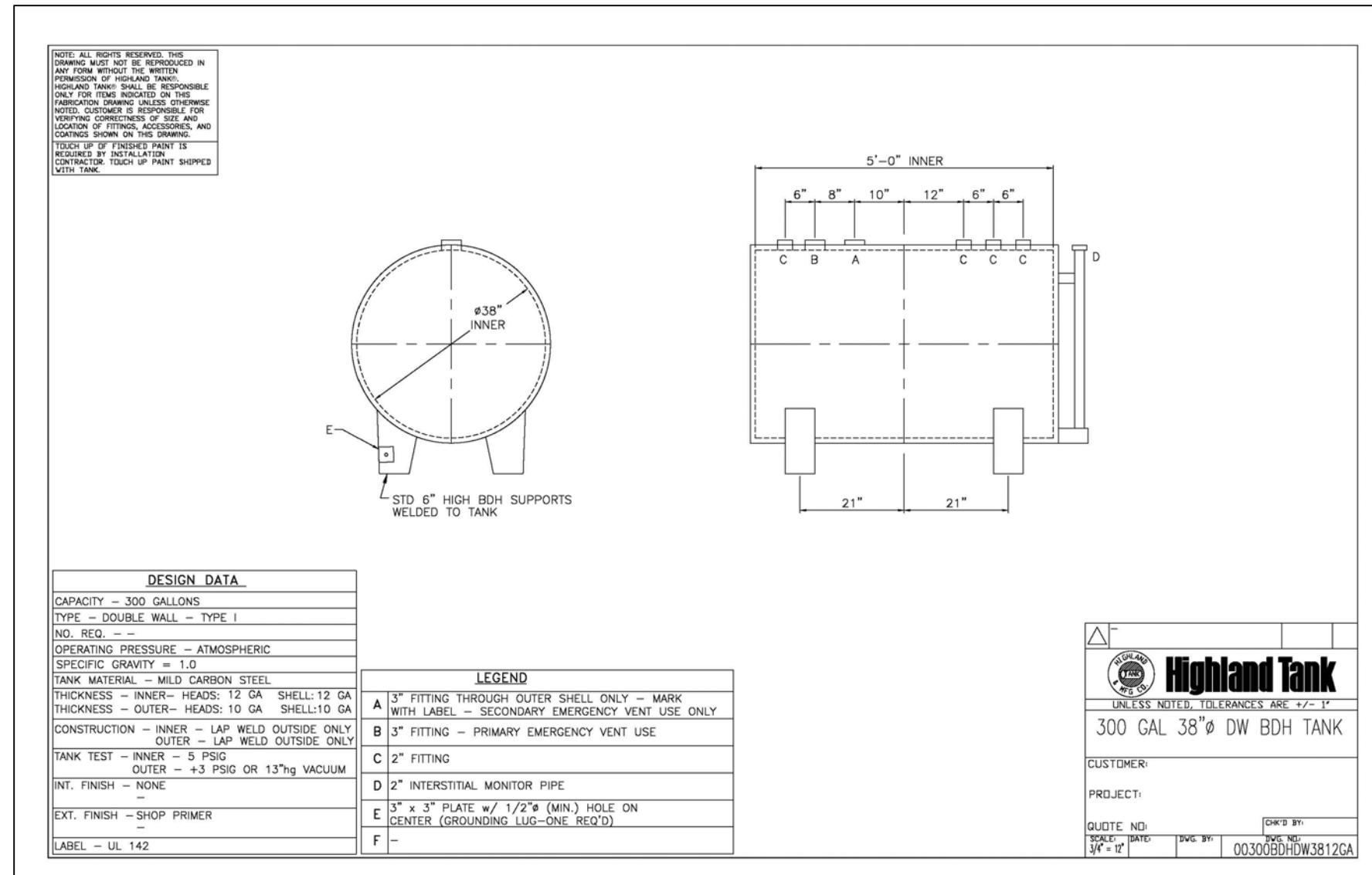
PAVEMENT NOTES:  
1. UNSUITABLE SOILS, SUCH AS MUCK, PEAT, TOPSOIL, MARL, SILT  
OR OTHER UNSTABLE MATERIALS, SHALL BE UNDERCUT AND REPLACED  
WITH COMPACTED SAND SUBGRADE FILL, WHERE INCIDENTAL  
TO ROUGH GRADING.  
2. AREAS OF SUBGRADE FILL SHALL BE CONSTRUCTED USING 12" THICK  
LIFTS OF COMPACTED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



### DUMPSTER PAD SLAB CROSS-SECTION

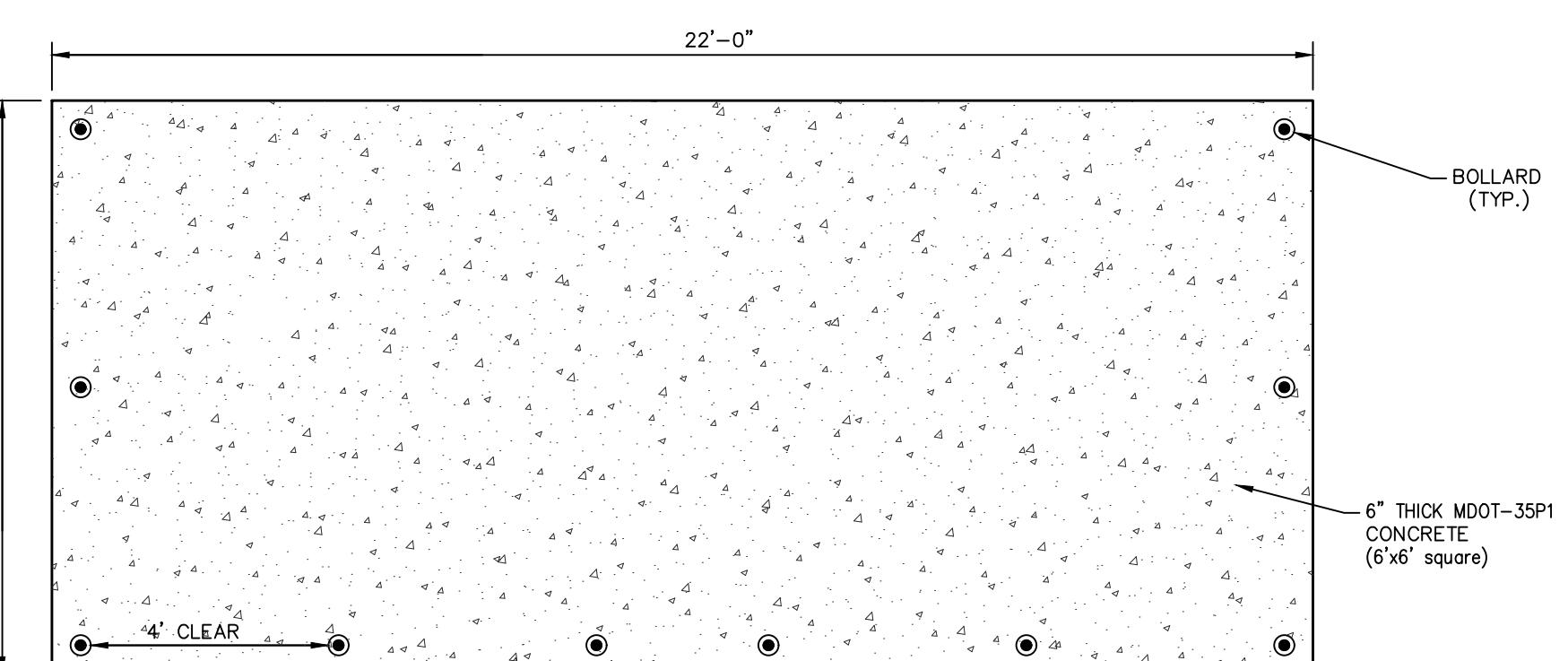
NOT TO SCALE

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.



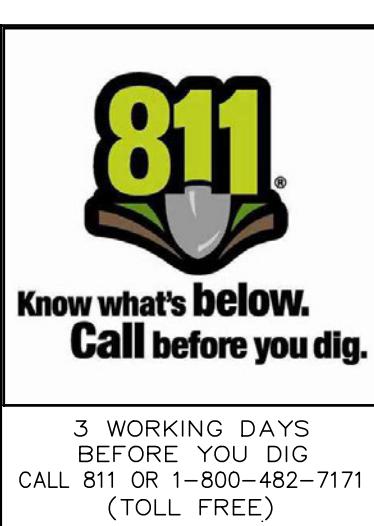
### FUEL STORAGE PAD

SCALE: 1in. = 6ft.

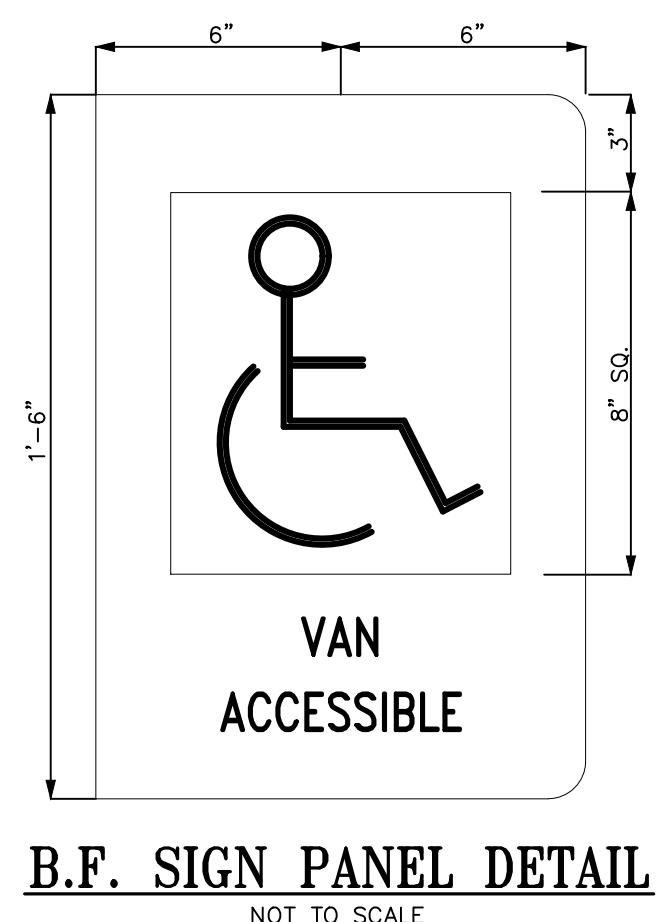


### DUMPSTER PAD

NOT TO SCALE



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



### B.F. SIGN PANEL DETAIL

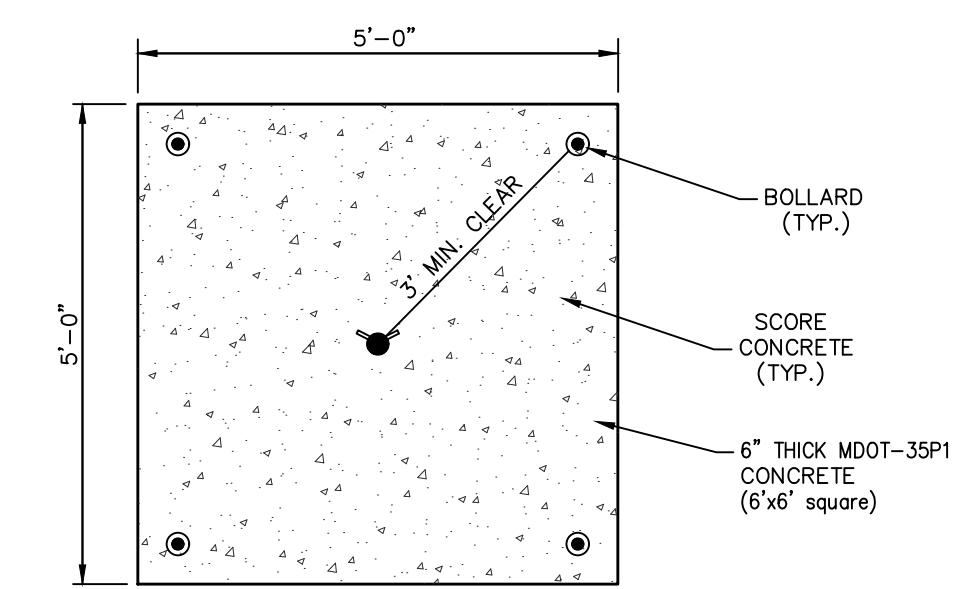
NOT TO SCALE

NOTES:  
1. SIGN PANEL TO BE 12"x18" 12 GA.  
SINGLE FACE MOUNT W/2 1/4" SOCKET  
HEAD BOLTS AND CEMENT ANCHORS.  
PAINT WITH SCOTCHLITE MIL. (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.

### SIGN POST DETAIL

NOT TO SCALE

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



### HYDRANT PAD

NOT TO SCALE

DESIGN:WMP  
DRAFT: JHG  
CHECK: WMP

REVISION #	DATE	REVISION-DESCRIPTION
1	08-06-25	ADDED FUEL STORAGE PAD DETAILS
2	01-19-26	REVISED FUEL STORAGE PAD DETAILS

REVISION #	DATE	REVISION-DESCRIPTION

### 2025 EULER ROAD DEVELOPMENT

### FENCING NOTES AND DETAILS

CLIENT: 4M GENOA LLC  
PROJECT No.: 234463  
DWG NAME: 4463 DT  
ISSUED: JAN. 19, 2026

DT3



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

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

APPLICANT NAME & ADDRESS: STACIE 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: \_\_\_\_\_ 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 DOG 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: Stacie Phillips

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 GROUNDS, LLC  
Name Business Affiliation

at

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:

12/16/25

PRINT NAME:

STACIE PHILLIPS

PHONE

ADDRESS:

822 OAK CLUSTER CR HOWELL, MI 48855



# **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: [REDACTED] EMAIL: [REDACTED]

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

**SITE ADDRESS:** 4060 Grand River **PARCEL #:** \_\_\_\_\_

OWNER PHONE: [REDACTED] EMAIL: [REDACTED]

**Location and brief description of site and surroundings:**

**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.

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**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

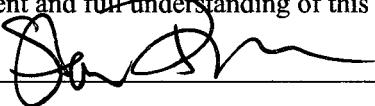
ADDRESS: 822 Oak Cluster Ct. Howell, MI 48855

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

<u>Stacie Phillips</u>	<u>of Paw Grounds</u>	<u>at</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: 2/15/25

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

Genoa Township Planning Commission

January 12, 2026

Unapproved Minutes

the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Ms. Phillips provided the details of the proposed business.

Mr. Eckstein showed the building floor plan and photos of the outside area to address Mr. Borden's concerns.

The commission and the applicant discussed the outside area. The enclosed area should be shown on the resubmitted plan.

Ms. McBain likes the business idea but is questioning whether this is the best location. She is concerned with the noise and smell for the neighbors. Ms. McCreary agrees. She recommends this be in a stand-alone building. Mr. Rauch believes this is a good location for this business. He likes that an existing building is being used, especially in this strip mall. Mr. Chouinard agrees with the sound proofing that is being proposed.

Mr. Borden reviewed his letter dated January 6, 2025.

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.  
The ordinance allows for one pet per 100 square feet, but the application shows this limit to be by two. The Planning Commission has the discretion to allow for more dogs.
- c. The outdoor play area is not surrounded by a 6 foot masonry wall, as required. There are references to fencing; however, none is depicted on the site plan. The commission discussed the requirement of masonry and did not believe it was necessary for this use.
- d. Clarification is needed on the surfacing of the outdoor play area. Mr. Rauch stated there is no sun in this area, so he recommends artificial turf.
- e. The submittal does not include approvals from outside agencies, as required. f. If the commission determines that additional or more detailed information is needed, the applicant must address any such concern.

Ms. Byrne stated she has no engineering concern with the proposed site plan and special land use.

Genoa Township Planning Commission

January 12, 2026

Unapproved Minutes

The Brighton Area Fire Authority Fire Marshal's letter dated December 22, 2025, states the fire authority has no objection to the proposed special use for the existing tenant space. Further review will be required during the tenant construction application for a permit.

The call to the public was made at 8:17 pm.

Ms. Denise Pollicella of 2400 Sweet Road loves this business idea.

Mr. Jeff Dhaenens of 5494 Sharp Drive spoke about a similar business in Stevenson, Michigan. He hopes this is approved. There is no concern about the noise or the odor.

The call to the public was closed at 8:20 pm.

The commission requested that the applicant provide additional signage, what material will be used for the outdoor area, outside organization approvals as required, and proof that the outdoor area is secure, and the proposed material is approved. Mr. Eckstein stated they will reduce the maximum number of dogs allowed to meet the ordinance.

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to table Open Public Hearing #3 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

The commission took a 10 minute break at 8:25 pm.

**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".

The planning commission and Ms. Ruthig discussed the proposed changes and agreed on additional needed changes.

The call to the public was made at 9:47 pm.

Ms. Denise Pollicella of 4200 Sweet Road thanked the commission for revising this ordinance. She provided additional information on this evening's discussion.

Ms. Deb Beattie of 3109 Pineview Trail suggested having the wetland setback increased to 50 feet.

Ms. Melanie Johnson of 3990 Chilson Road spoke about the wetland setbacks and suggested removing the word "regulated" and have the ordinance apply to all wetlands. She agrees with the signs delineating wetlands.



February 3, 2026

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Paw Grounds – Special Land Use and Site Plan Review #2
<b>Location:</b>	4060 Grand River Avenue – south side of Grand River, east of Latson Road
<b>Zoning:</b>	GCD General Commercial District

Dear Commissioners:

At the Township's request, we have reviewed the revised 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 most recently dated 1/19/26).

**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):**

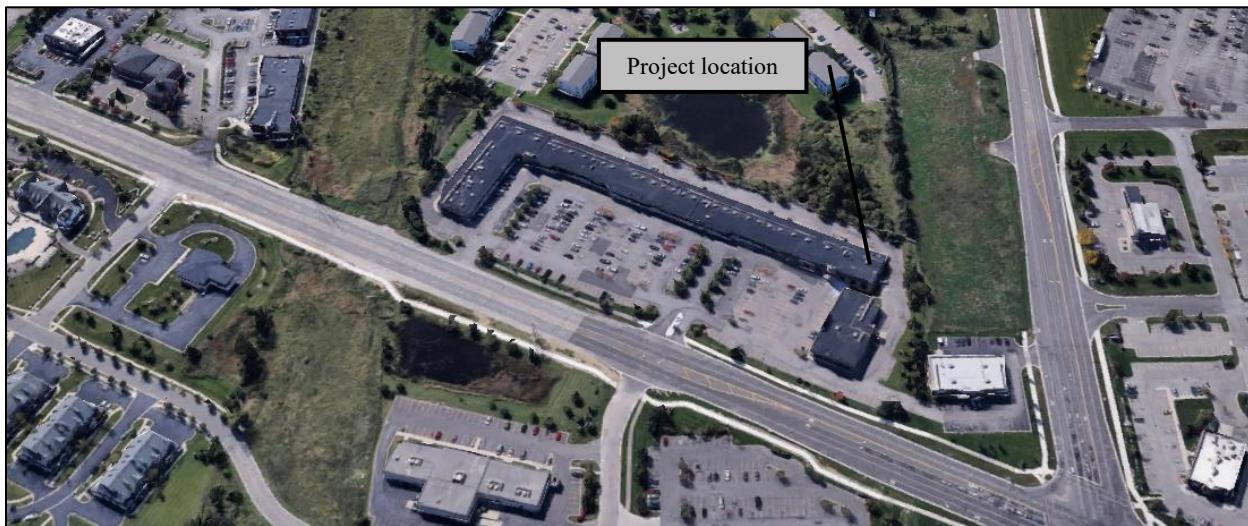
- a. We request the applicant identify the fence materials for the Commission's consideration.
- b. If the Township approves the request, the applicant must obtain and submit copies of approvals from outside agencies, as required.
- c. If the Commission determines that additional and/or more detailed information is needed, the applicant must address any such concerns.

**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. Pet day care centers are 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 future 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.**

Based on discussion at the previous Planning Commission meeting and notes on the revised plan, the proposed hours of operation are 7AM to 7PM.

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

The site plan does not depict individual, outdoor dog runs. Additionally, the Environmental Impact Assessment and notes on the revised plan state 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 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 revised plan includes a note reiterating this requirement and noting a maximum of 23 dogs.

- 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 and revised plan state 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 revised plan identifies an outdoor play area/patio on the north side of the building.

The area is enclosed with a combination of existing building walls and privacy fencing. A depiction of the proposed fence is provided, along with a note stating it will be 6 feet in height; however, we request the applicant identify the fence materials for the Commission's consideration.

- 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 no more than 15 dogs at any given time that are to be on leashes with their owners.

- 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 identified as synthetic turf grass, per the discussion at the previous Planning Commission meeting.

- 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.

If the Township approves the request, the applicant must obtain and submit copies of 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.

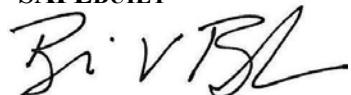
The Environmental Impact Assessment states that required parking will be provided for 4 employees and 20 dogs.

**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 concerns.

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

Respectfully,  
**SAFE BUILT**



Brian V. Borden, AICP  
Planning Manager



January 30, 2026

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

**Re: Paw Grounds  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the proposed Paw Grounds submittal last dated January 19, 2026. 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. Exterior changes include the addition of synthetic turf in the outdoor dog area and the addition of fencing. Some indoor 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



# BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.

Brighton, MI 48116

o: 810-229-6640 f: 810-229-1619

January 26, 2026

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 January 21, 2026, and the drawings are dated January 19, 2026. 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's construction permit application.**

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

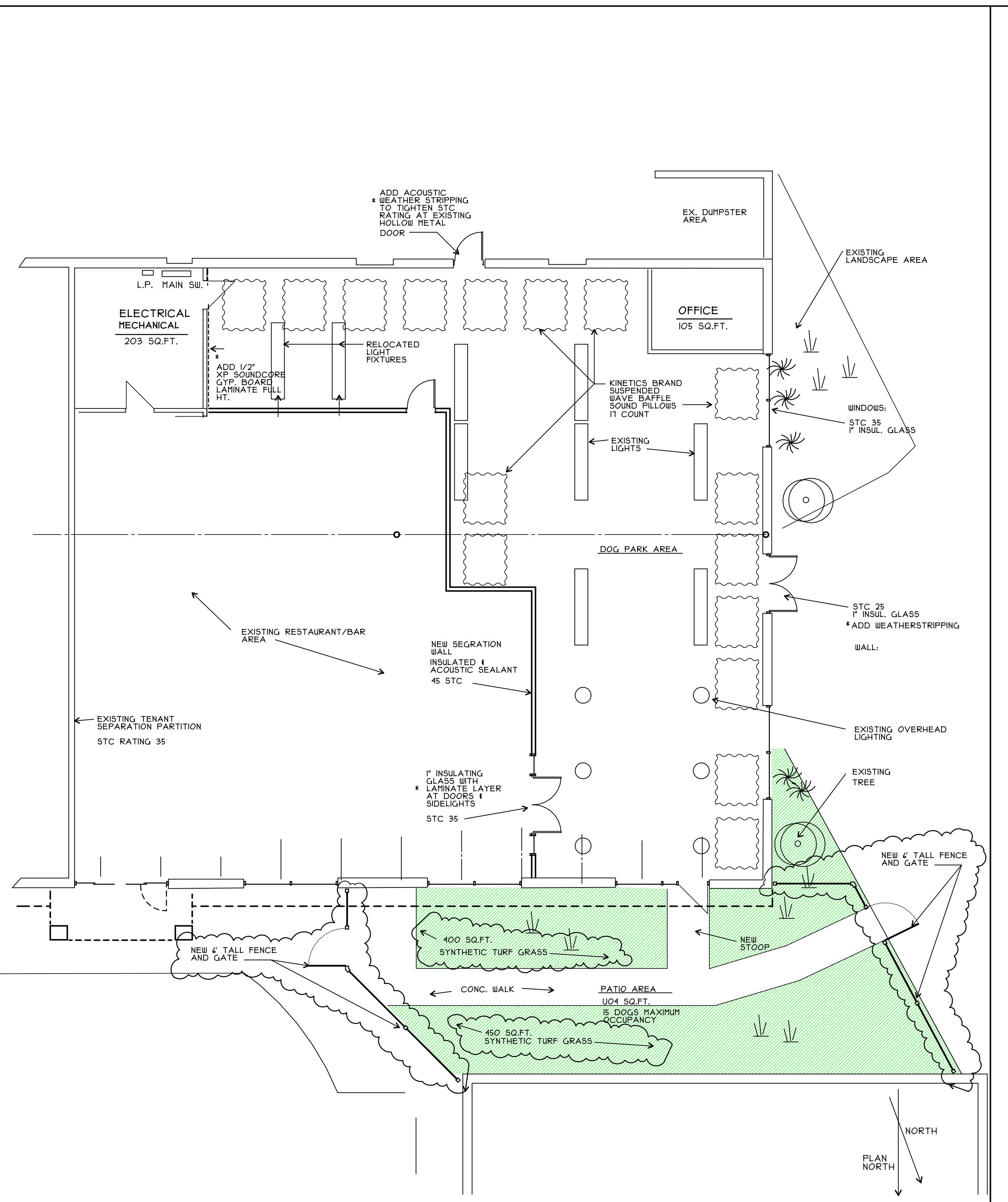
If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

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



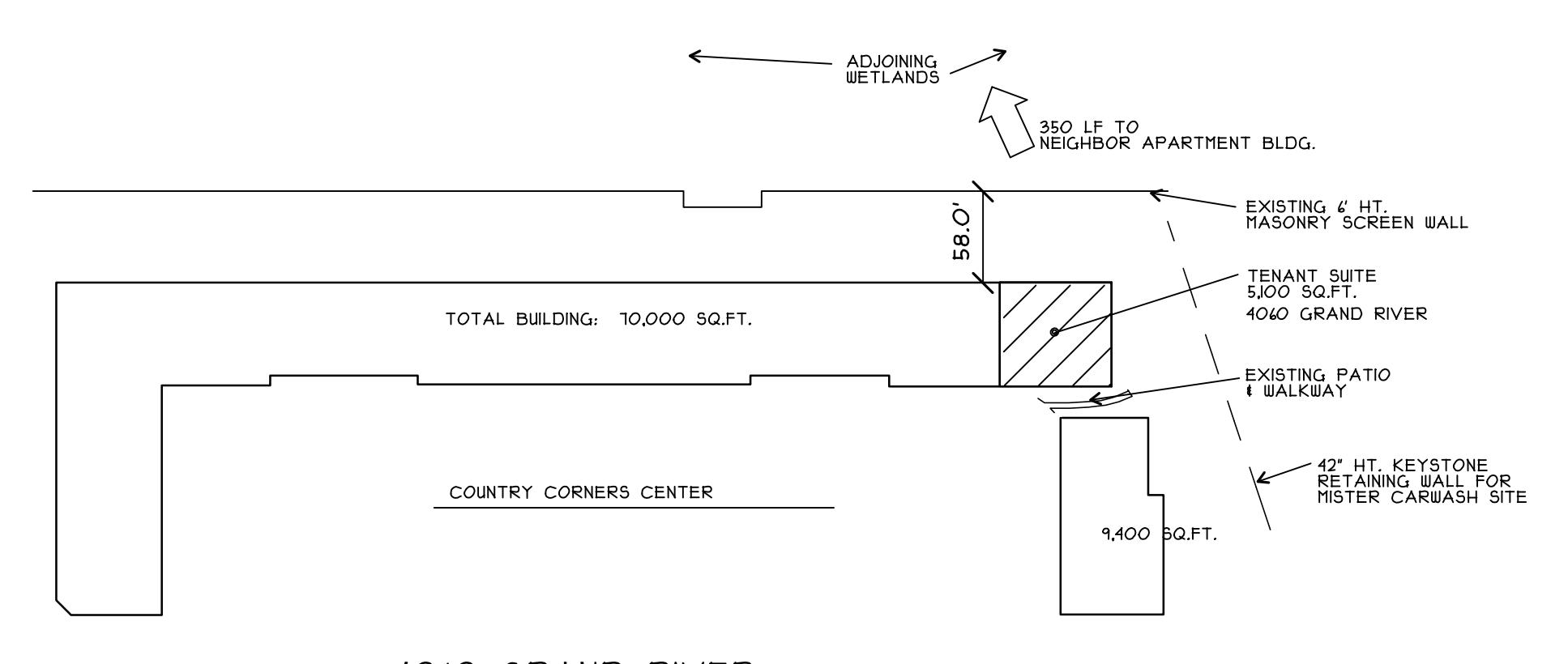
INTERIOR SOUND &amp; PATIO PLAN

SCALE 1/8" = 1'-0"

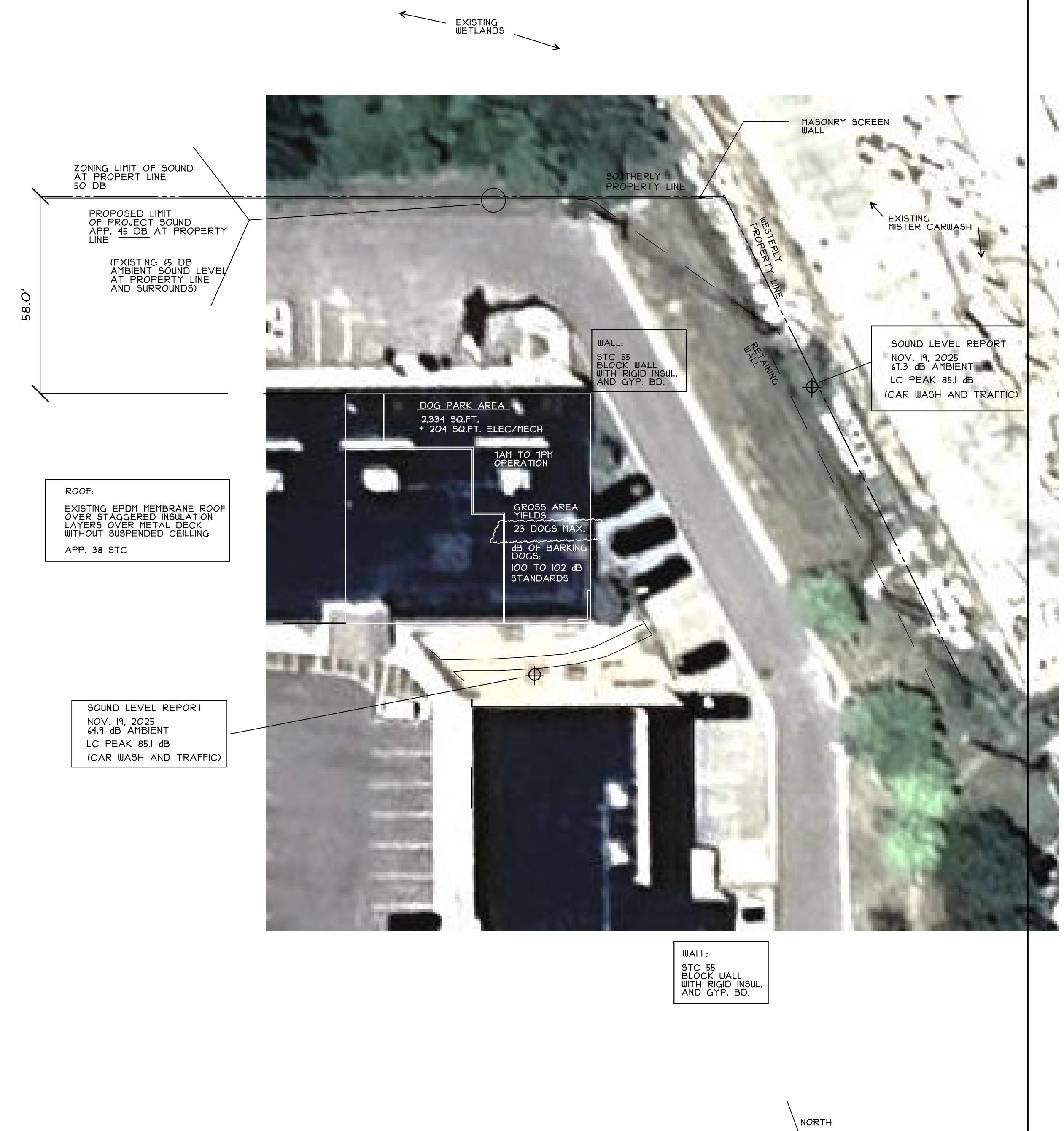


PROPOSED FENCE

SITE PLAN



LOCATION / SITE PLAN



**DATA**  
**BACKGROUND:**

A SOUND STUDY HAS BEEN PROVIDED BY K15 ENGINEERING TO CONFIRM COMPLIANCE WITH THE TOWNSHIP NOISE ORDINANCE

**ZONING, SPECIAL USE CRITERIA**

PER THE ZONING ORDINANCE, PET DAYCARES:

- CLOSE BY 1PM.
- NO INDIVIDUAL DOG RUNS.
- USE STC SOUND BLOCKING DESIGN.
- MAX 1 PET PER 100 SQFT. GROSS FLOOR AREA.
- OVERNIGHT BOARDING (NONE PROPOSED FOR PAW GROUNDS)
- ODOR CONTROL MEASURES (OPS).
- OUTDOOR PLAY AREA 300' FROM RESIDENTIAL USE.
- STANDARDS FOR OUTDOOR SCREEN.
- 9.5 PETS MAX. IN OUTDOOR AREA.
- WASTE MANAGEMENT (OPS).
- RODENT CONTROL (OPS).
- PARKING SPACE PER STAFF, 1 PER 5 DOGS.
- OPS PLAN AND PROCEDURES (OPS)

**SOUND NARRATIVE**

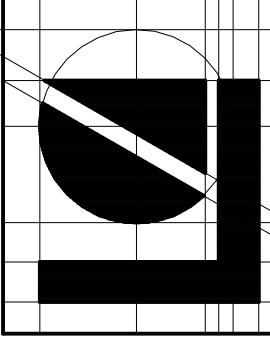
- INTERNAL SOUND PILLOWS ADDED TO MITIGATE INTERNAL SOUND ISSUES.
- THE INTERNAL SOUND LEVEL WILL STILL BE CLOSE TO 100 DB.
- THE EXISTING WALLS (BLOCK INSULATION, GYP. BD.) BLOCK APP. 45 DB SOUND. THE MEMBRANE ROOF ON STAGGERED INSULATION BOARD ON METAL DECK, CREATES AN APP. 38 STC.

dr:	OS	REvised SITE PLAN & SPECIAL USE
ck'd:	DAR	SITE PLAN & SPECIAL USE
app'd:	XXX	EXTERIOR SOUND UPDATES
		Trip PRE-MEETING

Issued for date

TENANT RENOVATION for: PAW GROUNDS LLC 4060 GRAND RIVER AVE, HOWELL MI	
SITE PLAN AND PLAN	

25083



**Lindhout Associates**  
architects aia pc  
10465 citation drive, brighton, michigan 48116-9515  
www.lindhout.com (810)227-5668



## GENOA CHARTER TOWNSHIP

### Application for Site Plan Review

GENOA TOWNSHIP

SEP 25 2025

RECEIVED

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

APPLICANT NAME & ADDRESS: Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell, MI 48843  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Truck & Trailer Specialties, Inc., 900 Grand Oaks Dr., Howell, MI 48843

SITE ADDRESS: 900 Grand Oaks Drive, Howell, MI 48843 PARCEL #(s): 4711-05-300-054

APPLICANT PHONE: ██████████ OWNER PHONE: ██████████

OWNER EMAIL: E-██████████

#### LOCATION AND BRIEF DESCRIPTION OF SITE:

Site is located ±850 feet south of East Grand River Avenue on the west side of Grand Oaks Drive in Genoa Township, Livingston County, Michigan. The property is approximately 10.03 acres in size and is located in the Genoa Township industrial district. There is an existing 30,142 square foot building with associated driveways and parking lots on the north, east and south sides of the building and loading/unloading and storage areas on the west side of the building. The improved area is around 4 acres. The westerly 6 acres has a gradual slope down from east to west. The stormwater detention pond is near the southwest corner of the property and there is a wooded and wetland area in the northwest corner of the property totalling approximately 3.5 acres. The site has both private and public utilities, including storm sewer, sanitary sewer, and water main.

BRIEF STATEMENT OF PROPOSED USE: No change to existing use.

Full-service truck upfit facility, including body & paint shop, welding & fabrication capabilities, complete line of truck bodies & attachments, and mobile hydraulic system expertise specializing in closed-center systems with load-sense piston pumps.

THE FOLLOWING BUILDINGS ARE PROPOSED: N/A. Storage Lot Addition

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 Bouwman on behalf of Truck & Trailer Specialties, Inc. 

ADDRESS: 900 Grand Oaks Dr., Howell, MI 48843

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

1.) Jesse Parkinson of The Umlor Group at [REDACTED]  
Name Business Affiliation

**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: 9-25-2025  
PRINT NAME: Brian Bouwman on behalf of Truck & Trailer Specialties, Inc. PHONE: [REDACTED]  
ADDRESS: 900 Grand Oaks Dr., Howell, MI 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: Truck & Trailer Specialties, Inc.

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

APPLICANT PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**OWNER NAME & ADDRESS:** Truck & Trailer Specialties, Inc; 900 Grand Oaks Drive, Howell, MI, 48843

SITE ADDRESS: 900 Grand Oaks Drive, Howell, MI48843 PARCEL #(s): 4711-05-300-054

OWNER PHONE: [REDACTED] EMAI [REDACTED]

Location and brief description of site and surroundings:

Location and brief description of site and surroundings:  
The existing site is an industrial building with outdoor storage surrounded by other industrial parcels. An existing storm sewer and basin are present on-site.

**Proposed Use:**  
Additional outdoor storage for the existing business.

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 proposed use is an expansion of the current use within the same parcel.

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

The proposed addition will use the same type of pavement and screening, maintaining the character of the storage lot. No basin expansion is required, preserving the existing greenery in the rear lot.

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 lot expansion will be serviced from the same entrances the existing storage lot uses.

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

No, the proposed use consists of outdoor storage with no loosely packaged materials stored outside.

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

Yes, Section 8.02.02.b is being met. The existing lot is 10.03 acres. There are no loosely packaged materials being stored outside. The pavement will match the existing asphalt millings and act as the durable, dustless surface, and additional storm sewer is being proposed to collect drainage. Office space is located on-site. All loading and truck maneuvering can be accommodated on-site. There are no adjacent residential parcels. All stored materials will be screened behind fencing.

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

BY: John Brown

ADDRESS: 900 Grand Oaks Drive Howell MI

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

Brian Bowman of Truck + Trailer Spec. at   
Name Business Affiliation Email

## FEES 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: Brian Bouwman DATE: 2/4/26  
PRINT NAME: Brian Bouwman PHONE: 517-552-3855



February 4, 2026

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Truck and Trailer Specialties – Special Land Use and Site Plan Review #2
<b>Location:</b>	900 Grand Oaks Drive – west side of Grand Oaks, south of Grand River Avenue
<b>Zoning:</b>	IND Industrial District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal from Truck and Trailer Specialties to expand their outdoor storage area (plans dated 1/20/26).

**A. Summary**

**1. Special Land Use (Section 19.03)**

- a. In order to make favorable findings on the compatibility and impact criteria, the use conditions for outdoor storage must be met to the Commission's satisfaction.
- b. The Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department with respect to this standard.

**2. Use Conditions (Section 8.02.02(b))**

- a. Pending input from the Township Engineer, the Commission may allow the use of asphalt millings as the surfacing for the outdoor storage area.
- b. The Commission may allow screen fencing and existing vegetation in lieu of new buffer zone requirements.

**3. Site Plan Review**

- a. If any of the landscaping from the 2018 approval has died or is in poor condition, the Township should require replacement as part of this project.
- b. The lighting plan must be revised to eliminate the on-site readings above the 10-footcandle limit.
- c. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.



*Aerial view of site and surroundings prior to site development (looking north)*

## **B. Proposal/Process**

The site contains an approximately 30,000 square foot industrial building and an outdoor storage area (special land use and site plan approval obtained in 2018).

At this time, the applicant seeks to expand the outdoor storage area by approximately 53,000 square feet.

Accessory outdoor storage is allowed in the IND with special land use approval. Such uses are also subject to the conditions of Section 8.02.02(b).

Given the extent of the expansion proposed, Section 19.06 defines the project as a major amendment to a previously approved special land use. As such, both special land use and site plan approval are needed for this project.

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations on each to the Township Board.

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

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

- 1. Master Plan.** The Township Master Plan identifies the subject site, as well as most of the properties along Grand Oaks, as Industrial.

This category is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compound, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.”

Based on the use description and the planned character of this area, we are of the opinion that the proposal is generally consistent with the Master Plan.

- 2. Compatibility.** Properties on Grand Oaks, including the subject site, are primarily developed with light industrial uses. Many of these uses include an accessory outdoor storage component.

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

**3. Public Facilities and Services.** As a previously developed site in an area developed with several industrial uses, we anticipate necessary public facilities and services are in place.

With that being said, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department with respect to this standard.

**4. Impacts.** Similar to comments above, the use conditions for outdoor storage are intended to help limit impacts of the proposal. Provided those standards are met to the Commission's satisfaction, the proposal is not expected to adversely impact adjacent or surrounding properties and/or uses, or environmental conditions.

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

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

Accessory outdoor storage is subject to the use conditions of Section 8.02.02(b), as follows:

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

Per the notes on Sheet 4, the subject site contains 10.03 acres of lot area.

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

Per the notes on Sheet 4, the project does not include storage/stockpiles of loosely packaged materials.

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

The previously approved outdoor storage area includes a mix of asphalt (closer to the building) and asphalt millings (farther from the building). The proposal entails a continuation of the asphalt millings, matching the abutting area.

Pending input from the Township Engineering, the Commission may allow the use of asphalt millings.

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

The outdoor storage area is located in the rear yard, and meets or exceeds the minimum setback requirements for the IND.

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

The existing building has a gross floor area of just over 30,000 square feet.

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

Sheet 8 includes a truck circulation plan, demonstrating compliance with this requirement.

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

The rear of the property is heavily wooded with mature trees. Sheets 2 and 3 identify the existing trees and the extent of tree removal needed to accommodate the project.

The project does not include additional landscaping, but proposes screen fencing in lieu of new plantings. Sheet 7A includes a detail for a 6-foot tall chain link fence with privacy slats.

The Commission has the discretion to allow 6-foot tall screen fencing in lieu of a buffer zone B.

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

Notes on Sheet 4 state that items stored outdoors will not be above the fence. There is a reference to 10-foot tall trucks, which must be located such that they are properly screened by the fencing.

If needed, taller materials/equipment may be located within 20 feet of the rear of the building.

**E. Site Plan Review**

**1. Dimensional Requirements.** No changes to the existing building or parking are proposed. As previously noted, the outdoor storage area complies with IND setback requirements, as required.

The submittal also notes compliance with the impervious surface lot coverage requirement (35.5% provided; 85% maximum allowed).

There are no other impacts to the dimensional requirements of the Zoning Ordinance.

**2. Vehicular Circulation.** No changes are proposed to the existing vehicular circulation pattern; however, the applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.

**3. Parking.** Sheet 4 includes updated parking calculations demonstrating compliance with Ordinance requirements – 46 spaces required; 49 spaces provided.

**4. Landscaping.** As previously noted, the request does not include new landscaping.

If any of the landscaping from the 2018 approval has died or is in poor condition, the Township should require replacement as part of this project (which the applicant has acknowledged).

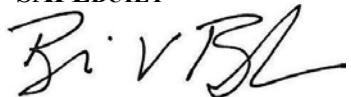
**5. Exterior Lighting.** The revised submittal includes a lighting plan proposing 7 new light poles around the outdoor storage area. Fixtures are downward directed, shielded LEDs mounted at a height of 15 feet.

The photometric plan demonstrates compliance with the allowable intensity along non-residential property lines; however, there are several readings on-site that exceed the 10-footcandle limit.

The lighting plan must be revised to comply with this requirement.

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

Respectfully,  
**SAFE BUILT**



Brian V. Borden, AICP  
Planning Manager



February 3, 2026

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

**Re:      Truck and Trailer  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the site plan submittal for Truck and Trailer last dated January 20, 2026. The site plan was prepared by Umlor Group for Truck and Trailer Specialties, Inc. The site is located on the west side of Grand Oaks Drive, approximately 800 feet south of Grand River Avenue. The improvements include a new storage lot addition on the west side of the existing storage lot. Site improvements include modifications to the existing storm sewer system and stormwater management plan. We offer the following comments:

#### **SITE PLAN**

1. Genoa Township requires that parking lots be hard surface. The proposed storage area addition is using asphalt millings, rather than pavement. Since this area will be used for storage and matches the existing storage area that is also surfaced with asphalt millings, we have no engineering related concern with the proposed addition not being hard surface.

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



# BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.

Brighton, MI 48116

o: 810-229-6640 f: 810-229-1619

---

January 26, 2026

Bobby Foster, Planner  
Genoa Charter Township  
2911 Dorr Rd.  
Brighton, MI 48116

RE: Truck & Trailer Specialties - Storage Lot Addition  
900 Grand Oaks Dr.  
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on January 21, 2026 and the drawings are dated September 25, 2025 with latest revisions dated January 20, 2026. The project is based on the proposed expansion of an exterior, fenced-in storage 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 storage area expansion. The area is already provided with emergency gate access and a fire hydrant accessible from the lot.**

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)



January 20, 2026

## Impact Assessment for Site Plan Approval

### Project:

Storage Lot Addition to Truck & Trailer Specialties, Inc.  
900 Grand Oaks Drive  
Genoa Township, Livingston County, Michigan

### Prepared for:

Brian Bouwman  
Truck & Trailer Specialties, Inc.  
900 Grand Oaks Drive  
Howell, MI 48843  
(517) 552-3855

**A. Name(s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of qualifications.**

Prepared by:  
The Umlor Group, LLC  
49287 West Road  
Wixom, MI 48393  
(248) 773-7656  
Civil Engineers & Land Surveyors

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

See site plan drawings in the SPA application submission for property description and location.

- a. Site is located  $\pm$ 850 feet south of East Grand River Avenue on the west side of Grand Oaks Drive in Genoa Township, Livingston County, Michigan.
- b. The property is approximately 10.03 acres in size and is located in the Genoa Township industrial district. There is an existing 30,142 square foot building with associated driveways and parking lots on the north, east and south sides of the building and loading/unloading and storage areas on the west side of the building. The improved area is around 4 acres.
- c. The westerly 6 acres has a gradual slope down from east to west. The stormwater detention pond is near the southwest corner of the property and there is a woorded and wetland area in the nothwest corner of the property totalling approximately 3.5 acres.
- d. The site has both private and public utilities, including storm sewer, sanitary sewer, and water main.

**C. Impact on natural features:** A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The property size is approximately 10.03 acres which was recently split off of the parent parcel. The site is occupied by the Truck & Trailer Specialties, Inc. business with wooded with wetlands areas on the west side of the property.

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

There are 292 existing 8"+ trees in the rear woodland area of which 73 trees (25.0%) are proposed to be removed as part of the proposed storage lot addition. There will be no impact to the existing wetlands as part of this project.

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

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

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

The applicant is proposing an addition to the storage lot at the Truck & Trailer Specialties facility. This development has the required parking, lighting and storm water management, environmental impact management associated with this type of development. Applicant has 1 existing entrance to the property via an access drive off of Grand Oaks Drive. The storage lot addition will be hard surface (asphalt millings compacted) for dust control.

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

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

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

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

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

The development has a list of all hazardous substances expected to be used, stored or disposed of on the site. MSDS sheets are kept on each material with the location within the site and the method of containment. A PIPP was already provided at the time of the original development of this site.

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

There are 25 employees and minimal deliveries daily. There will be no additional impact to Grand Oaks Drive as part of this project.

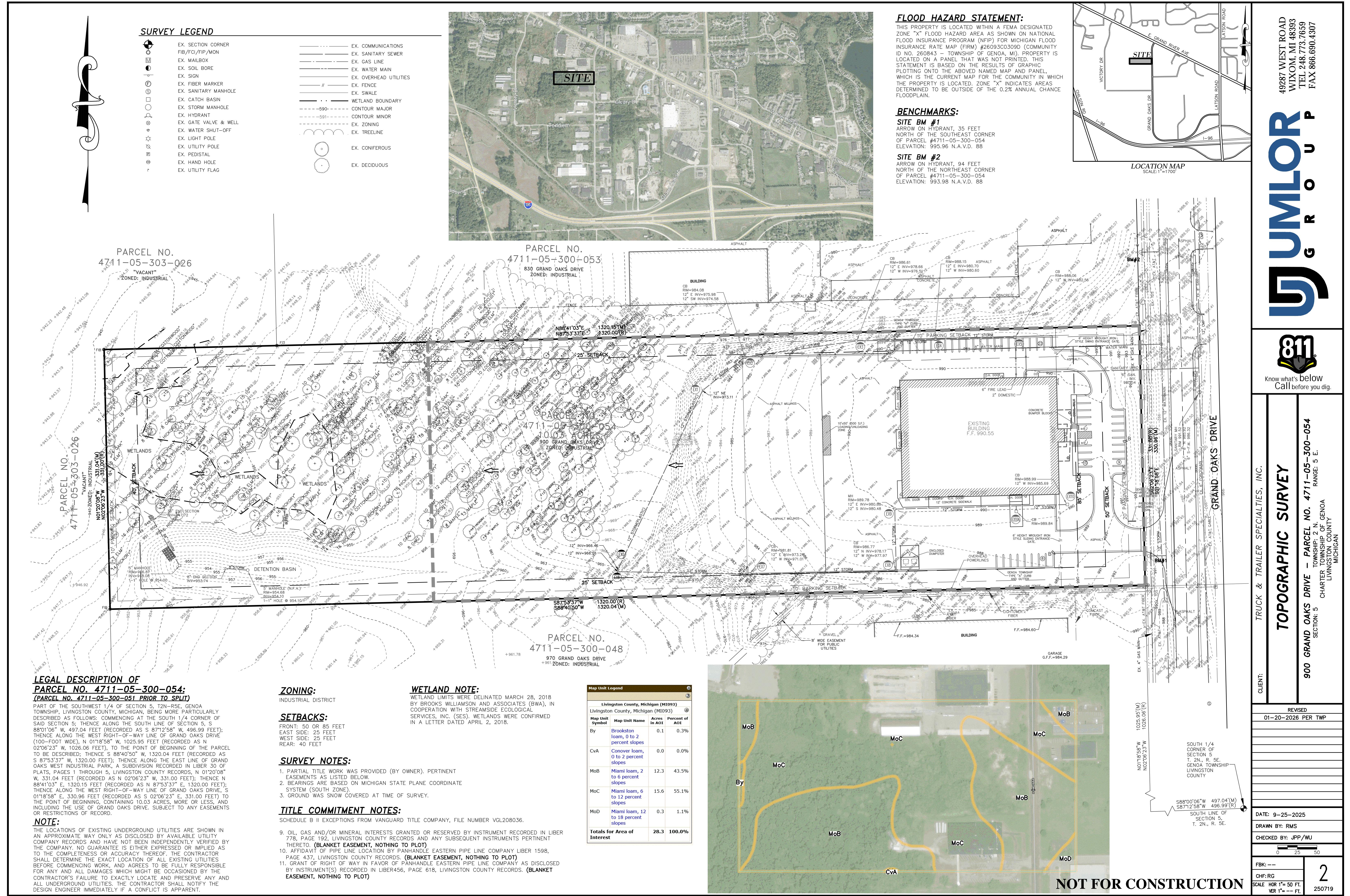
**J. Special Provisions:** General description of any deed restrictions, protective covenants, master deed or association bylaws.

None at this time

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

Genoa Township Submittal Requirements for Impact Assessments  
Genoa Township Zoning Map & Ordinance





**BENCHMARKS:**

**SITE BM #1**  
ARROW ON HYDRANT, 35 FEET  
NORTH OF THE SOUTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 995.96 N.A.V.D. 88

**SITE BM #2**  
ARROW ON HYDRANT, 94 FEET  
NORTH OF THE NORTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 993.98 N.A.V.D. 88

**SURVEY LEGEND**

EX. SECTION CORNER	EX. COMMUNICATIONS
FIB/FCI/FIP/MON	EX. SANITARY SEWER
EX. MAILBOX	EX. GAS LINE
EX. SOIL BORE	EX. WATER MAIN
EX. SIGN	EX. OVERHEAD UTILITIES
EX. FIBER MARKER	EX. FENCE
EX. SANITARY MANHOLE	EX. SWALE
EX. CATCH BASIN	WETLAND BOUNDARY
EX. STORM MANHOLE	-590- CONTOUR MAJOR
EX. HYDRANT	-591- CONTOUR MINOR
EX. GATE VALVE & WELL	EX. ZONING
EX. WATER SHUT-OFF	EX. TREELINE
EX. LIGHT POLE	EX. CONIFEROUS
EX. UTILITY POLE	EX. DECIDUOUS
EX. PEDISTAL	
EX. HAND HOLE	
EX. UTILITY FLAG	

PARCEL NO.  
4711-05-303-026"VACANT"  
ZONED: INDUSTRIALPARCEL NO.  
4711-05-303-026"VACANT"  
ZONED: INDUSTRIAL





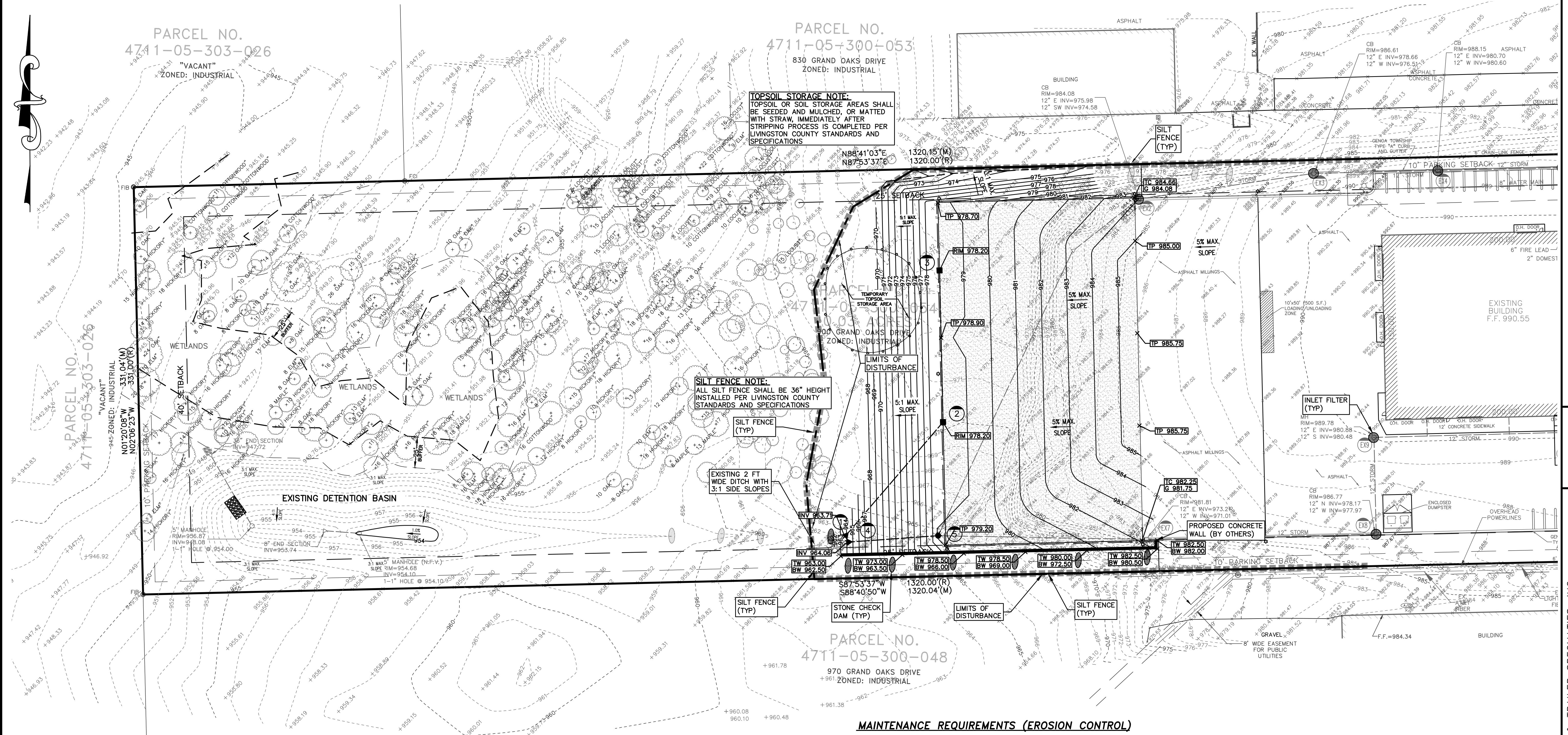
Know what's below  
Call before you dig.

**GRADING & SESC PLAN**

SECTION: 5 TOWNSHIP: 2 N. CHARTER TOWNSHIP OF GENOA LIVINGSTON COUNTY MICHIGAN

CLIENT: TRUCK & TRAILER SPECIALTIES, INC.

REVISED  
01-20-2026 PER TWP



LEGEND	
—	EXISTING STORM
—	EXISTING WATER MAIN
—	EXISTING SANITARY
—	EXISTING GAS
○	FD. IRON PIPE/ROD
—	UTILITY POLE
—	EX. MANHOLE
—	EX. CATCH BASIN
—	EX. CLEAN OUT
—	EX. HYDRANT
—	EX. WATER SHUTOFF
—	EX. LIGHT POLE
—	EX. END SECTION
—	EX. SIGN
■	PROP. CATCH BASIN
●	PROP. MANHOLE
○	PROP. END SECTION
○	PROP. SANITARY CLEANOUT
—	PROP. ROW
—	PROP. STORM SEWER
—	PROP. SANITARY SEWER
—	PROP. WATER MAIN
—	PROP. GATE VALVE
—	PROP. HYDRANT
—	DOWNSPOUT CONNECTION
—	SURFACE DISCHARGE DOWNSPOUT
—	EXISTING RIGHT-OF-WAY
—	PROPOSED RIGHT-OF-WAY

GRADING AND DRAINAGE LEGEND:	
725.00	PROPOSED SPOT GRADE ELEVATION
TP	TOP OF PAVEMENT
TW	TOP OF WALK
TC	TOP OF CURB
G	GUTTER
FG	FINISH GRADE
FF	FINISH FLOOR
—	OVERLAND FLOW DIRECTION

SOIL EROSION LEGEND:	
■	INLET FILTER
■■■	SILT FENCE/LIMITS OF DISTURBANCE

**RESTORATION NOTE:**

THE CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE PLANTING AND DRAINAGE AREAS SHALL BE RESTORED TO A MIN. 3" TOPSOIL AND SOD. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

**EARTHWORK BALANCING NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. CONSTRUCTION OPERATIONS MAY REQUIRE DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**GRADING NOTES**

1. SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
2. ACCEPTABLE MATERIAL FROM UNDERCUTTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
3. CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR REGRADING.
4. REMOVE ANY EXISTING TOPSOIL, ORGANIC MATERIAL, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREES SHOULD BE COMPLETELY REMOVED.
5. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTION TO ACHIEVE A 95% COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557).
6. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
7. THE AGGREGATE BASE SHOULD BE COMPACTION TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 6 FOOT BEYOND THE PAVED EDGE.
8. ALL EXPOSED MATERIAL SHOULD BE COMPACTION TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
9. SAWCUT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
10. PAVING EXISTING PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
11. ADJUST ALL MANHOLE COVERS AS REQUIRED TO MATCH FINAL GRADES AND PROVIDE POSITIVE DRAINAGE.

**NOTES:**

- 1) NO GRADING TO TAKE PLACE ON ADJACENT PROPERTIES
- 2) ALL SIDEWALKS TO BE ADA COMPLIANT.
- 3) ALL SPOT GRADES SHOWN ON THIS PLANS ARE PROPOSED TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 4) ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE SHOWN AND MAINTAINED DURING GRADING AND CONSTRUCTION OPERATIONS OR UNTIL A PERMANENT GROUNDCOVER IS ESTABLISHED.
- 5) CONSTRUCT THE PROPOSED SIDEWALK WITH 4-INCH NON-REINFORCED CONCRETE WITH 2% MAXIMUM TRAVERSE SLOPE TOWARD THE ROAD OR AS DIRECTED BY THE COUNTY ENGINEER.

**MAINTENANCE REQUIREMENTS (EROSION CONTROL)**

**SILT FENCE:**  
SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FENCE IS SAGGING, THE WATER SHOULD BE DIVERTED FROM THE FENCE. THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GRUB PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND SAVED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

**ACCESS ROADS (HAUL ROADS):**  
PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAYS SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

**SEEDING, SODDING & MULCHING:**  
SEEDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

**SOIL EROSION CONTROL NOTES:**

CONTRACTOR TO PLACE EROSION CONTROL MATS IN ALL DISTURBED AREAS WHICH HAVE A 3 ON 1 SLOPE OR STEEPER.

PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE.

INTERNAL AND EXTERNAL STREETS SHALL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.

THIS SITE WILL REQUIRE A NPDES/NOC PERMIT FROM THE STATE OF MICHIGAN PER THE REQUIREMENTS OF THE NPDES PERMIT. INSPECTIONS WILL BE PERFORMED BY A CERTIFIED MDEQ STORMWATER OPERATOR AT LEAST ONCE A WEEK AND IMMEDIATELY FOLLOWING EACH PRECIPITATION EVENT. THE WRITTEN REPORTS MUST BE MAINTAINED ON SITE.

**SEEDING, FERTILIZER AND MULCH BARE GROUND RATIO:**

TOP-Soil 3" IN DEPTH  
GRASS SEED 217.84 LBS PER ACRE  
FERTILIZER 150 LBS PER ACRE  
STRAW MULCH 3" IN DEPTH (ALL MULCHING MUST HAVE A TIE DOWN (ASPHALT TACKIFIER, NET BINDING, ETC.)  
HYDROSEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH TACKIFIER.

**SEQUENCE CONSTRUCTION:**

1. SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING.
2. STAKE TREE CLEARING LIMITS AND INSTALL NATURAL FEATURES PROTECTION FENCING.
3. REMOVE TREE STEMS (NOT ROOT SYSTEMS).
4. INSTALL ALL PERIMETER SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING MUD TRACKING SURFACES.
5. GRUB (REMOVE TREE ROOT SYSTEMS) AND ROUGH GRADE SITE, STOCKPILE TOPSOIL (INSTALL TEMPORARY EROSION CONTROLS AROUND STOCKPILE PILES), INSTALL SWALE AND/OR CHANNEL EROSION CONTROLS.
6. INSTALL DETENTION PONDS WITH INLET AND OUTLET CONTROL STRUCTURES, RIP-RAP, AND REINFORCED OVERFLOW.
7. STABILIZE THE ENTIRE DETENTION PONDS INCLUDING THE BOTTOM, SIDE SLOPES, AND BERMS WITH TEMPORARY OR PERMANENT VEGETATION.
8. INSTALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT STABILIZED AREAS FROM SEDIMENTATION.
9. INSTALL STORM SEWER SYSTEM WITH INLET FILTER CONTROLS.
10. INSTALL WATER MAIN, FIRE HYDRANTS AND OTHER UTILITIES.
11. INSTALL CURBING AND SUB-BASE OF AREAS TO BE PAVED, THEN INSTALL WEAR COAT OF ASPHALT.
12. BEGIN BUILDING CONSTRUCTION.
13. FINAL GRADE SITE AND REDISTRIBUTE TOPSOIL. STABILIZE ALL DISTURBED WITH SOD, HYDROSEED APPLICATION, OR SEEDING UNDER A CRIMPED STRAW MULCH.
14. MONITOR AND MAINTAIN ALL EROSION CONTROLS THROUGH CONSTRUCTION SEQUENCE.
15. REMOVE AND REPLACE GRAVEL FILTERS SURROUNDING STANDPIPES IN DETENTION AREAS. CLEAN OUT MECHANICAL WATER QUALITY DEVICES, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS AFTER VEGETATION HAS ROOTED TO THE POINT OF PERMANENTLY STABILIZING THE SOILS.

16. PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, DESIGN ENGINEER TO FURNISH THE TOWNSHIP, IN WRITING, VERIFICATION THAT THE PONDS AND ACCOMPANYING STRUCTURES HAVE BEEN BUILT AND WILL FUNCTION PER PLAN.

NOTE: SCHEDULE SUBJECT TO LYON TOWNSHIP APPROVAL AND WEATHER.

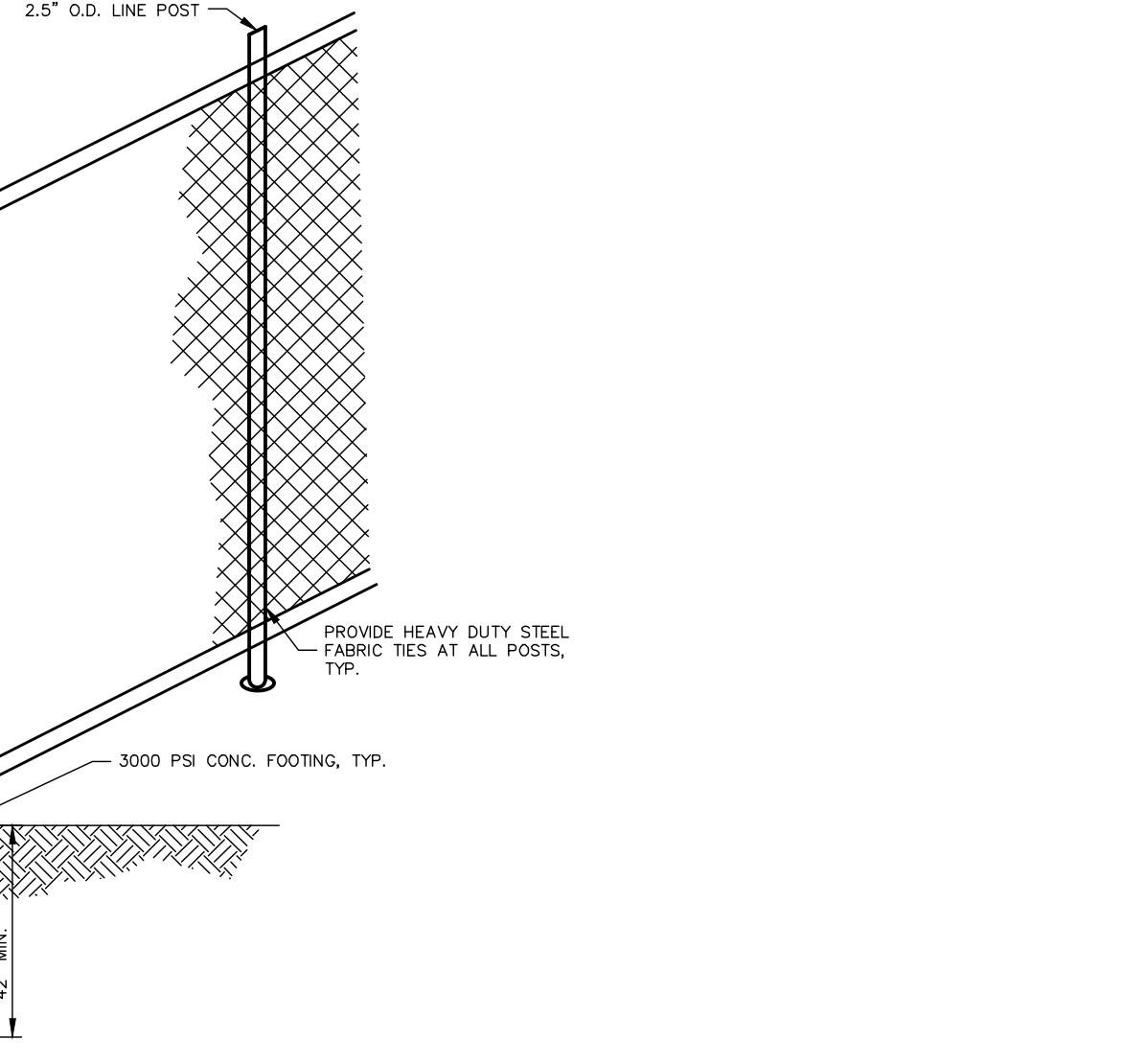
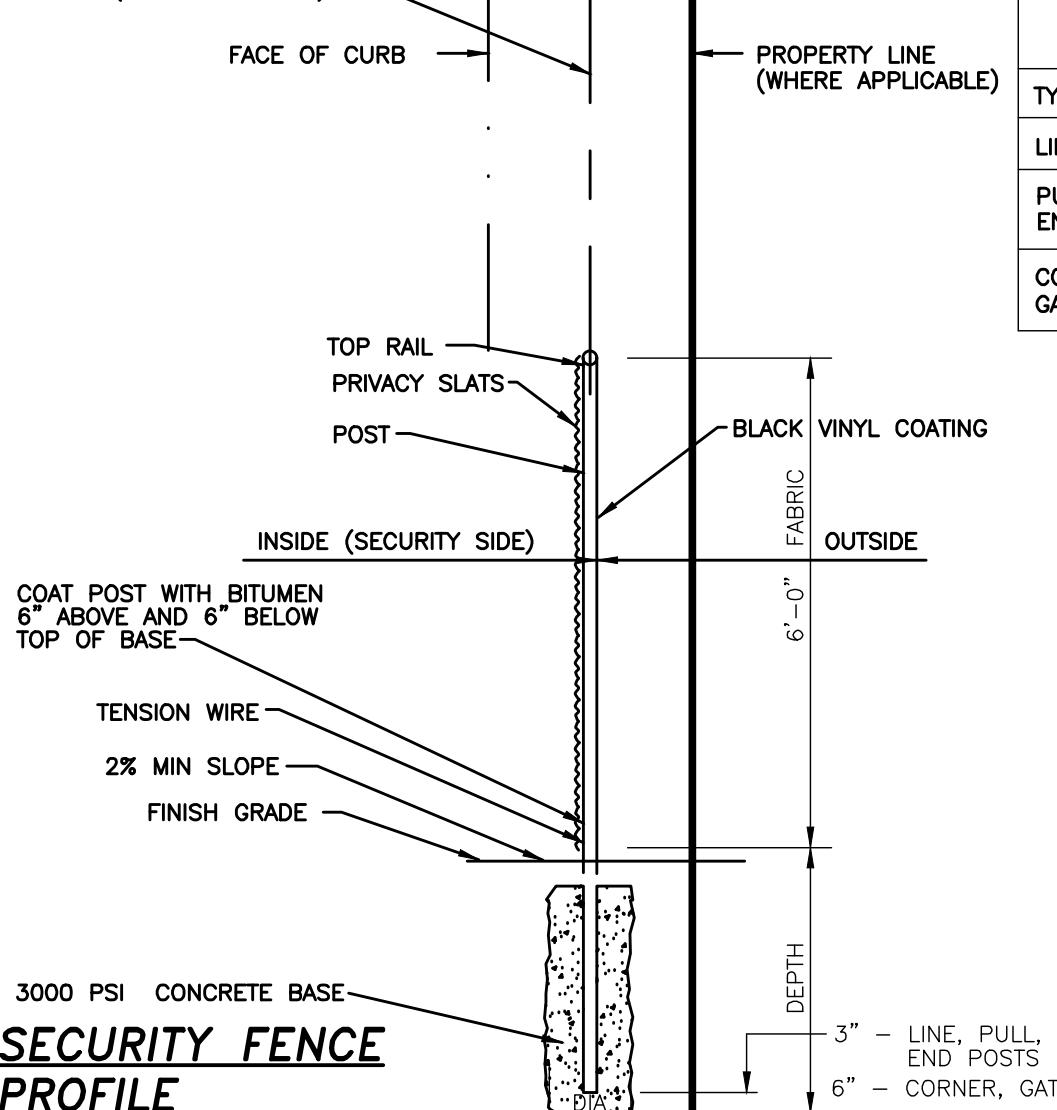
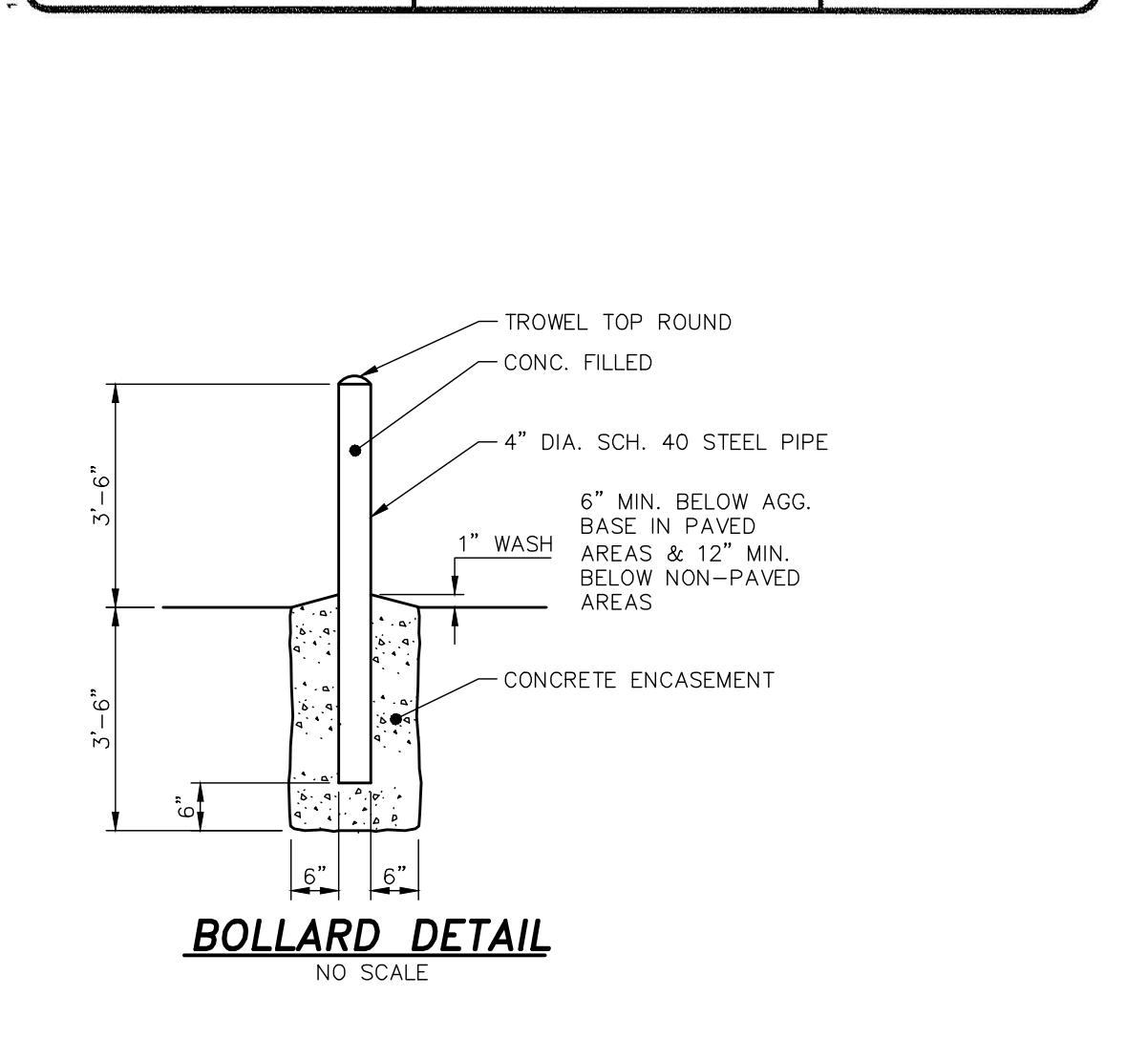
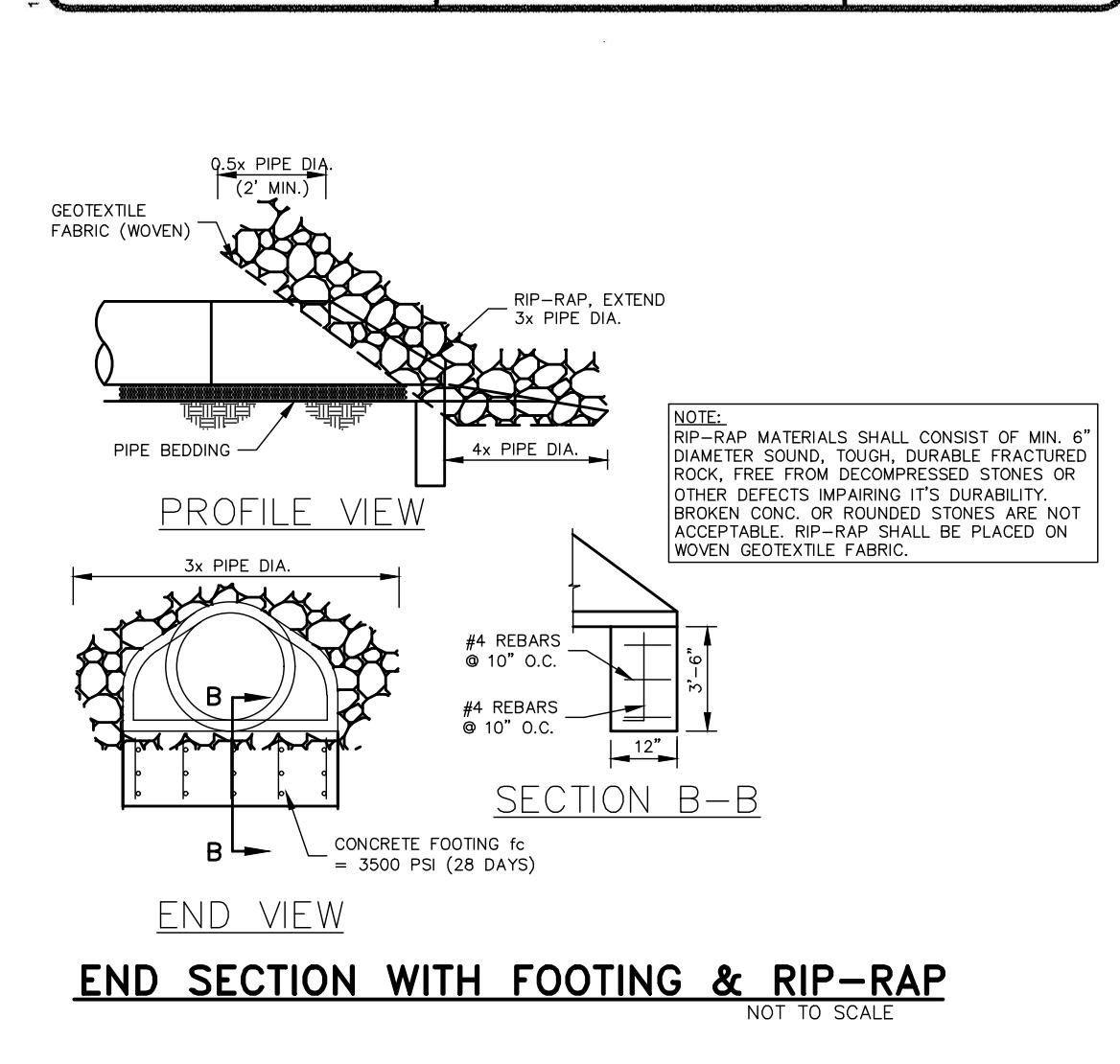
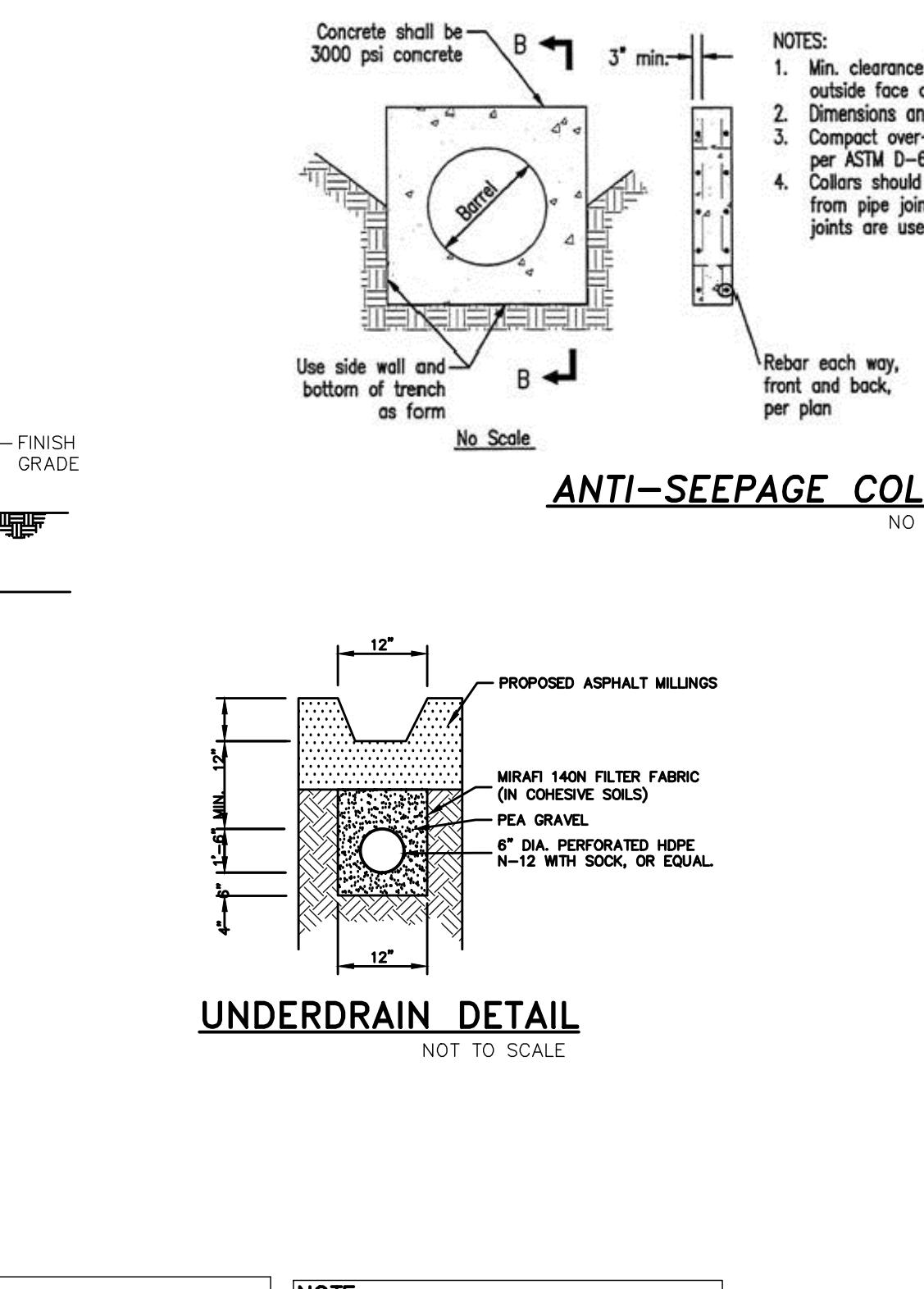
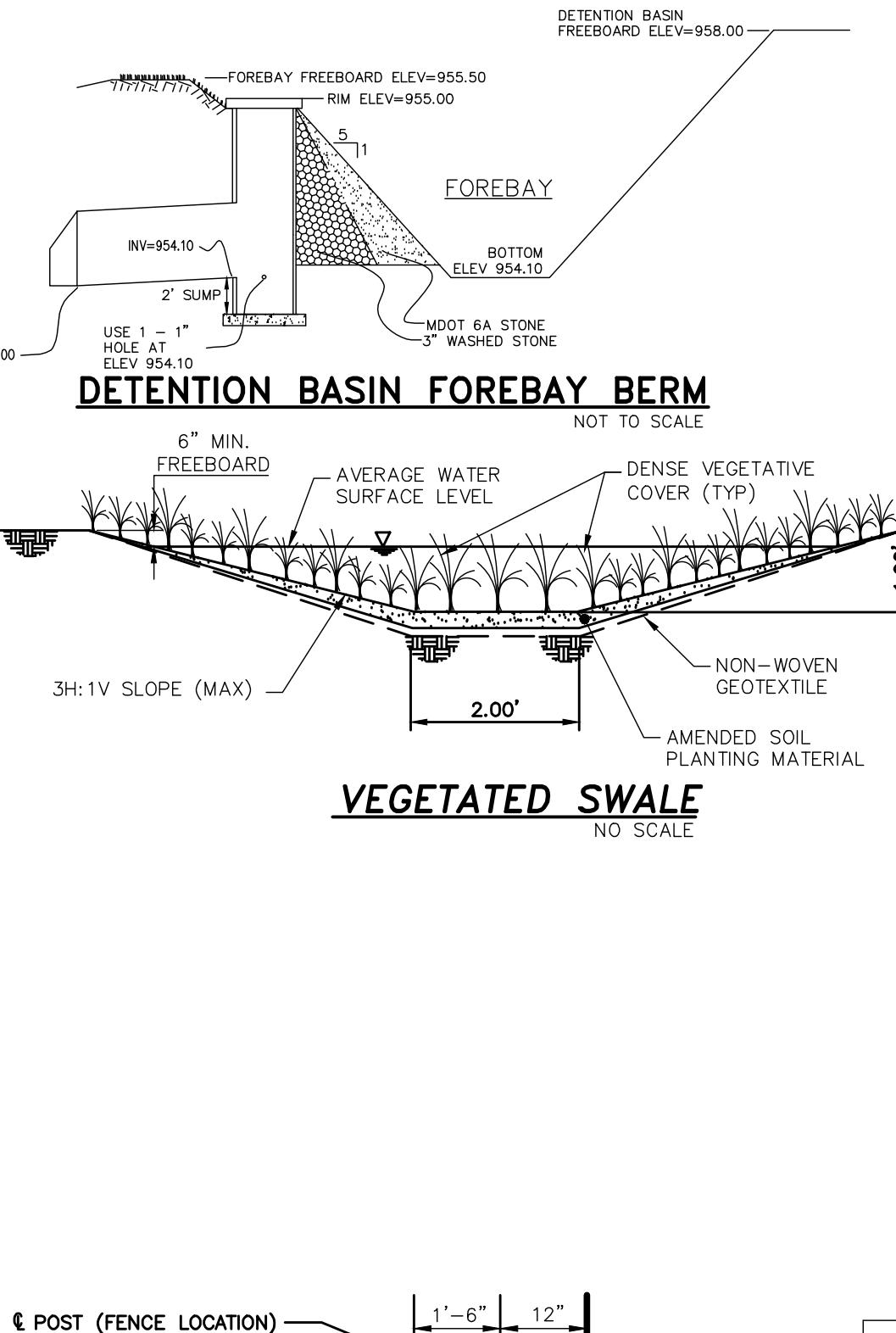
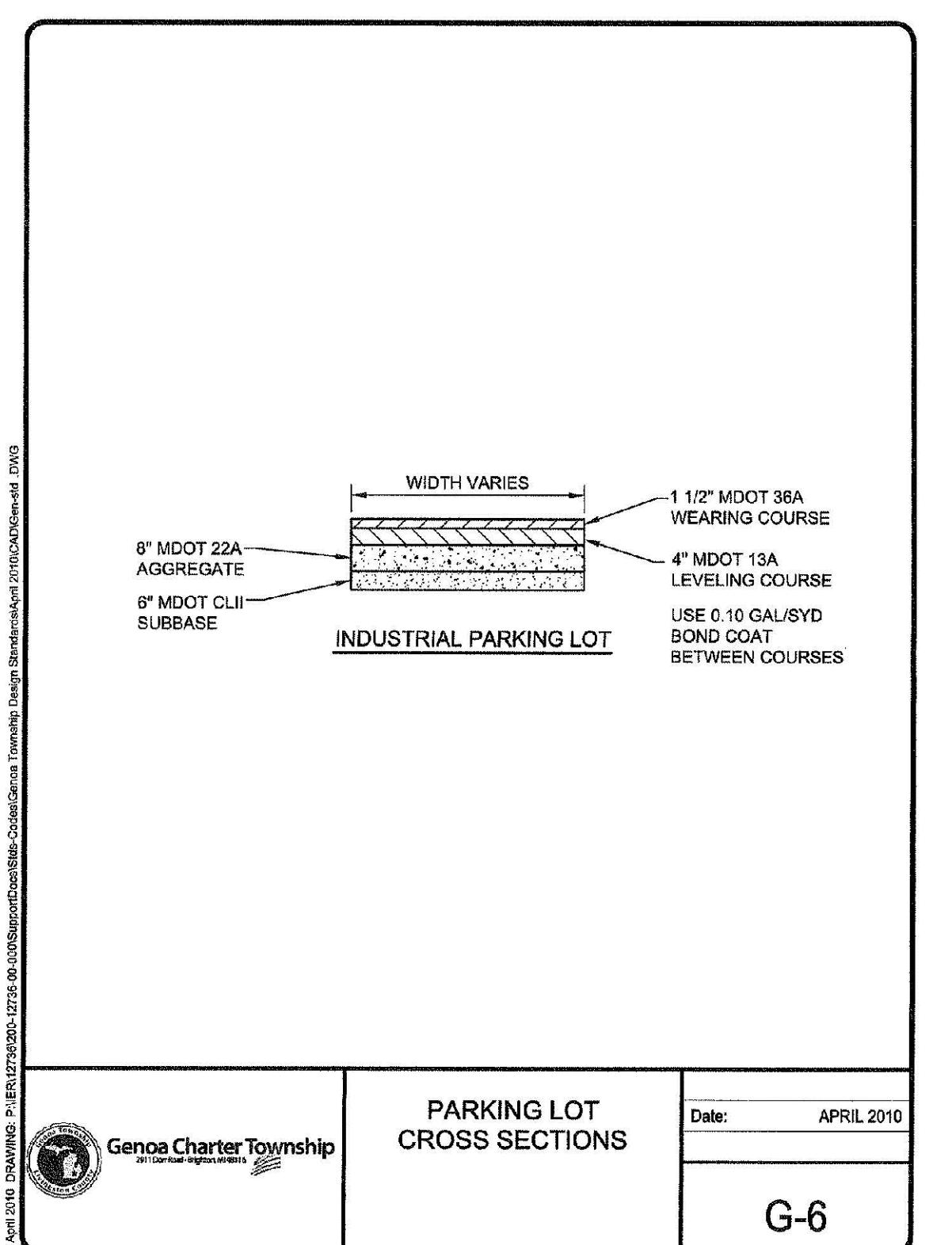
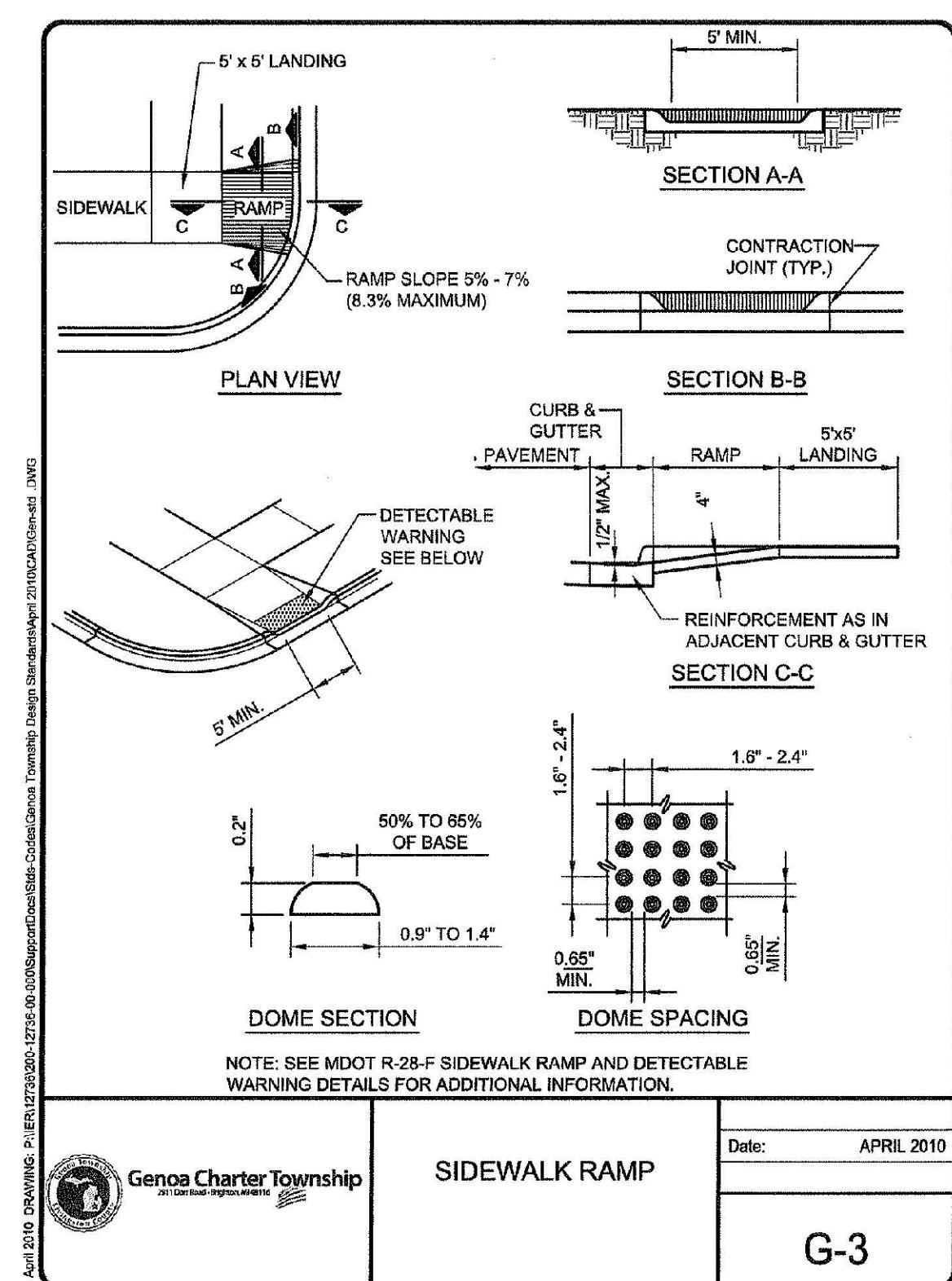
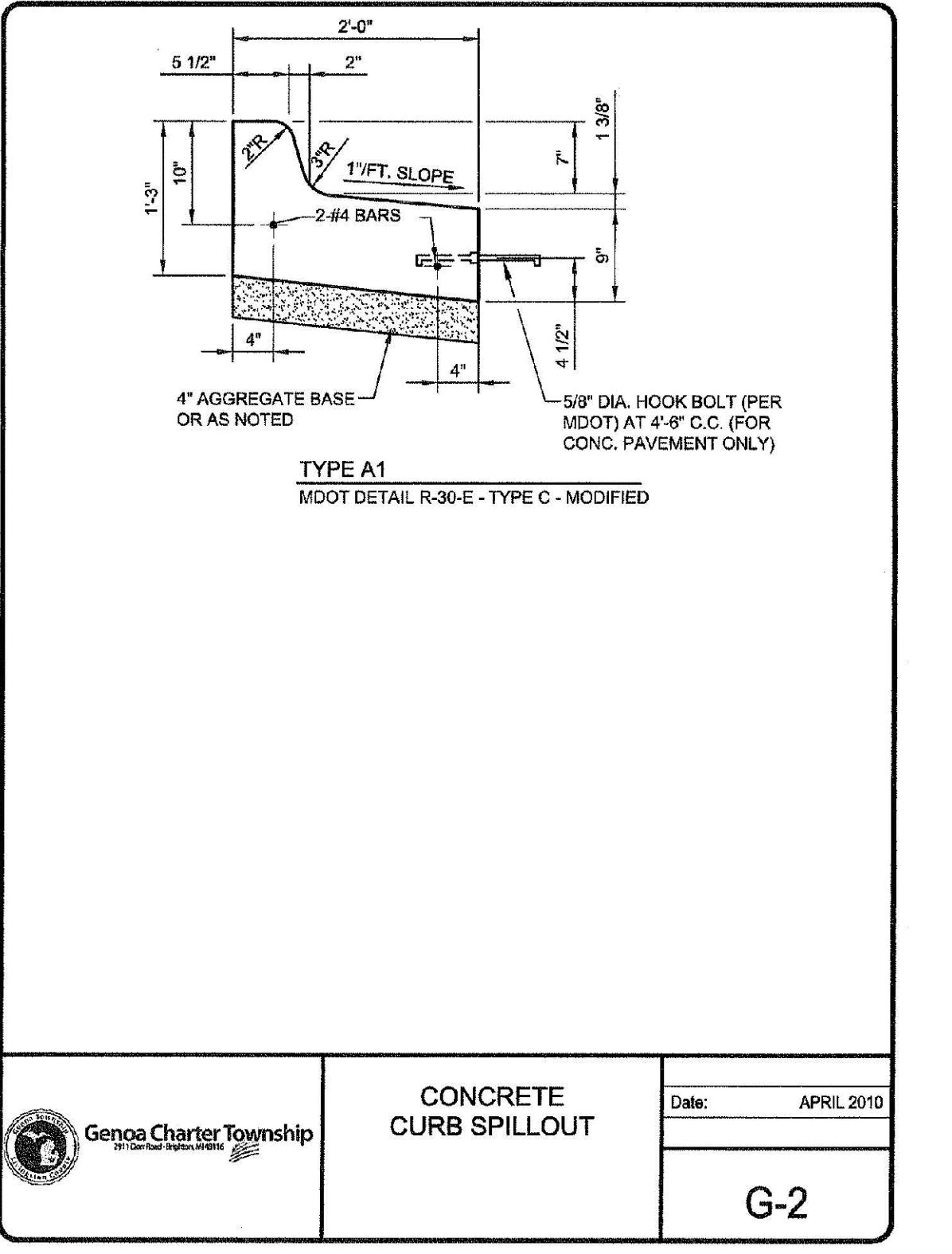
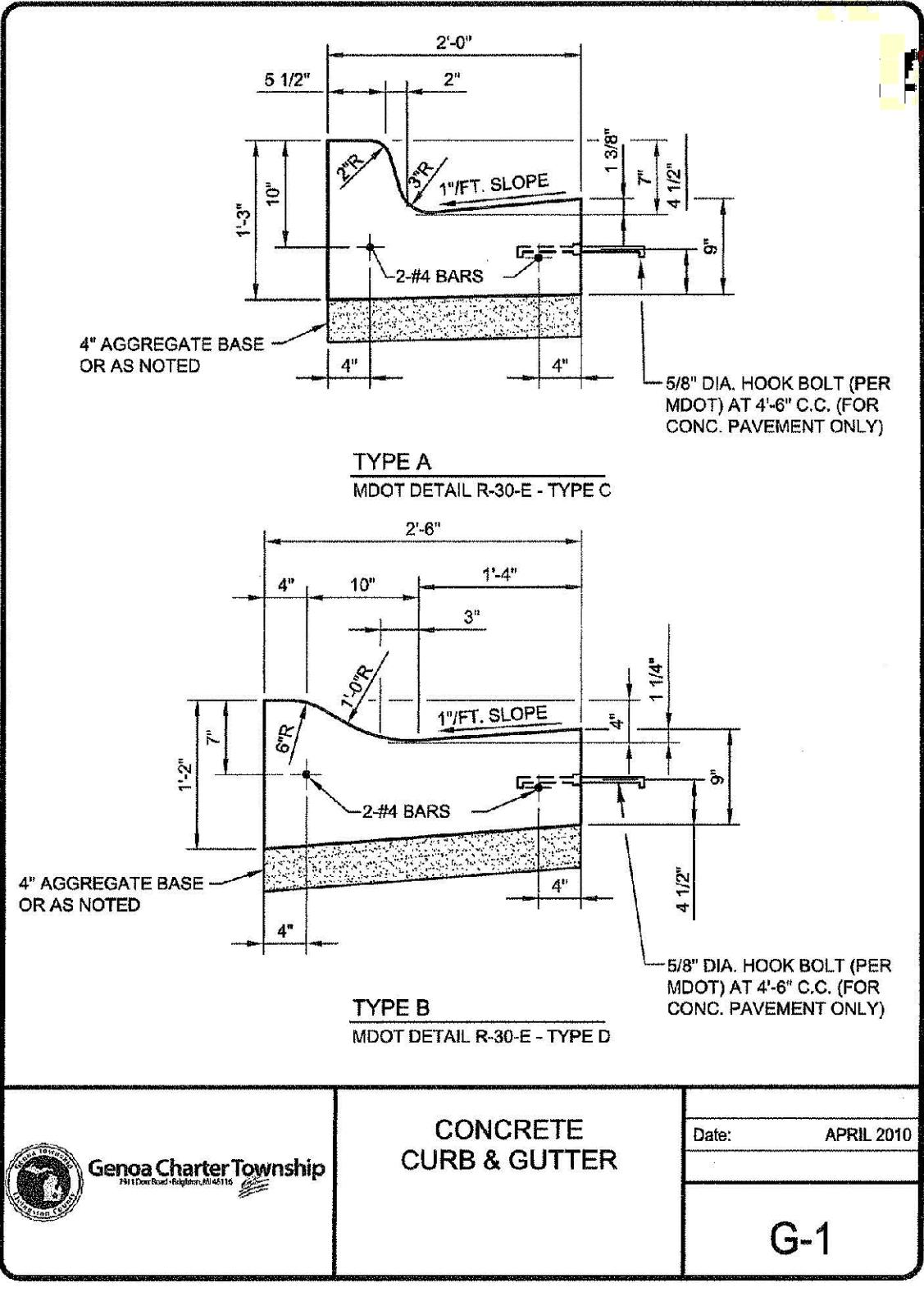
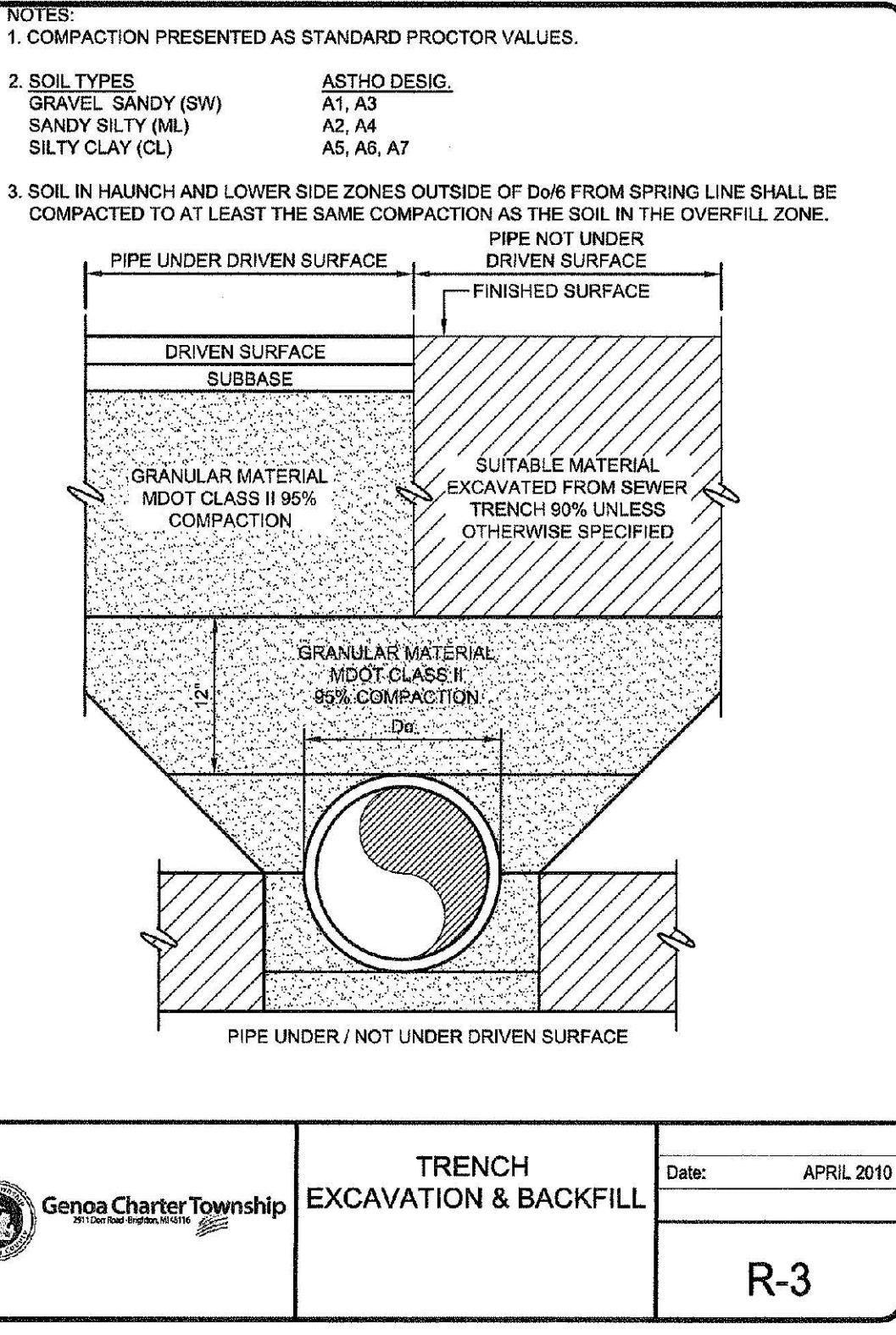
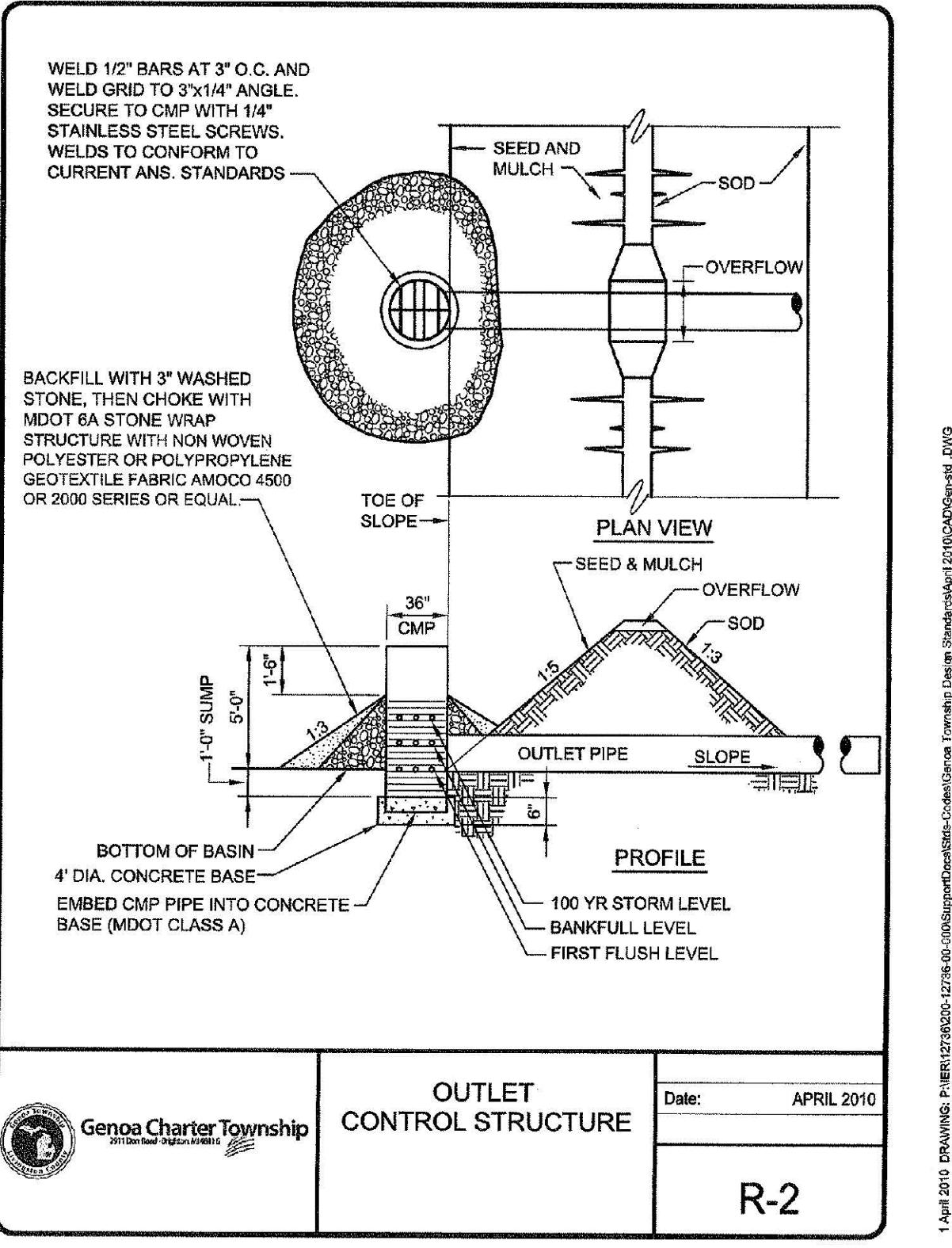
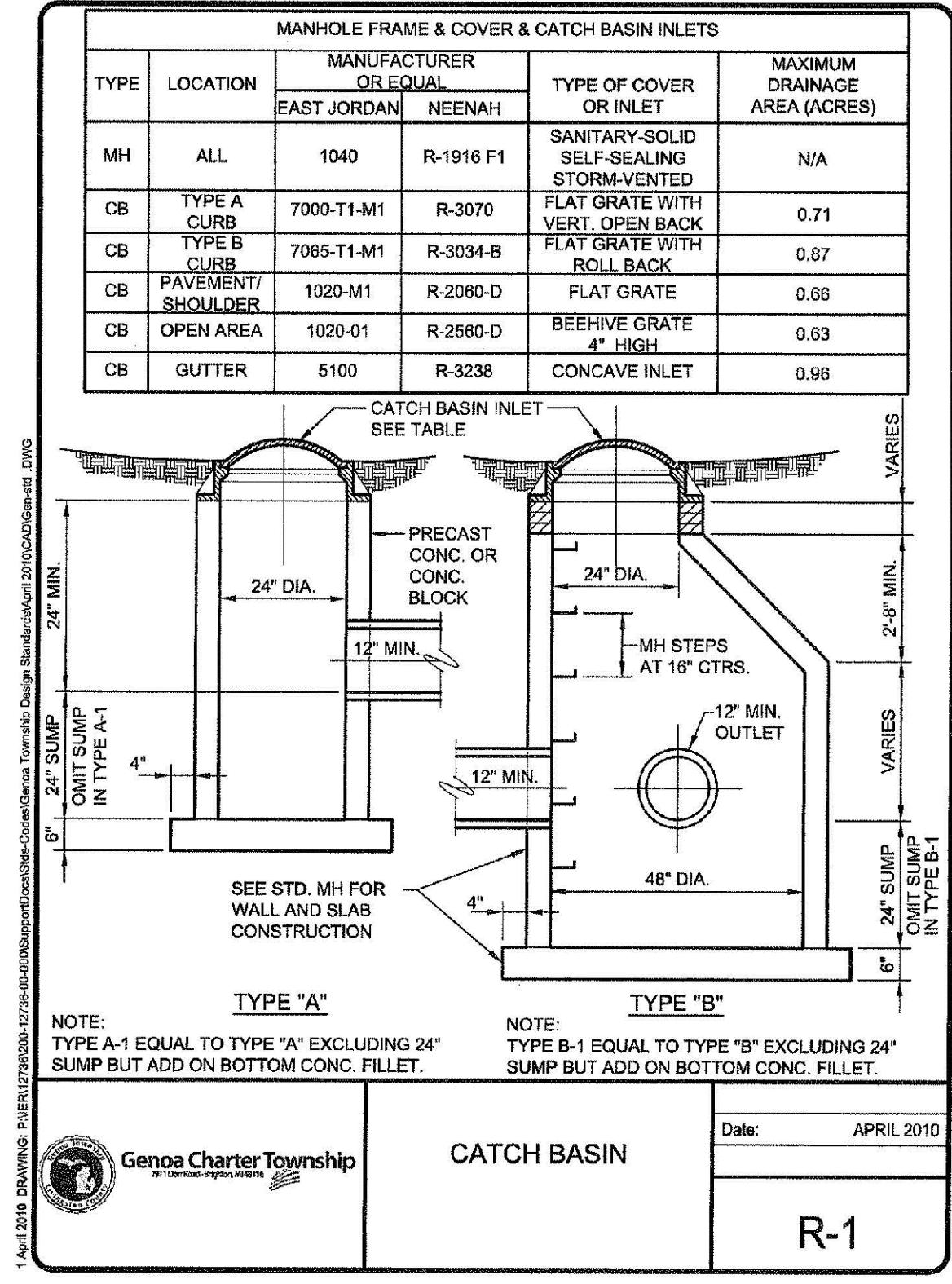
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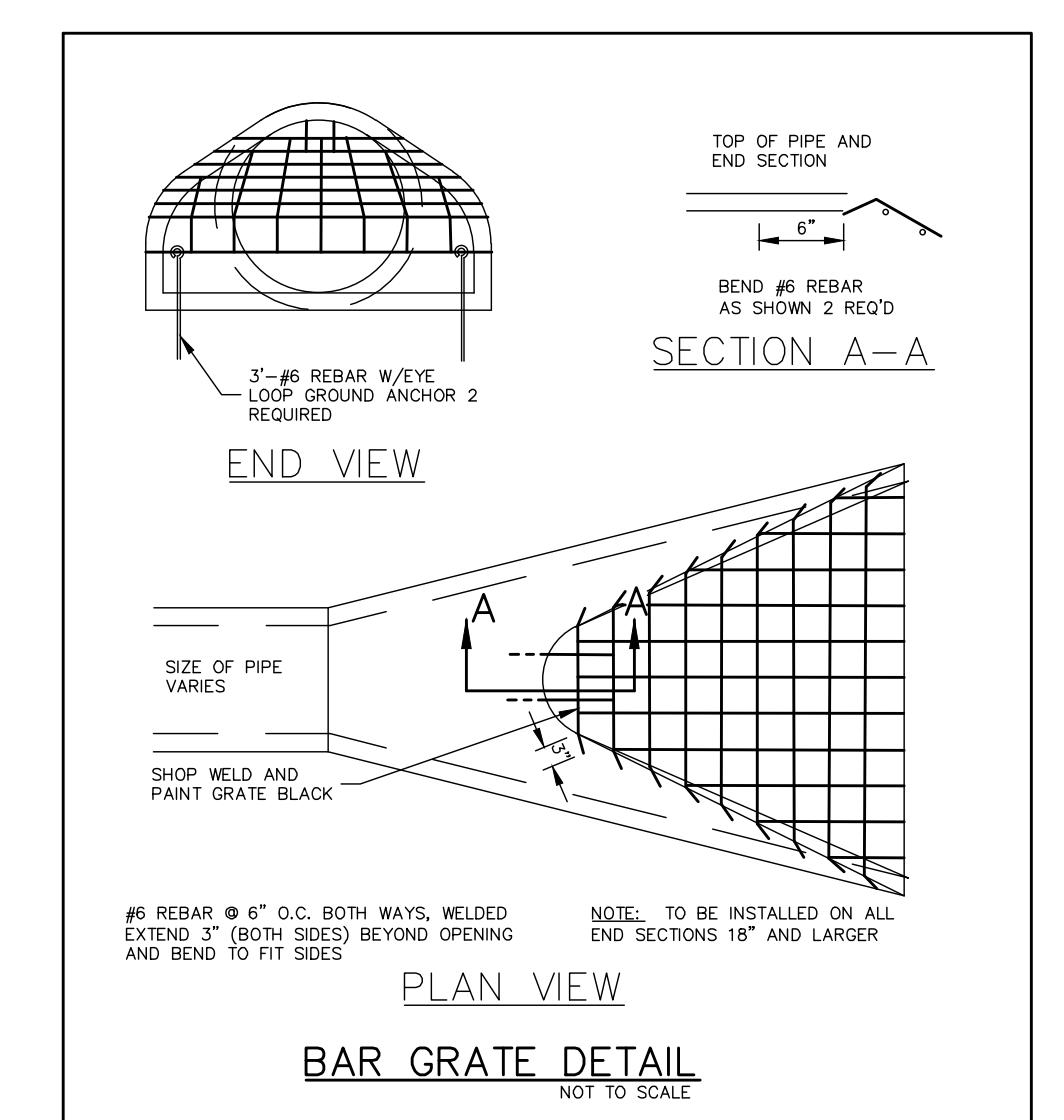
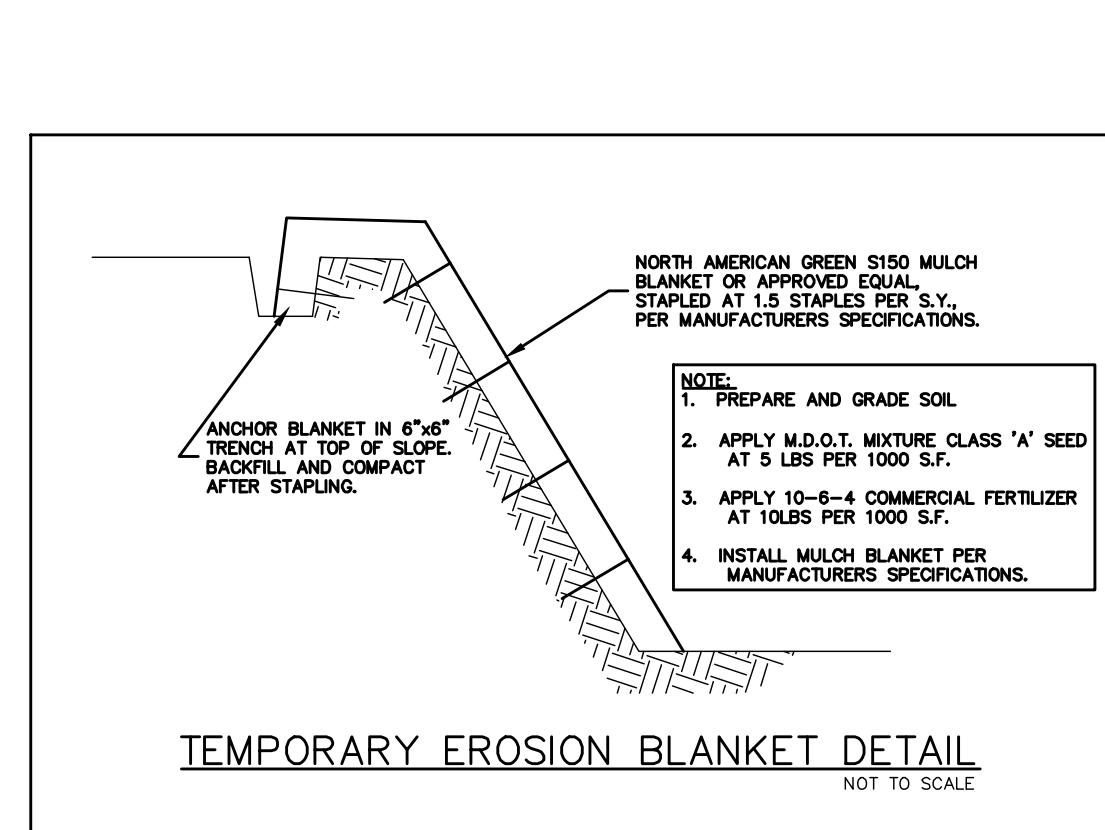
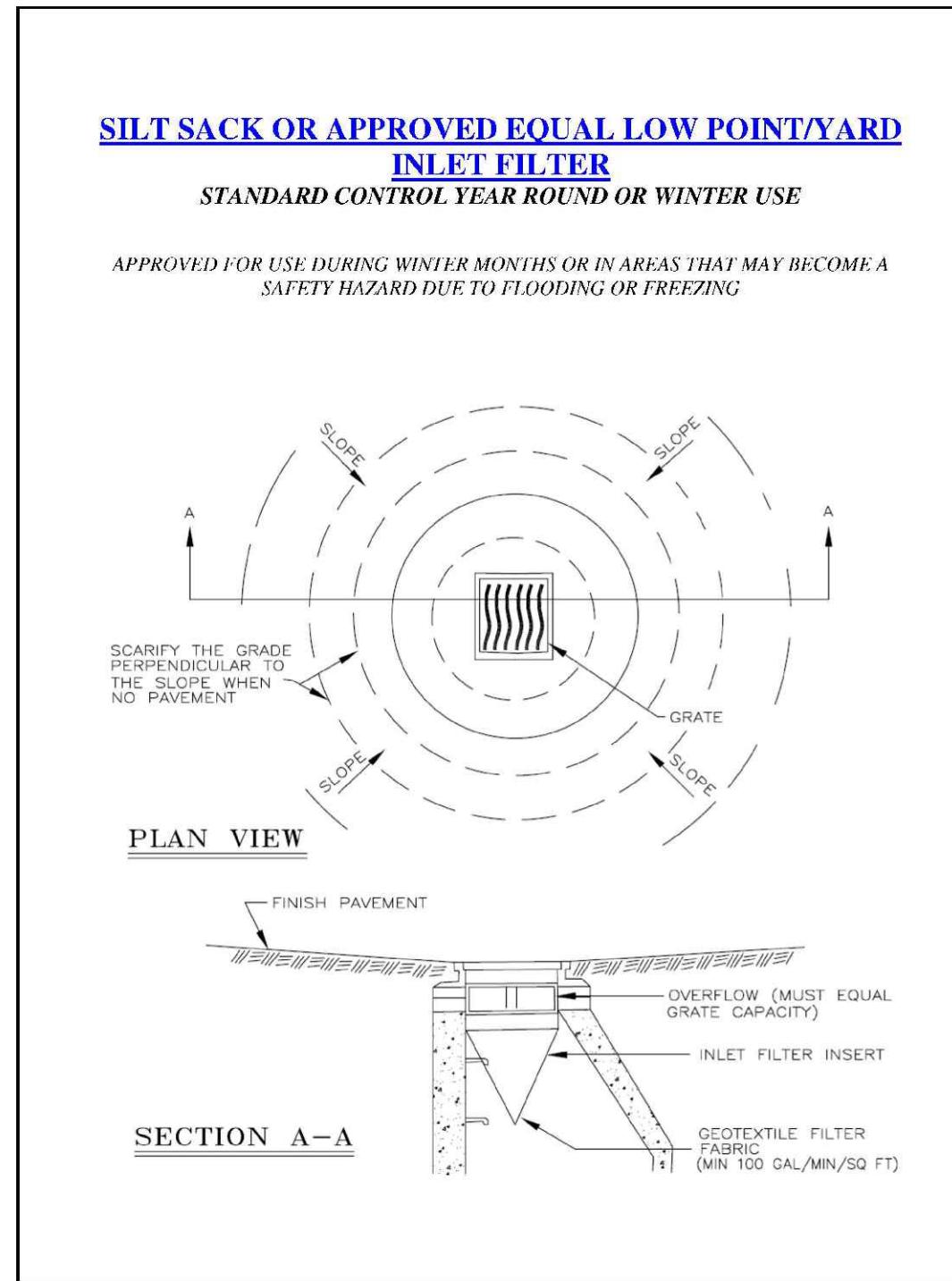
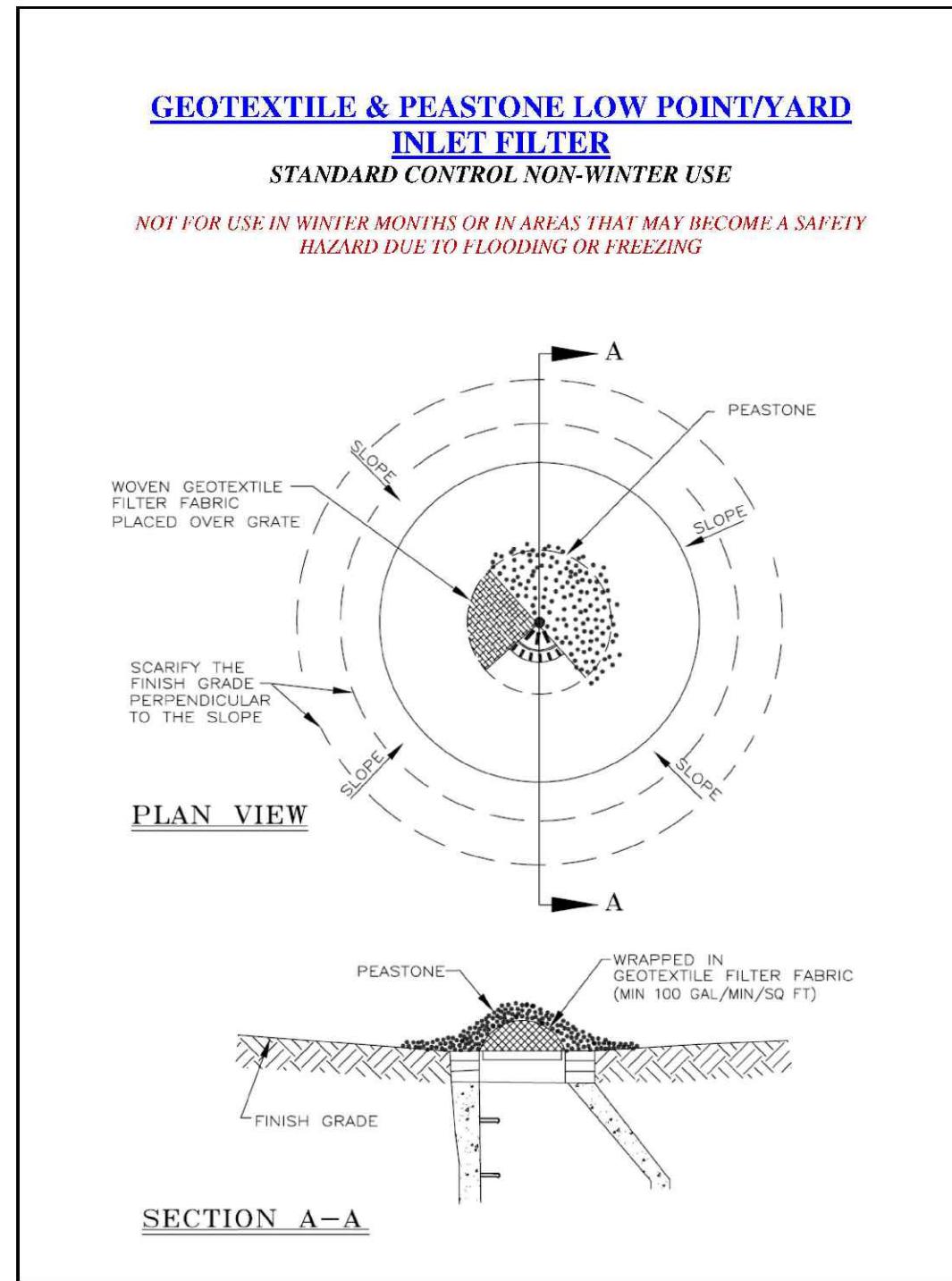
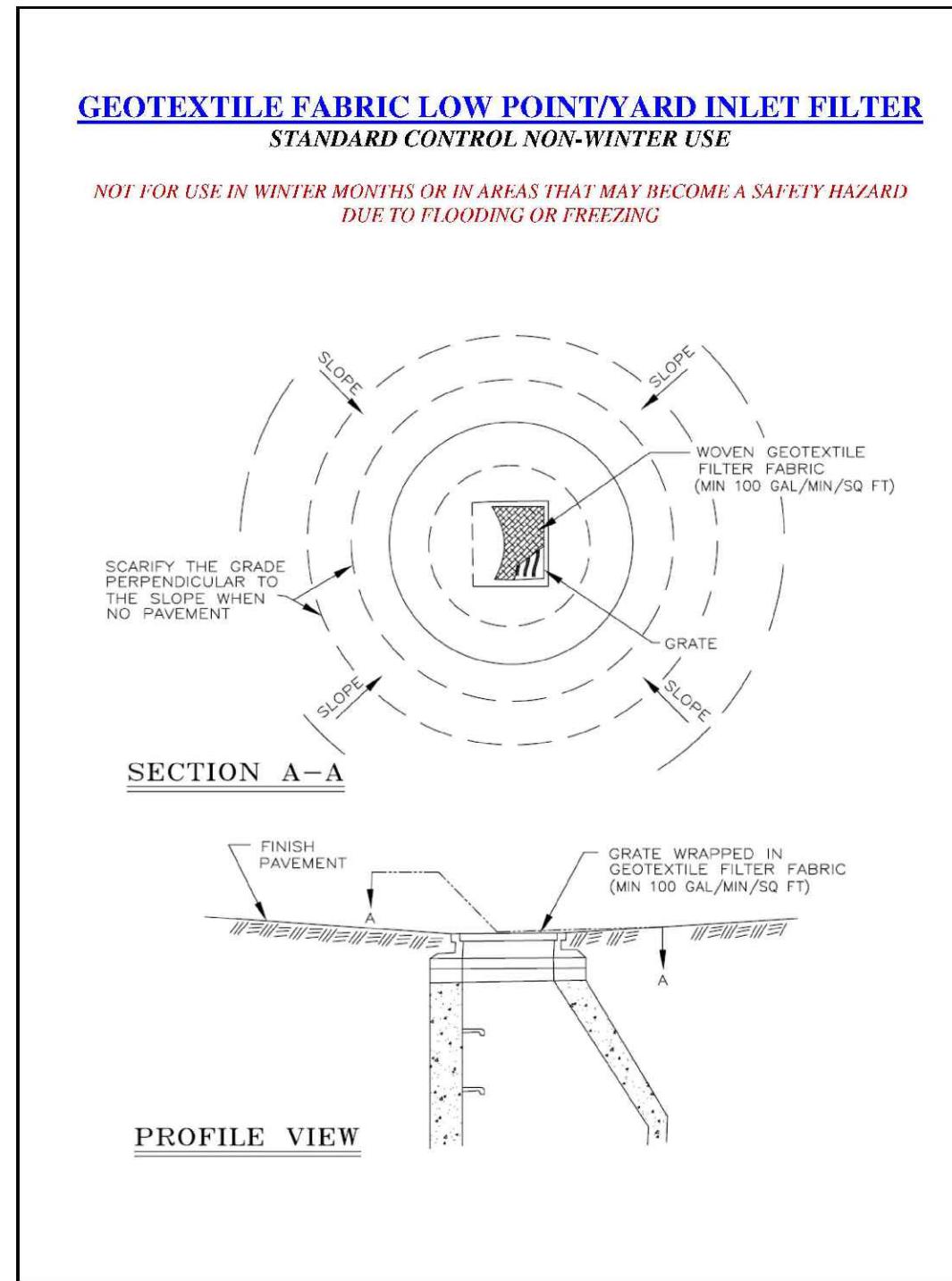
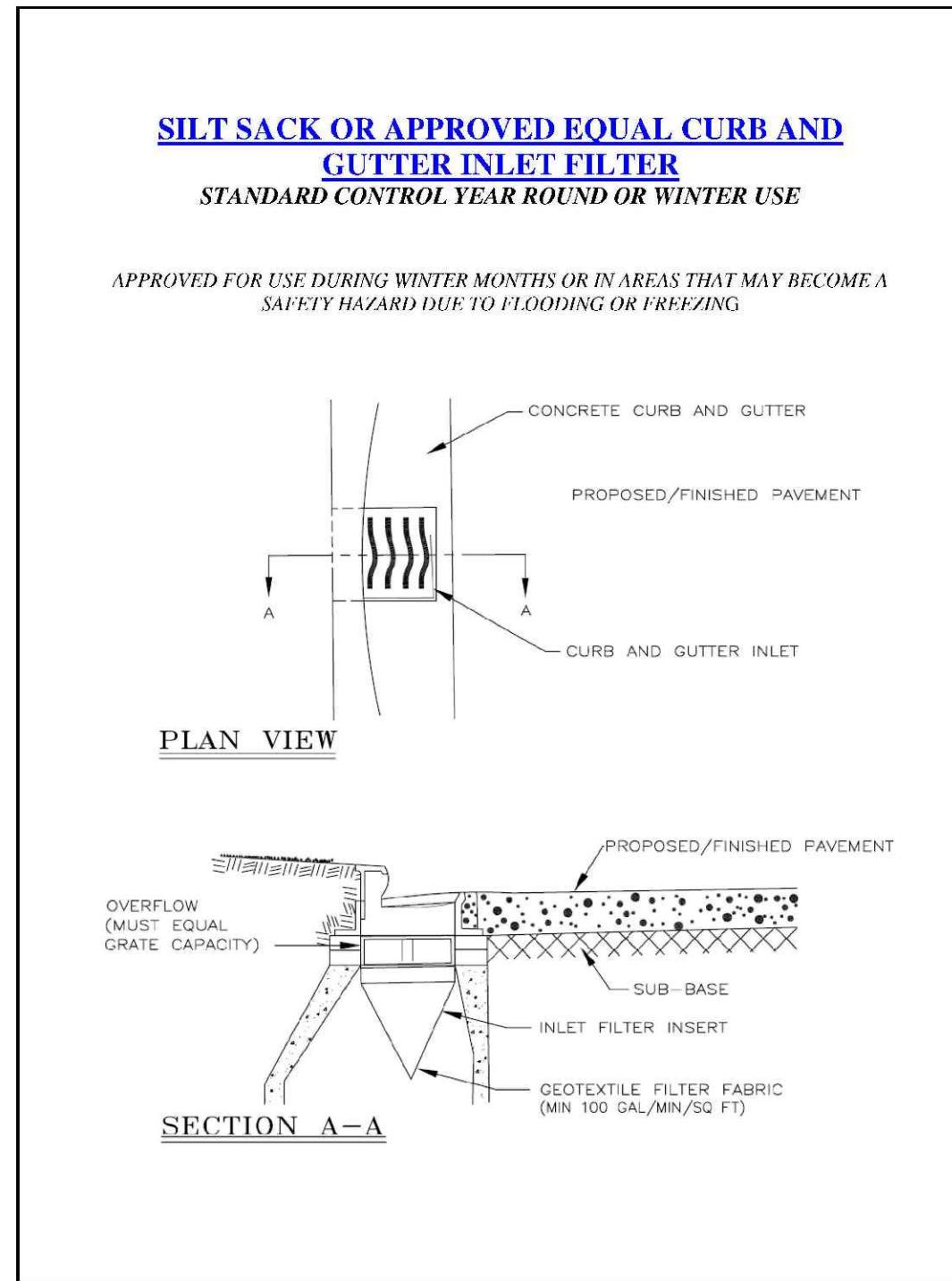
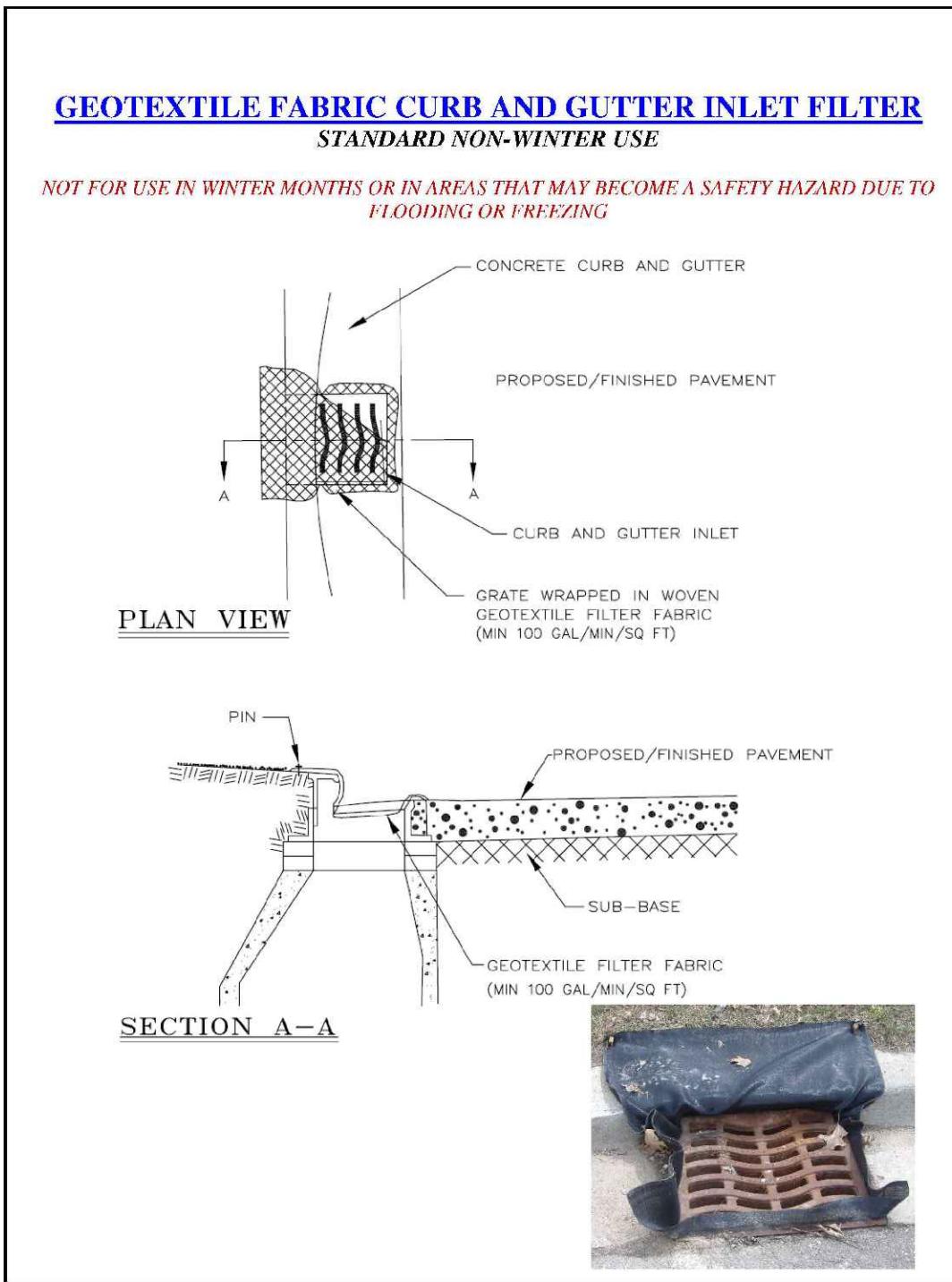
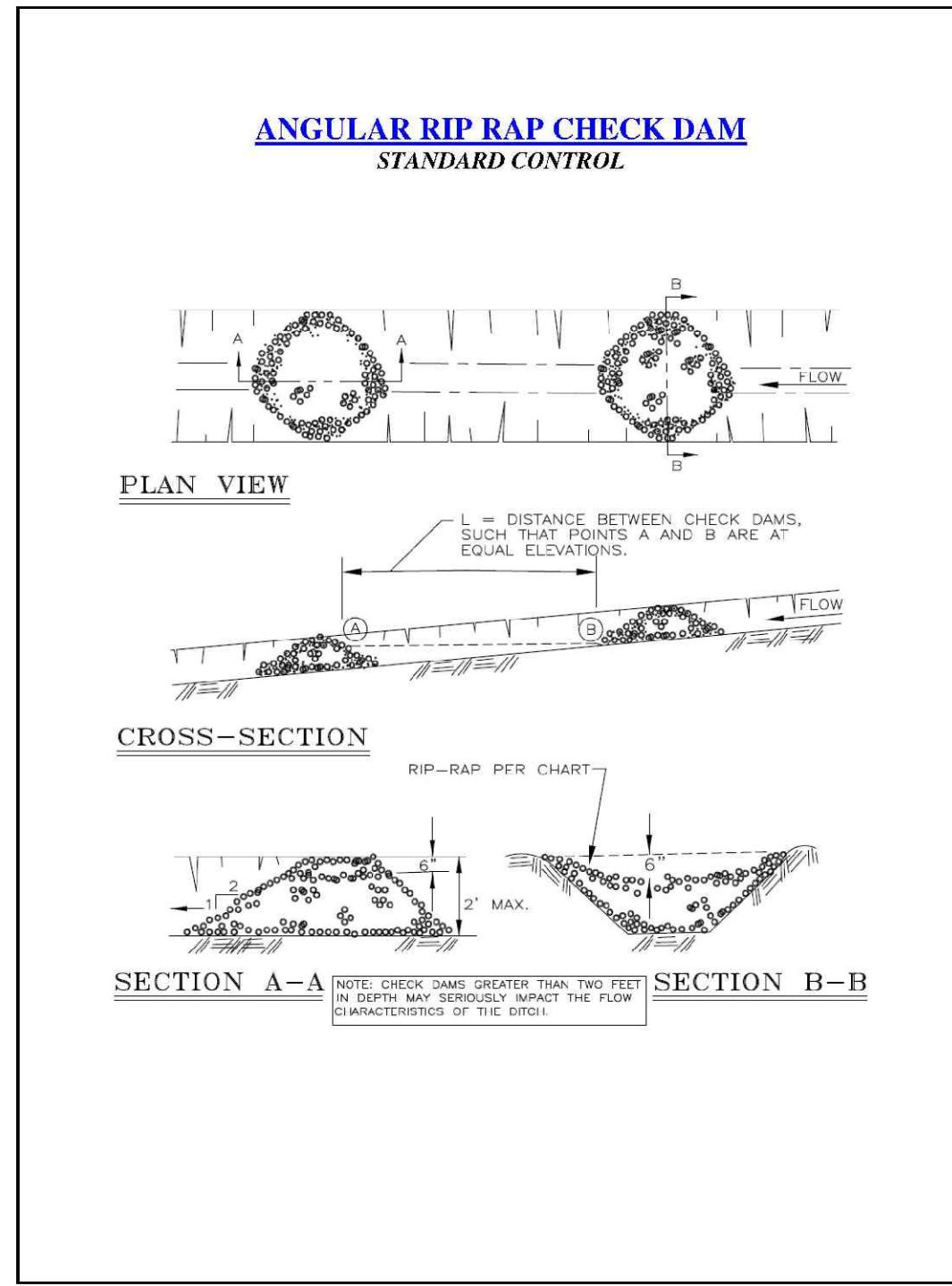
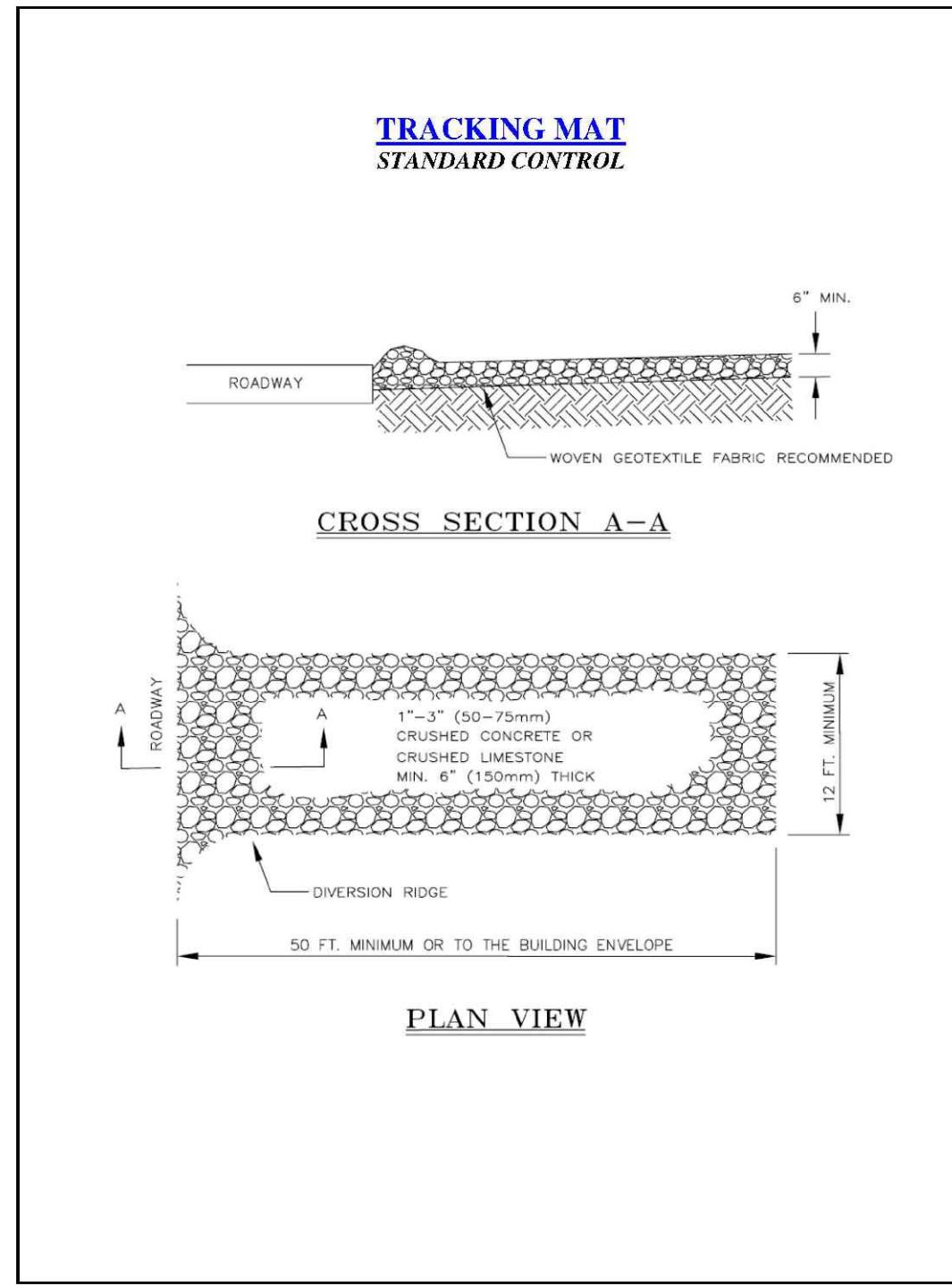
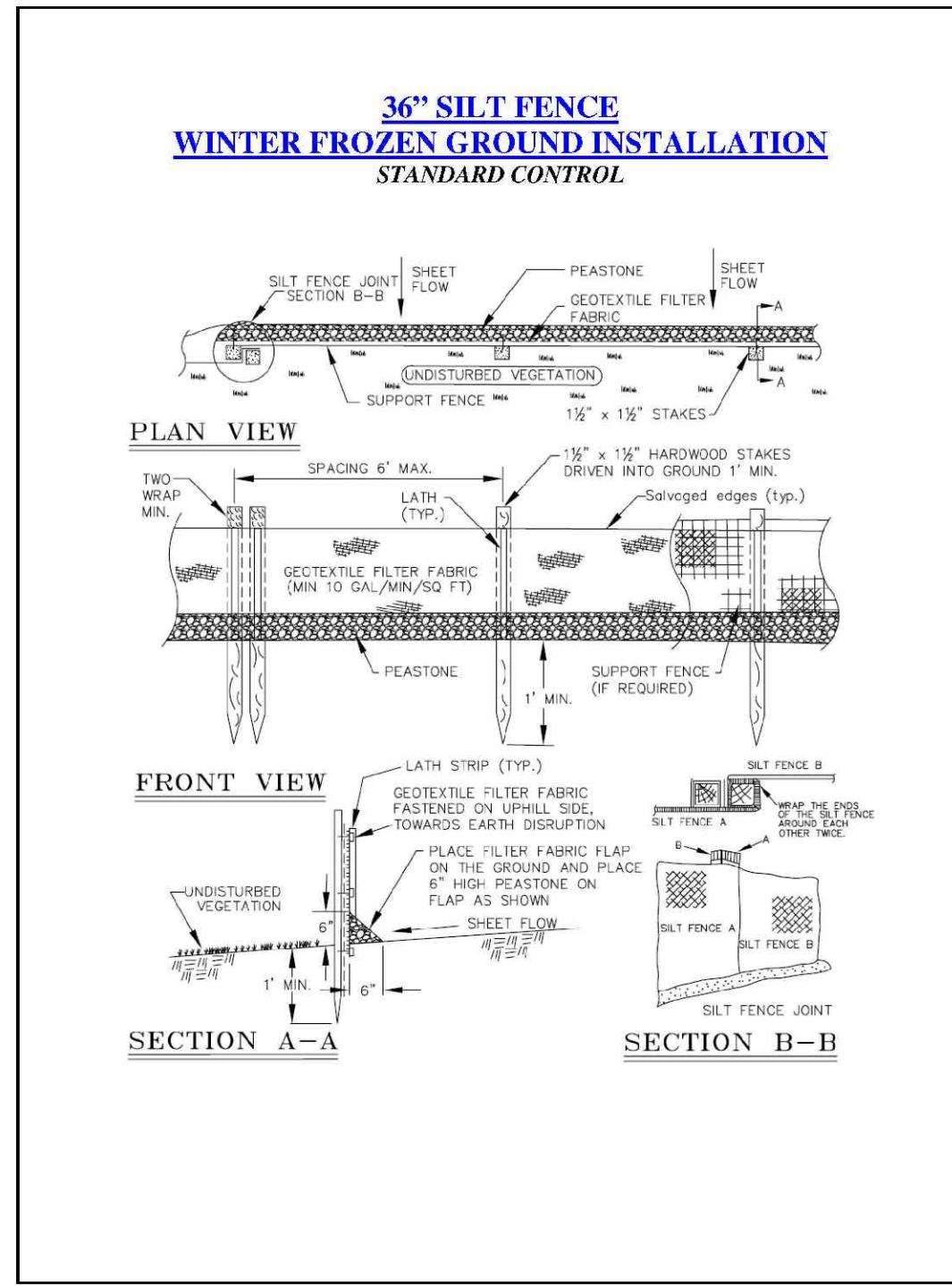
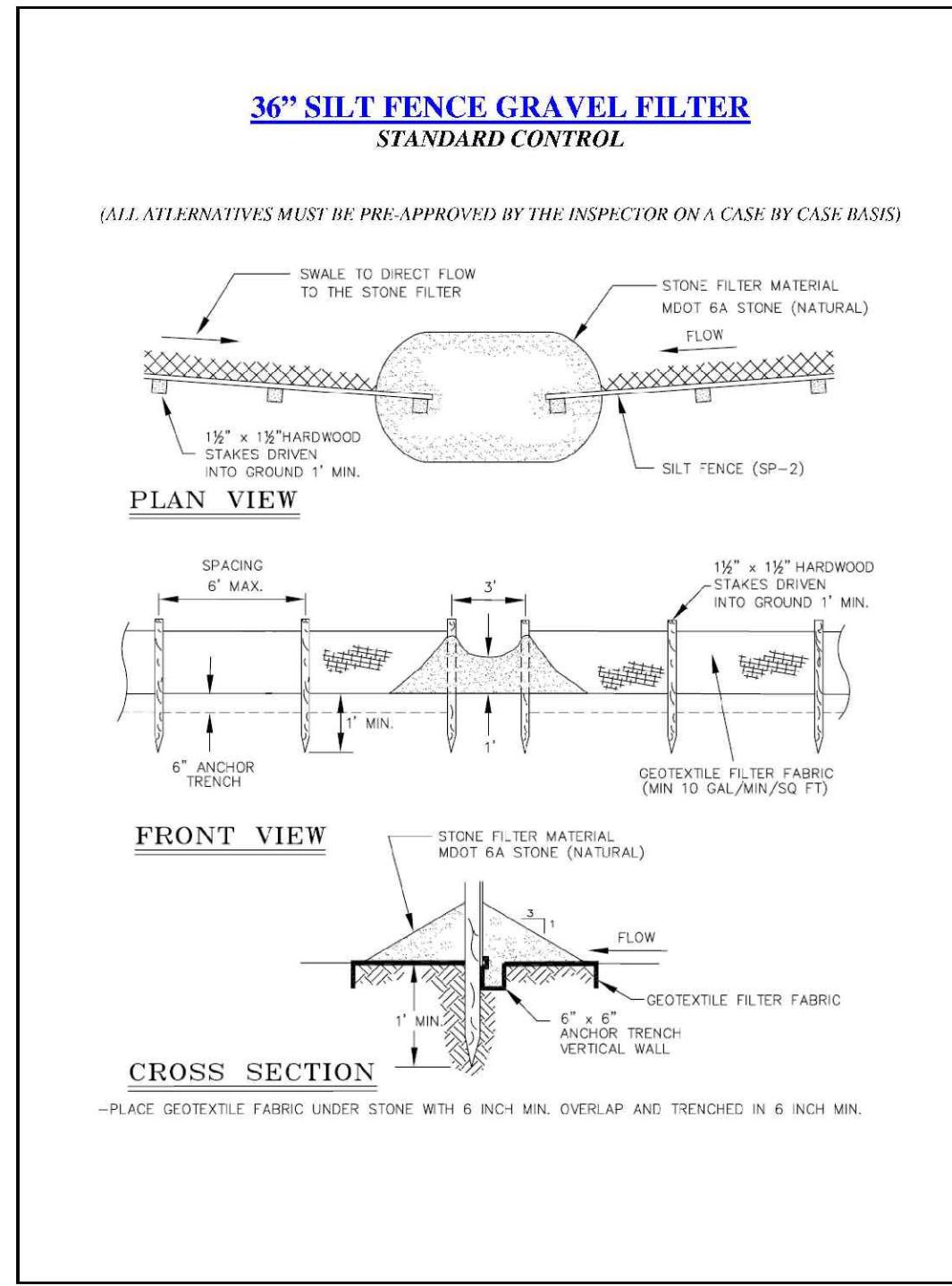
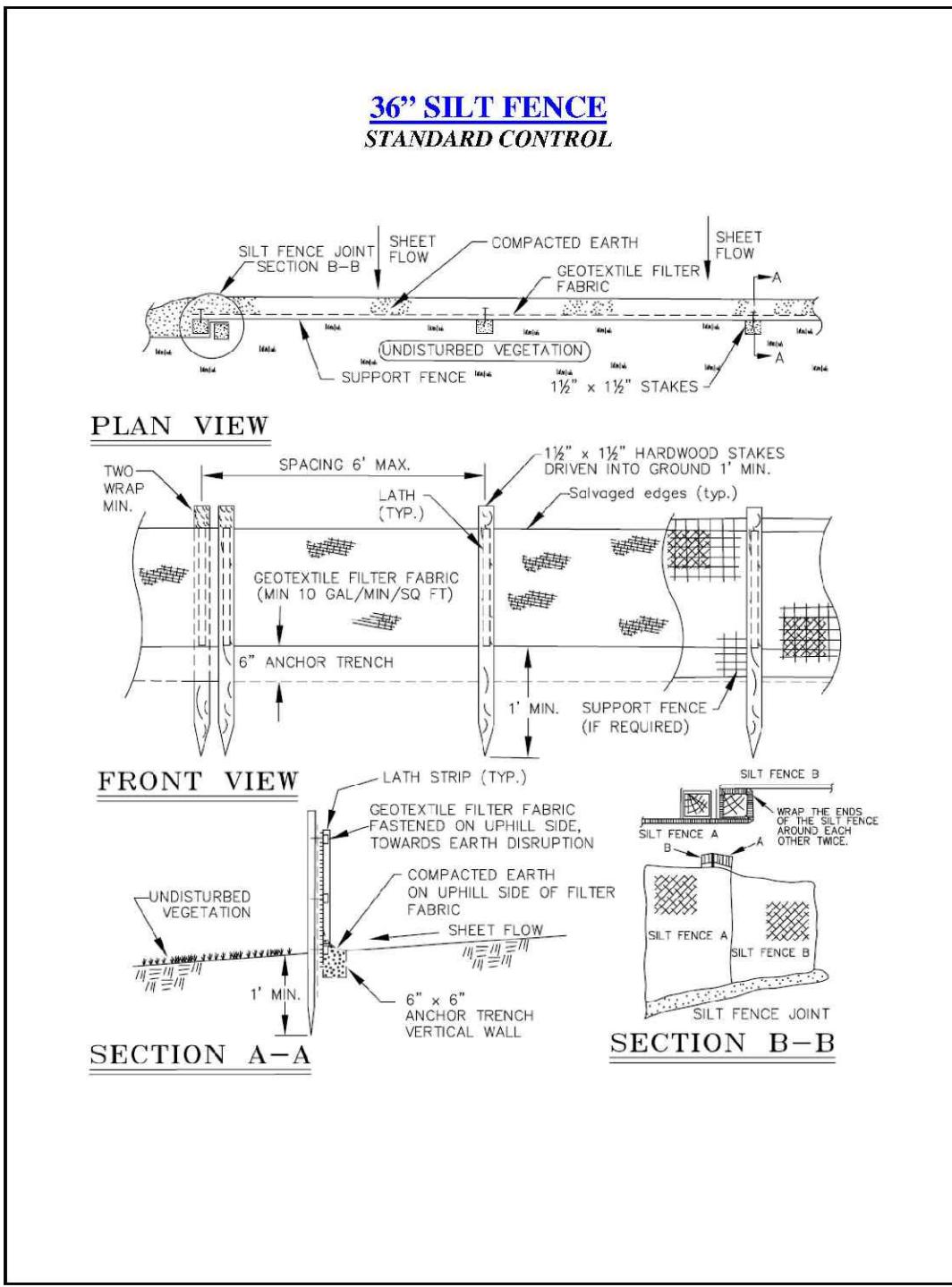
**NOT FOR CONSTRUCTION**



**SITE DETAILS**

900 GRAND OAKS DRIVE – PARCEL NO. 4711-05-300-054  
SECTION: 5  
TOWNSHIP: 2 N.  
CHARLTON TOWNSHIP OF GENOA  
LIVINGSTON COUNTY  
MICHIGAN





NOT FOR CONSTRUCTION

**SITE DETAILS**

CLIENT:	TRUCK & TRAILER SPECIALTIES, INC.
SECTION: 5	CHARTER TOWNSHIP: 2 N. RANGE: 5 E.
SECTION: 5	TOWNSHIP OF GENOA LIVINGSTON COUNTY MICHIGAN
SECTION: 5	
SECTION: 5	

REVISED  
01-20-2026 PER TWP

DATE: 09-25-2025  
DRAWN BY: RMS  
CHECKED BY: JPP/WU  
FBK: --  
CHF: RG  
SCALE: HOR 1"= -- FT.  
VER 1"= -- FT.  
250719

# UMLOR

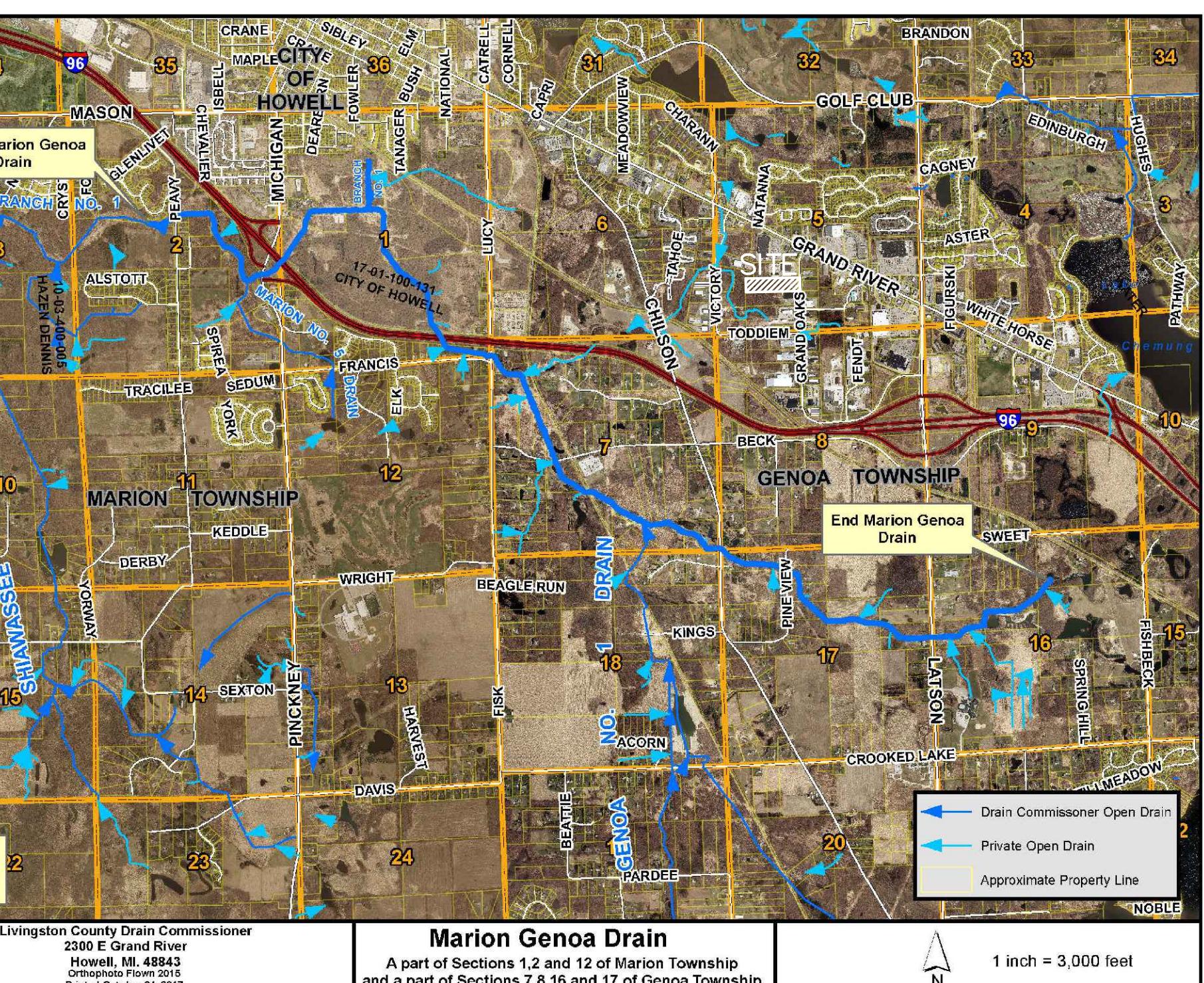
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Know what's below  
Call before you dig.

CLIENT: TRUCK & TRAILER SPECIALTIES, INC.

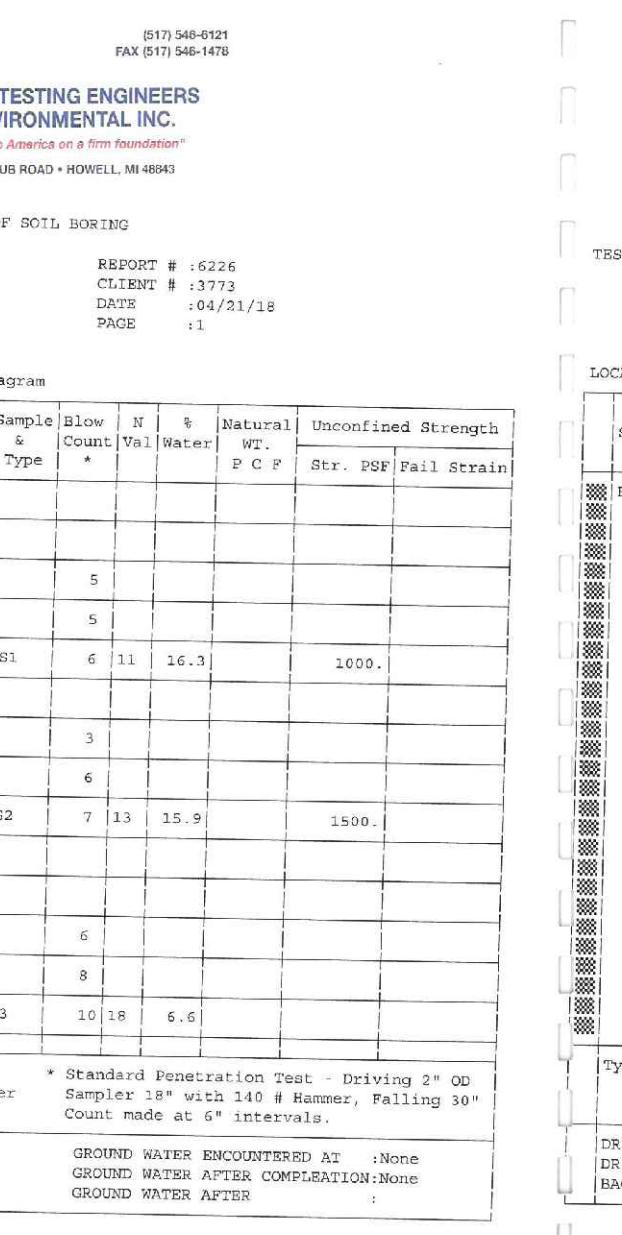
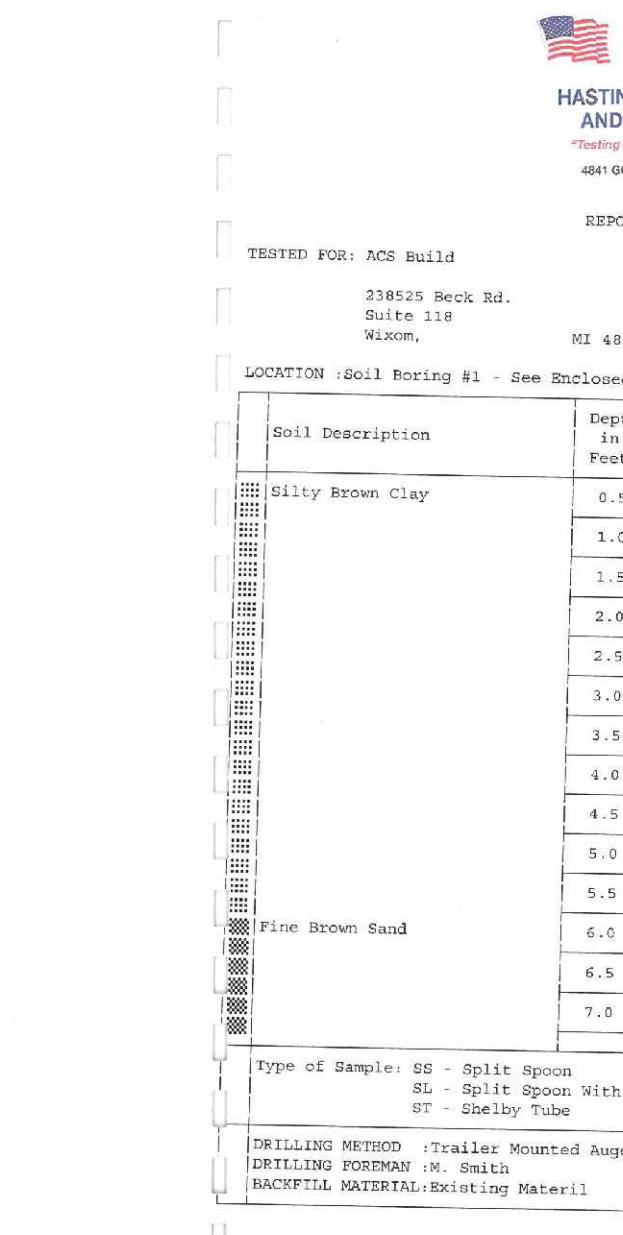
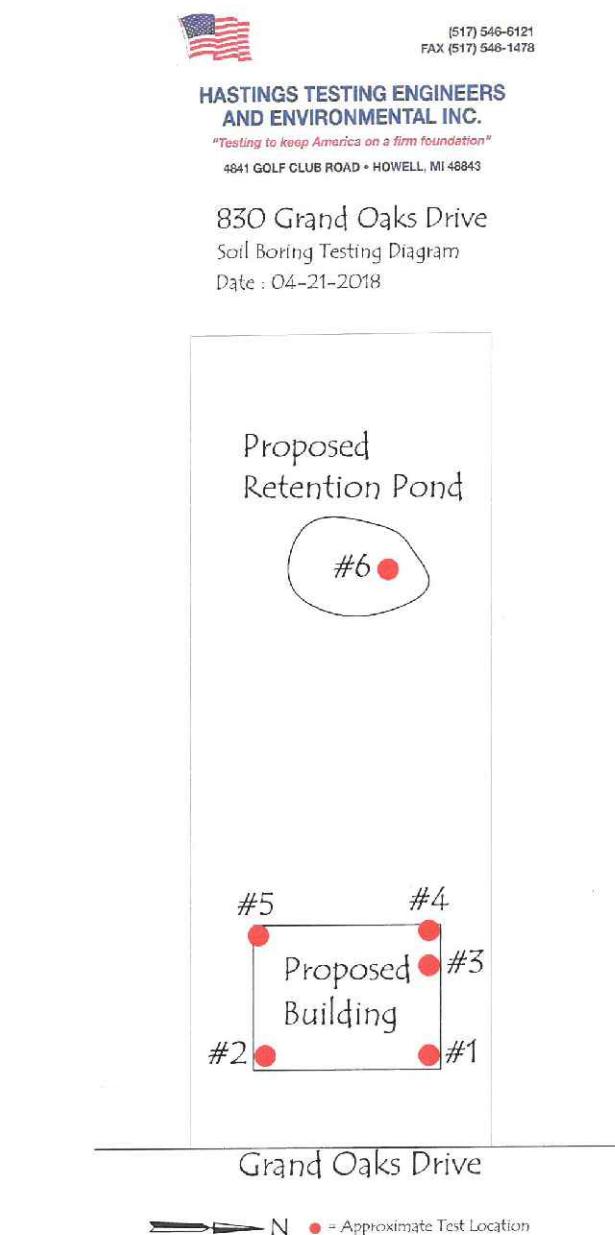
SECTION: 5 TOWNSHIP: 2 N. LIVINGSTON COUNTY

RANGE: 5 E. LIVINGSTON COUNTY

49287 WEST ROAD  
WIXOM, MI 48393  
TEL 248 773 7659  
FAX 866 690 4307



DATE: 09-25-2025  
DRAWN BY: RMS  
CHECKED BY: JPP/WU  
FBK: --  
CHF: RG  
SCALE: HOR 1' = -- FT.  
VER 1' = -- FT.  
250719



PARCEL NO.  
4711-05-303-026  
"VACANT"  
ZONED: INDUSTRIAL

PARCEL NO. 4711-057303-026

PARCEL NO. 4711-05-303-026 "VACANT" PARCEL NO. 4711-05-300-05 830 GRAND OAKS DRIVE

PARCEL NO  
4711-05-300-  
10.03 ACRES  
900 GRAND OAKS DRIVE  
ZONED: INDUSTRIAL

PARCEL NO.  
4711-05-300-04  
970 GRAND OAKS DRIVE  
ZONED: INDUSTRIAL

A technical side-profile diagram of a fire truck. The truck is shown from the front-left, featuring a cab, a large storage compartment with horizontal slats, and a rear section with a ladder and equipment. Two rear axles with single tires are visible. Dimension lines indicate the total length of the truck as 45.00, the front wheelbase as 6.21, and the rear wheelbase as 28.50.

## FIRE TRUCK

Width	:	8.50
Track	:	8.50
Lock to Lock Time	:	6.00
Steering Angle	:	90.00

**FIRE TRUCK DETAIL**  
NO SCALE

This architectural site plan illustrates a property boundary. On the left, a building is shown with a hatched footprint. To its right is a long, low wall labeled 'EX. WALL'. Further to the right is a paved area labeled 'ASPHALT'. A vertical line labeled 'FENCE' marks the outer boundary of the property. The entire plan is set against a light gray background.

Site plan diagram showing property boundaries, setbacks, and utility locations. Key features include:

- Building Footprint:** A large rectangular area with a dashed line inside, labeled "CONC. MAW".
- Setbacks:**
  - 20' PARKING SETBACK
  - 50' SETBACK
  - 85' SETBACK
- Utilities:**
  - FIB (Fiber Optic) line
  - CONC. MAW (Concrete Main) line
  - EX. 6" FORCERMAIN (Force Main) line
  - GRAVEL areas
- Boundary Markers:**
  - BM#2 at the top center, marked with an "F" and a small circle.
  - BM#1 at the bottom center, marked with an "FCL" and a small circle.
- Coordinates:**
  - S02°06'23"E      331.00'(R)
  - S01°18'58"E      330.96'(M)

## GRAND OAKS DRIVE

# TRUCK & TRAILER SPECIALTIES, INC.

# CIRCULATION PLAN

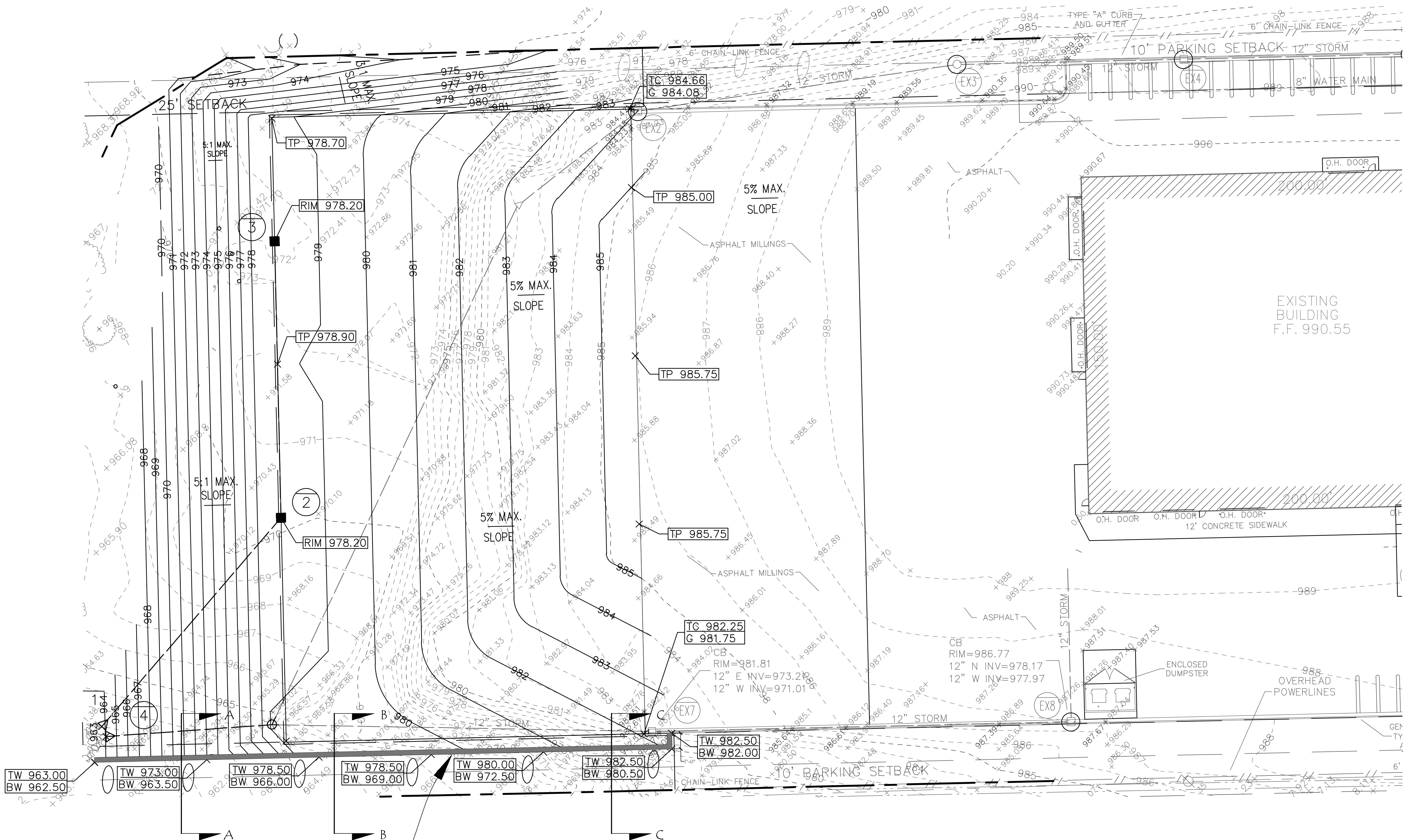
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**GRAND OAKS DRIVE – PARCEL NO. 4711-05-300-054**  
SECTION: 5      TOWNSHIP: 2 N.      RANGE: 5 E.  
CHARTER TOWNSHIP OF GENOA

49287 WEST ROAD  
WIXOM, MI 48393  
TEL 248.773.7659  
FAX 866.690.4307

8  
2507

# NOT FOR CONSTRUCTION



# Proposed Retaining Wall Location

# Retaining Wall Placement Plan

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## Do Not Scale

**HASTINGS TESTING ENGINEERS  
AND ENVIRONMENTAL INC.**

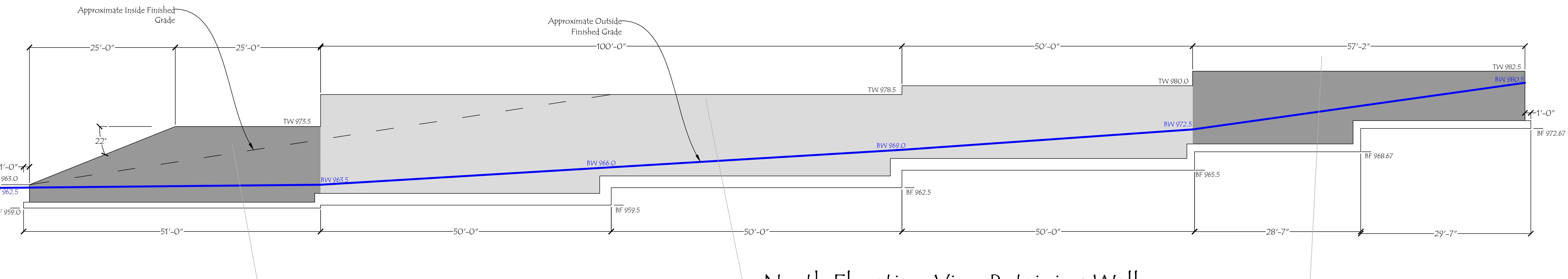
**(517) 546-6141**  
**FAX (517) 546-1414**

*"Testing to keep America on a firm foundation"*

PROJECT : Truck and Trailer Specialties Inc.  
900 Grand Oaks Drive, Howell, MI  
Parking Lot Retaining Wall Plan

Drawn By: M.S. Date: 01/16/2026 Page 1 of 2

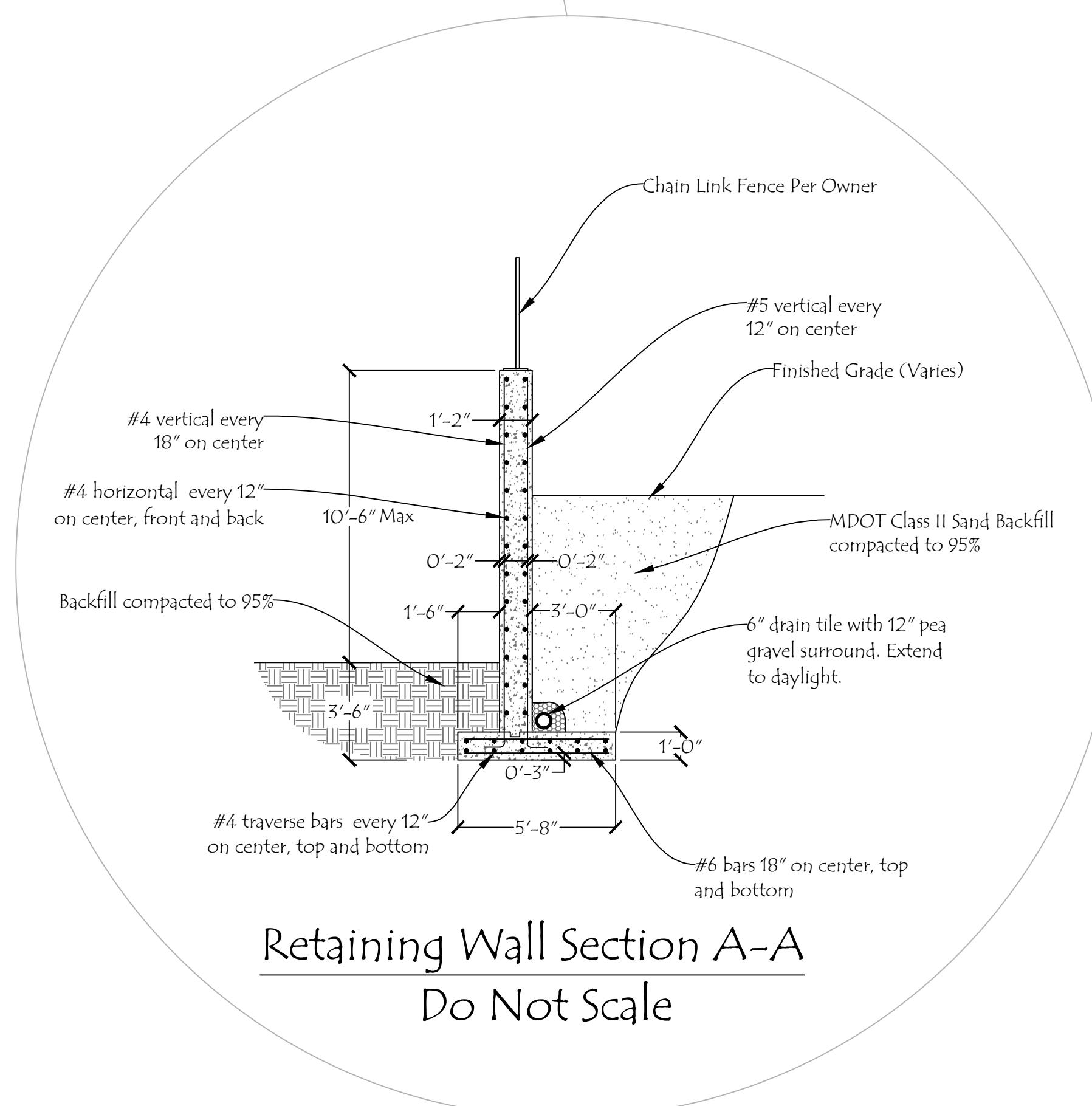
A circular seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "ENGINEER" at the bottom, separated by a small star. The inner circle contains the text "MARC ANDREW WAYNE SMITH" on the top two lines and "ENGINEER" on the bottom line, with "No." and "6201068928" written below it.



# North Elevation View Retaining Wall

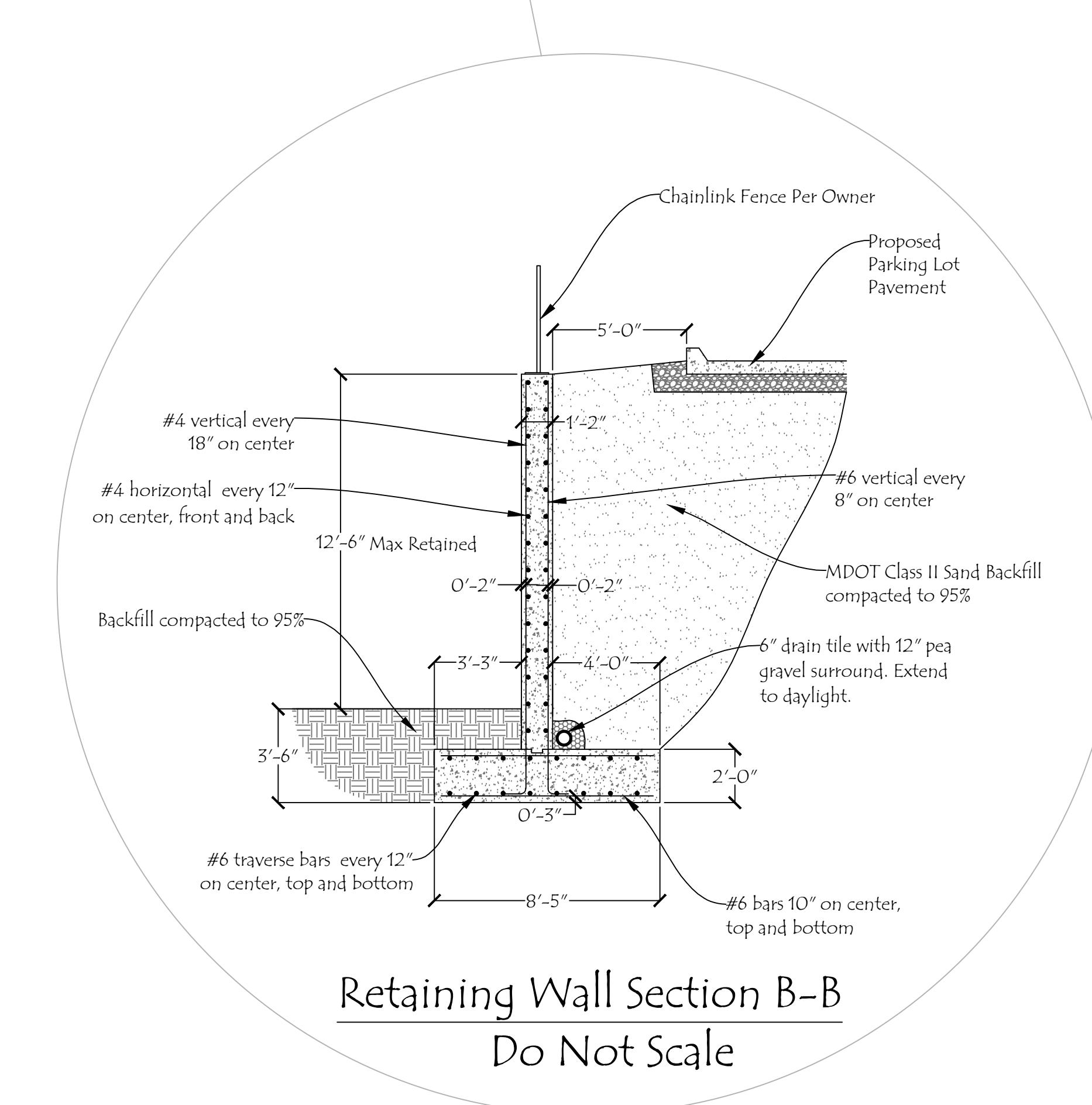
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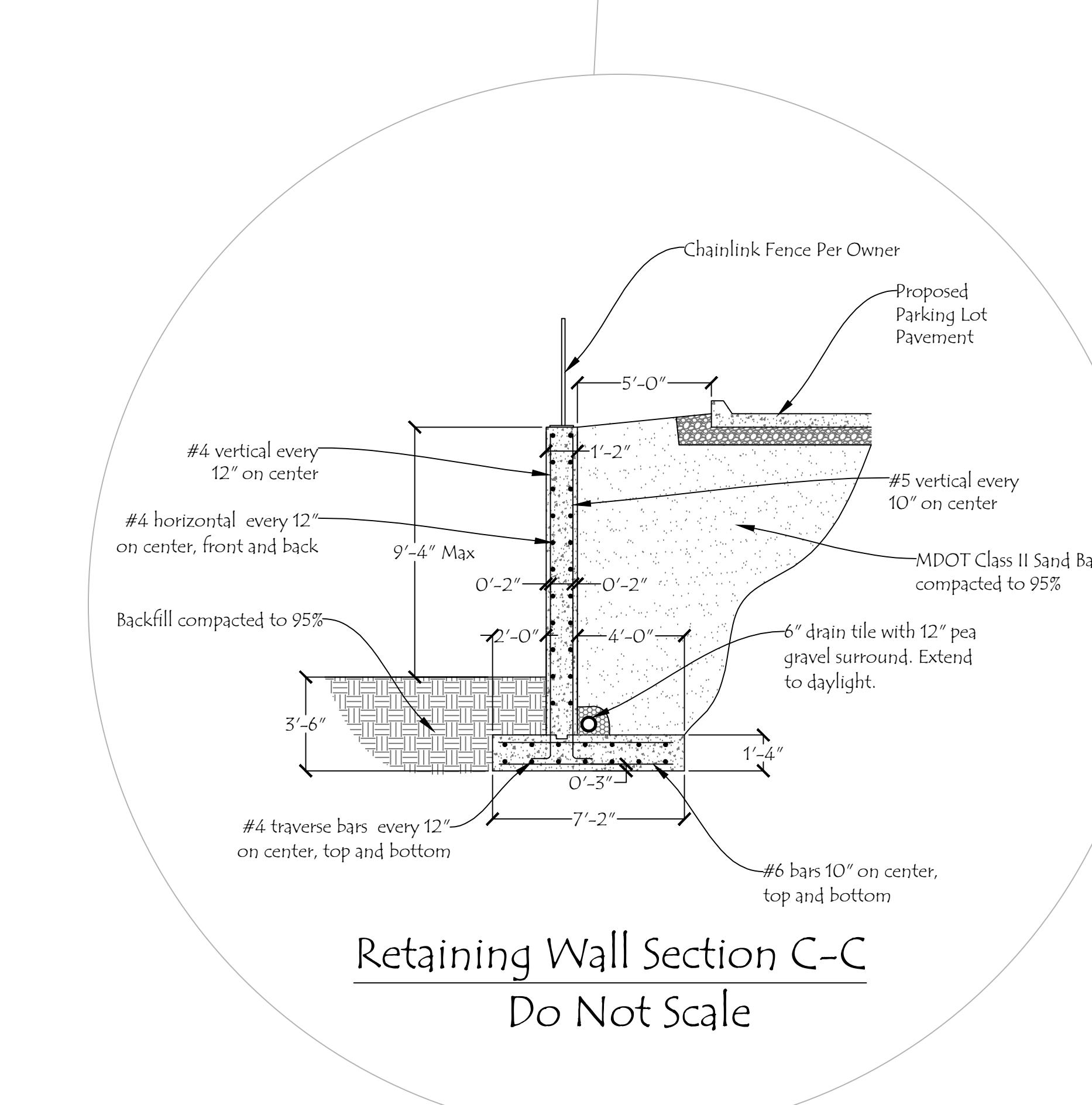
# Retaining Wall Section A-A

## Do Not Scale



# Retaining Wall Section B-B

## Do Not Scale



# Retaining Wall Section C-C

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## Do Not Scale

## Detail Notes

## Soils

- Assumed soil bearing capacity 3000 PSF
- All footings shall bear on native sub-grade soils or approved engineered fill material.
- All walls shall be backfilled with MDOT Class II granular material compacted to 95% of the materials maximum unit weight in accordance with ASTM D1557

## Concrete

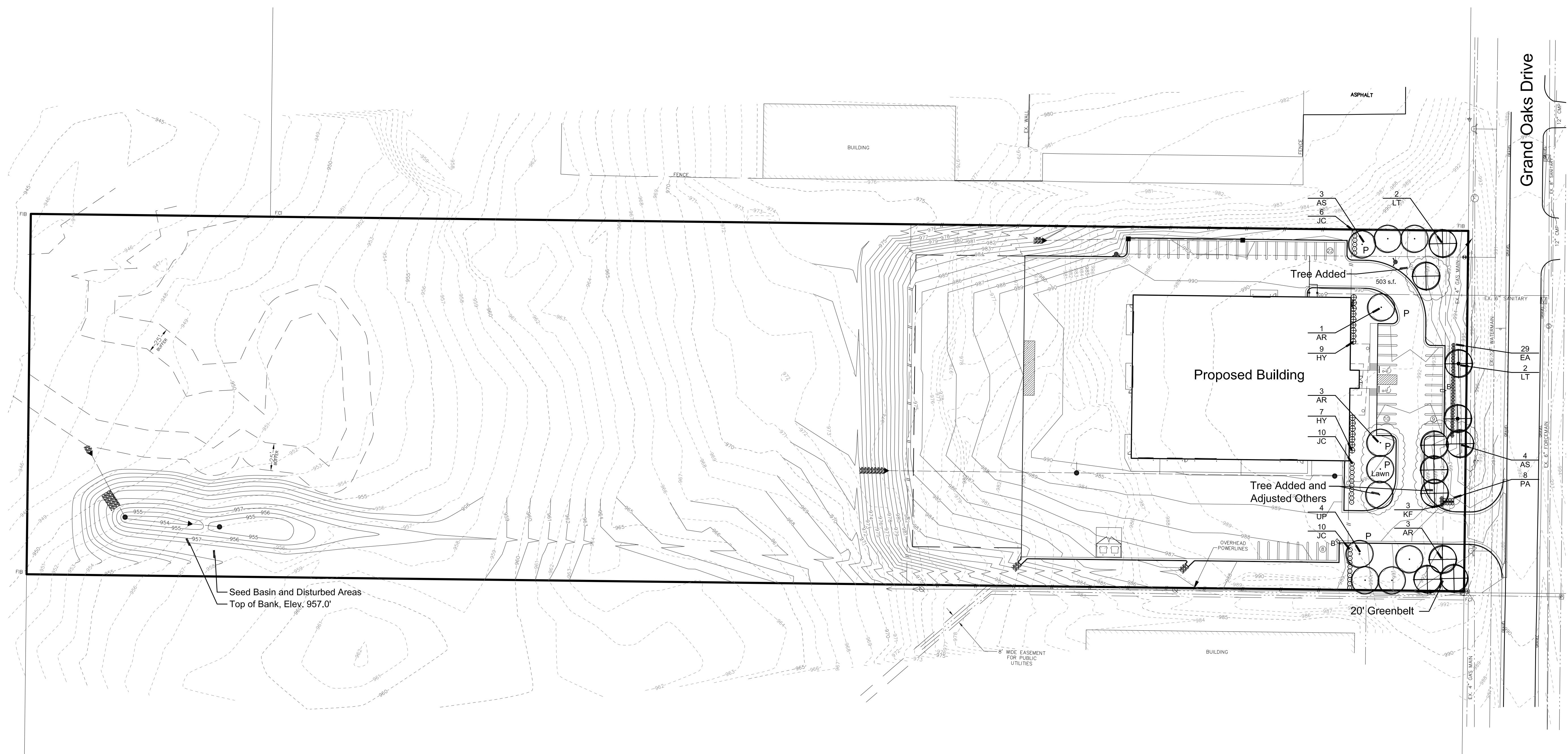
- All concrete shall have a minimum compressive strength of 4000 PSI at 28 days.
- All exposed concrete shall have air entrainment of 6.5% +/- 1.5%.
- Concrete shall be poured at a maximum slump of five inches.
- All footings must be constructed 42" below final grade elevation.
- All concrete work shall conform to the latest ACI codes.

## Reinforcement

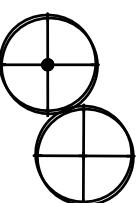
- All reinforcing steel shall be grade 60.
- All reinforcement shall have a minimum of three inches of concrete cover in footing.
- All reinforcement shall have a minimum of two inches of concrete cover in walls.
- Reinforcement shall bend around corners a minimum of two feet.
- All continuous reinforcement shall have two feet of overlap.

### Additional Notes:

- Hastings Testing Engineers and Environmental Inc., shall be called 24 hours prior to concrete placement to inspect reinforcement and concrete.
- Drawing is for retaining wall footing size and rebar schedule only. Please refer to Architectural drawings for parking lot requirements, fencing details etc.



## Landscape Summary



<b>Greenbelt</b>	
Greenbelt Length	331'
Trees Required	9 Trees (331' / 40')
Trees Provided	9 Trees
<b>Parking Lot Landscaping</b>	
Total Proposed Spaces	49 Spaces
Landscape Area Required	490 s.f. (49 / 10) x 100
Landscape Area Proposed	503 s.f.
Trees Required	5 Trees (49 / 10)
Trees Provided	5 Trees
<b>Detention Pond - Plantings Relocated to Front of Building</b>	
Top of Bank Length	385 l.f.
Trees Required	8 Trees (1 per 50')
Trees Provided	8 Trees
Shrubs Required	77 Shrubs (10 per 50')
Shrubs Provided	82 Shrubs

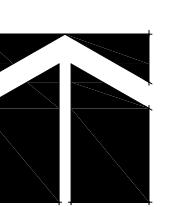
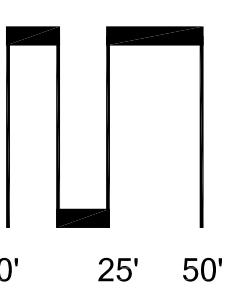
## Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	7	<i>Acer rubrum</i>	Red Maple	2.5"	as shown	B&B	
AS	7	<i>Acer saccharum</i>	Sugar Maple	2.5"	as shown	B&B	
EA	29	<i>Euonymus alata</i> 'Compacta'	Compact Burning Bush		as shown		24"
HY	16	<i>Hydrangea</i> 'Little Quick Fire'	Little Quick Fire Hydrangea		as shown		24"
JC	26	<i>Juniperus</i> c. 'Keteleeri'	Keteleer Juniper		as shown	B&B	5'
KF	3	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Forester Grass		as shown		#2 Cont.
LT	4	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5"	as shown	B&B	
PA	8	<i>Pennisetum</i> a. 'Hameln'	Dwarf Fountain Grass		as shown		#2 Cont.
UP	4	<i>Ulmus</i> 'Pioneer"	Pioneer Elm	2.5"	as shown	B&B	

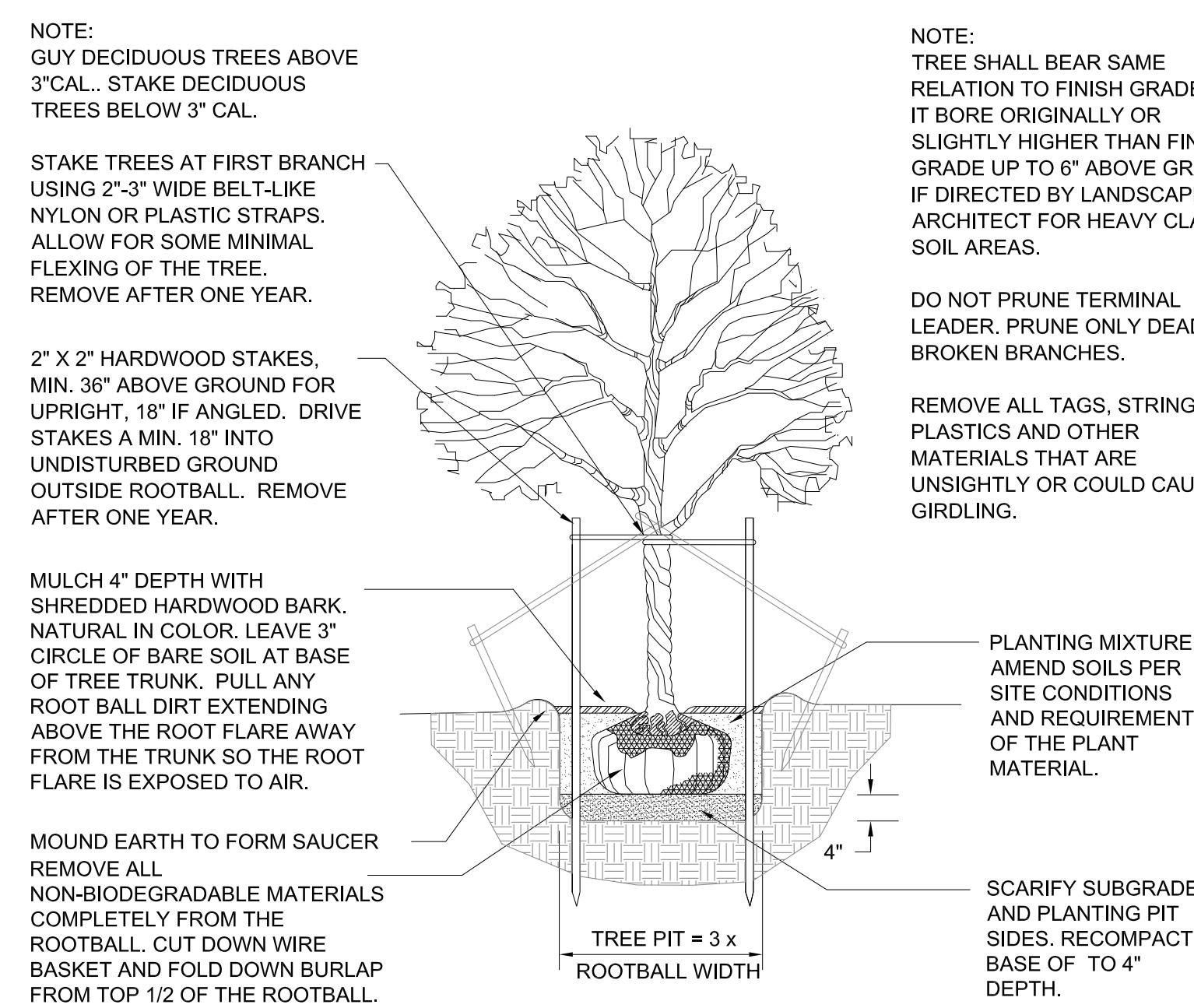
Notes:  
All Landscaped Areas Shall be Provided with an Automatic Underground Irrigation System

Job Number:

Drawn By: ca Checked By: ica

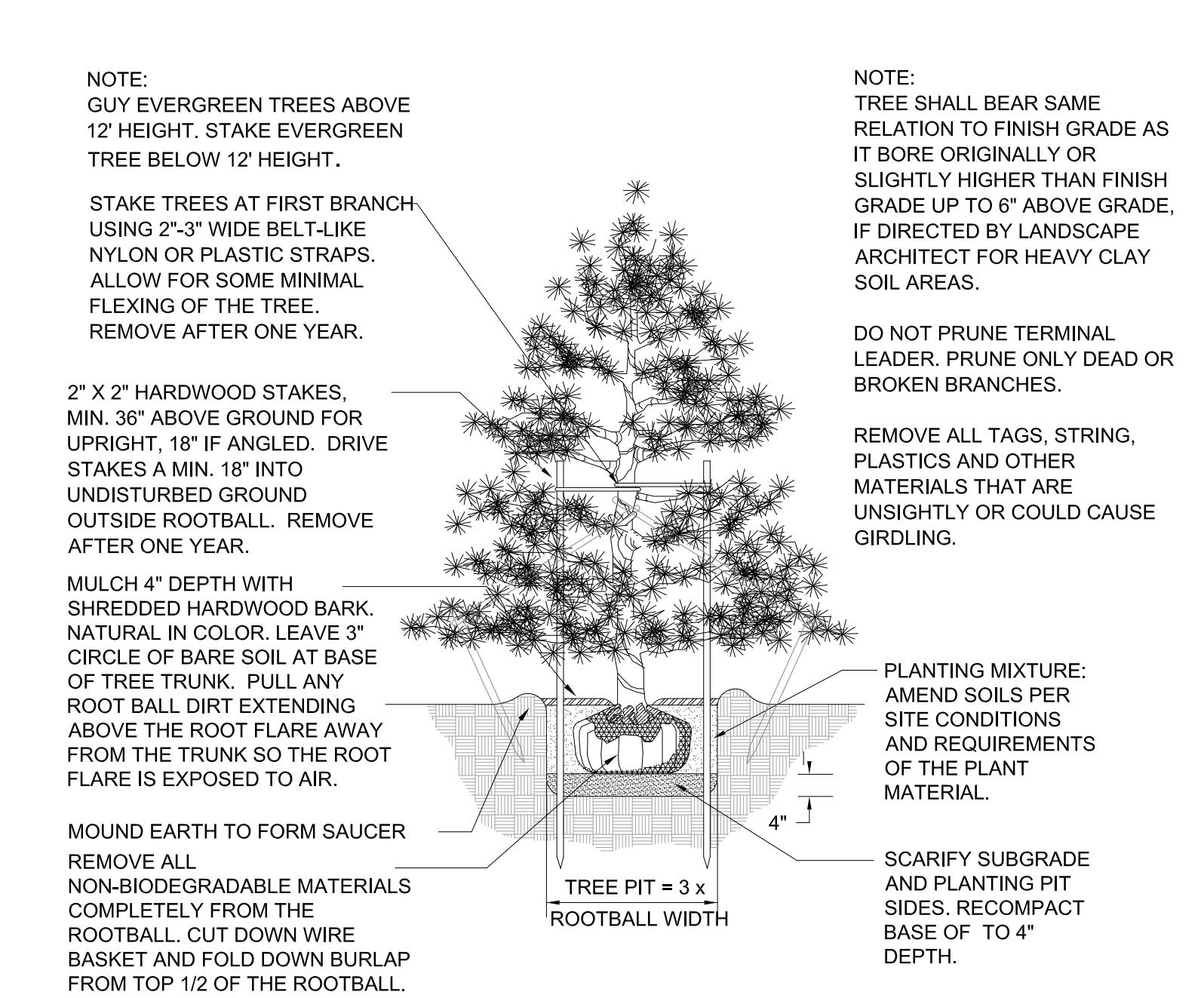


NORTH  
1"=50'



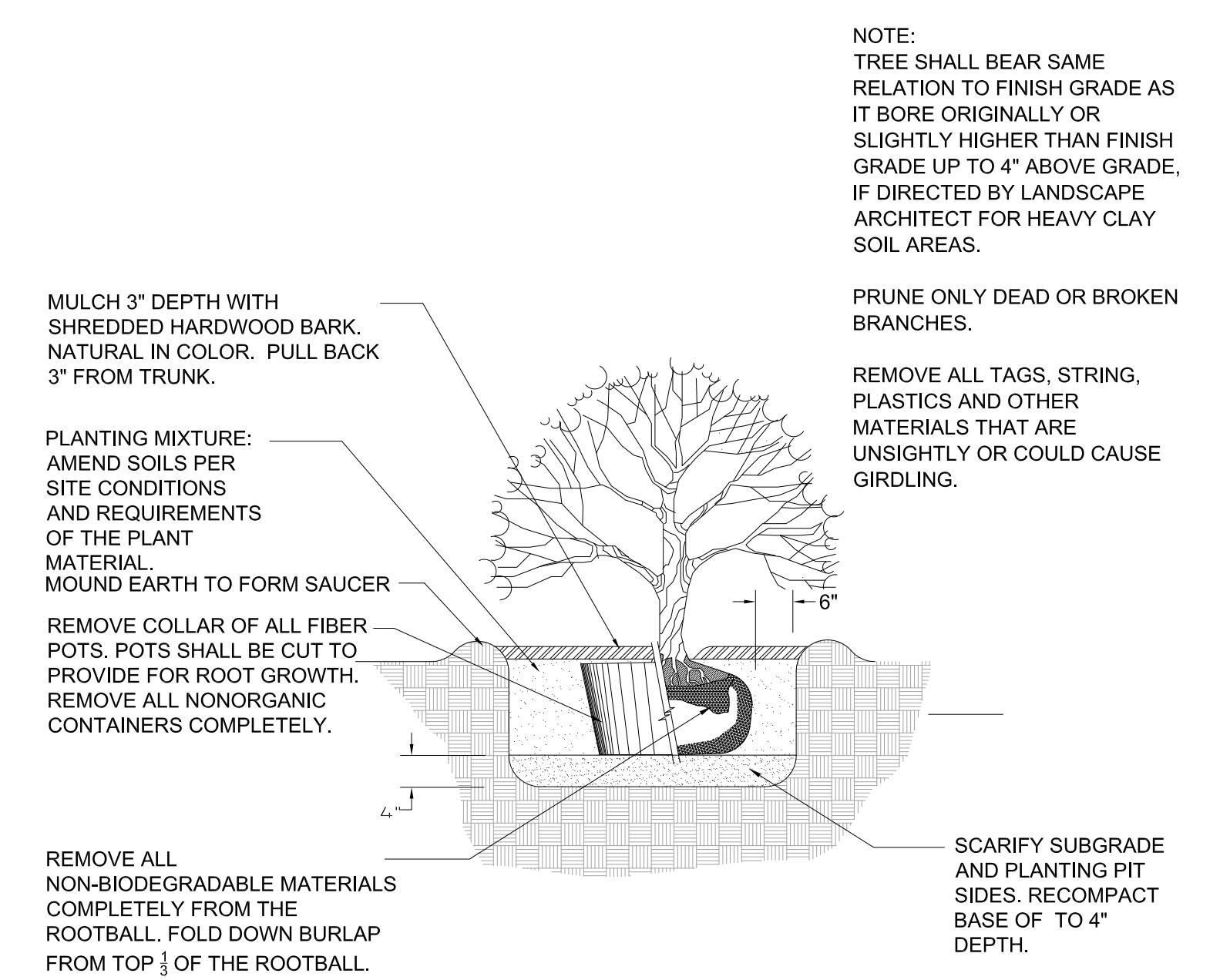
### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



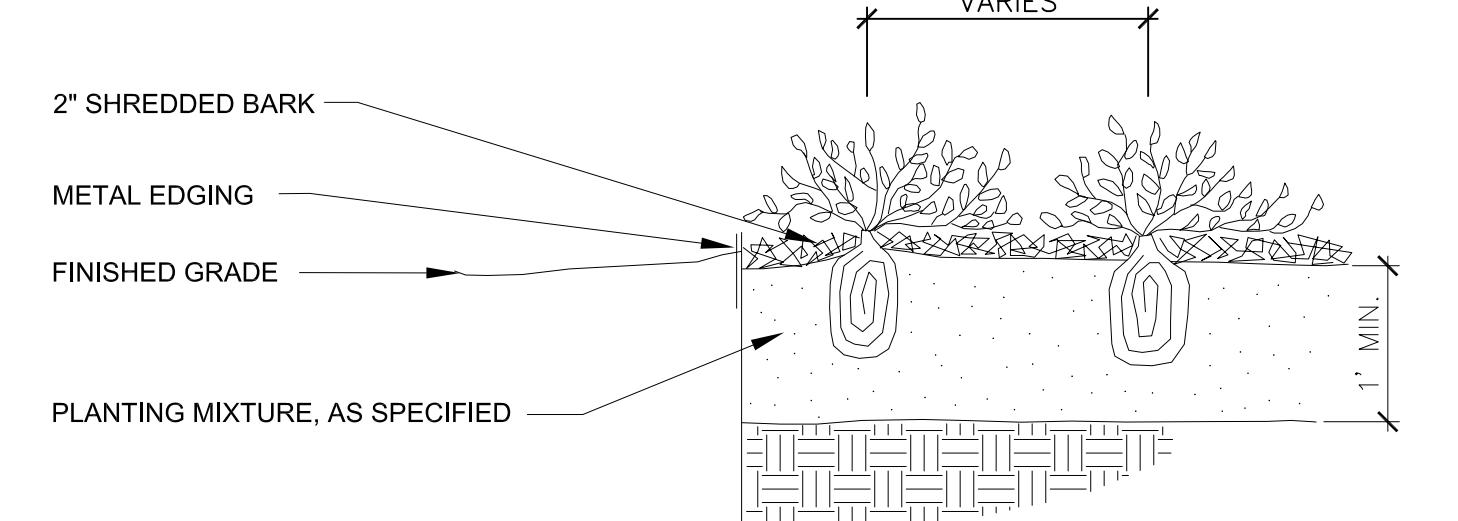
### EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



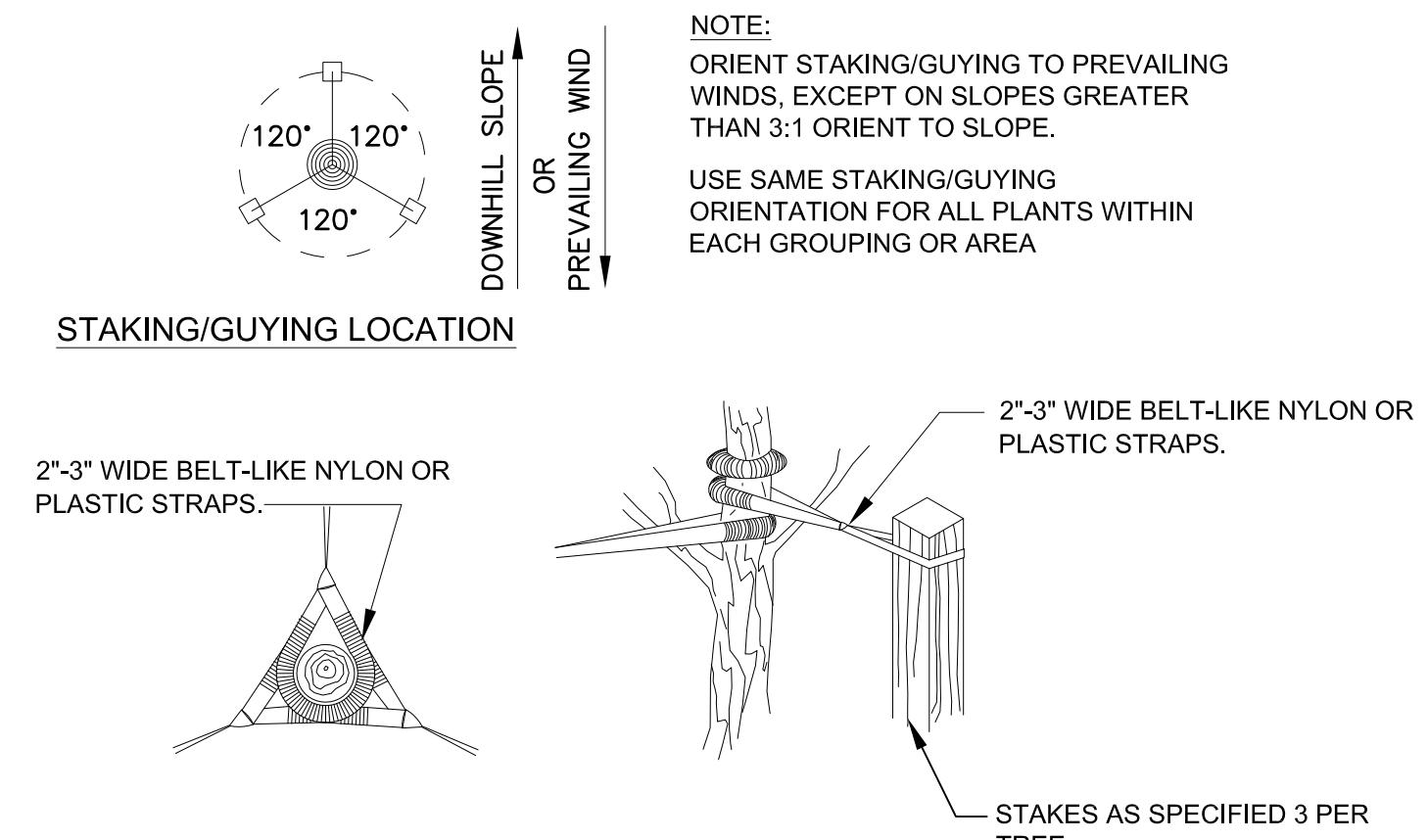
### SHRUB PLANTING DETAIL

NOT TO SCALE



### PERENNIAL PLANTING DETAIL

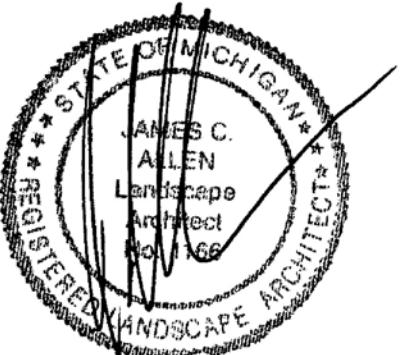
Not to scale



### TREE STAKING DETAIL

Not to scale

Seal:



### Title: Landscape Details

Project:

Truck & Trailer Specialties  
Genoa Township, Michigan

Prepared for:

Greentech Engineering, INC  
51147 Pontiac Trail  
Wixom, Michigan 48393  
248.668.0700

Revision: Issued:

Submission April 25, 2018  
Revised May 24, 2018  
Revised July 16, 2018  
Added Trees Per Safe Built July 17, 2018

Job Number:

18-029

Drawn By: Checked By:

jca jca



Sheet No.

L-2



**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.

**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 to ensure that no encroachment is allowed into the setback.
  - (1) Demarcation signs shall be purchased directly from Genoa Charter Township to ensure consistency and conformity throughout the Township.
    - (a) Applicant shall be responsible for erecting and maintaining the signs. If property is sold it shall be the responsibility of the new owner.
    - (b) Sign location must ensure that sign is fully visible and shall be installed every fifty-feet (50) along the 25-foot undisturbed natural buffer setback line.
    - (c) The location of the sign shall be approved by the Township prior to installation.
  - (e) Building and structures 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.
  - (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 seven -feet (7) 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 shall 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) EGLE 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 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:** 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 and shall be designed to prevent discharge of hazardous substances to floor drains, rivers, lakes, wetlands, or storm drains.

13.07.01 **Above Ground Storage Tanks:** Above ground storage tanks shall be limited to **two (2) five hundred (500) gallon tank capacity, shall be not be located in the front yard and not less than one-hundred and fifty (150) feet from any occupied building or any side or rear 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. Tanks shall be completely emptied prior to removal by a licensed and insured contractor in accordance with all applicable federal, state and local regulations.

13.07.03 **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.

13.07.04 **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.

13.07.05 **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.

13.07.06 **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.

13.07.07 **Performance Guarantee:** To ensure compliance with the provisions of this Ordinance and any conditions imposed by the Township Board, Zoning Board of Appeals, Planning Commission or Zoning Administrator, the Township may require that a performance guarantee be deposited with the Township to ensure faithful completion of improvements in accordance with Article 21, Section 21.03 entitled "Performance Guarantee".

## 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)



**NATURAL FEATURES BUFFER**

**PROTECTED  
AREA**

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**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
January 12, 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, Tim Chouinard, Glynis McBain, Marianne McCreary, Eric Rauch, and Bill Reiber. Absent was Greg Rassel. Also present were Planning Director Amy Ruthig, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

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

**ELECTION OF OFFICERS:**

Ms. Ruthig stated that Chairperson, Vice Chairperson and Secretary need to be elected this evening.

**Moved** by McCreary, supported by Chouinard, to elect Chris Grajek as Chairman, Eric Rauch as Vice-chairman, and Marianne McCreary as Secretary. **The motion carried unanimously.**

**APPROVAL OF AGENDA:**

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

**DECLARATION OF CONFLICT OF INTEREST:** None

**CALL TO THE PUBLIC:**

The call to the public was made at 6:33 pm.

Ms. Denise Policella of 4200 Sweet Road, representing the Genoa Coalition stated they have expanded their mission for the Township. They are having their first meeting of the year on January 29 at 6:30 at Aubrey's and she invited the Planning Commission members to attend.

The call to the public was closed at 6:35 pm.

**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.

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Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry provided a review of the proposal for two above ground fuel storage tanks.

Mr. Borden reviewed his letter dated December 16, 2025.

1. The applicant must provide an updated 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.

He noted that the ordinance states a limit of 300 gallons of fuel storage is allowed; however, he interprets this request as being in compliance with the ordinance because the storage tanks are less than 300 gallons each. He recalls the Planning Commission had previously discussed changing the outdoor fuel storage ordinance with regard to number and size of tanks.

Ms. Byrne stated bollard details shall comply with requirements outlined in the review letter from Brighton Area Fire Authority.

The Brighton Area Fire Authority Fire Marshal's letter dated December 22, 2025, states the following:

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.

Mr. Perry stated he has received BAFA's letter and will comply with their requirements.

Mr. Rauch asked the applicant if they are going to provide the secondary containment details. Mr. Perry stated a double-walled tank meets the standards for secondary containment, and that is what they are proposing.

Mr. Rauch asked what other agencies will need to approve these tanks. Mr. Perry stated the local fire marshal, and the State of Michigan must provide approval. There was a discussion

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regarding the possible ordinance change for outside fuel tanks and how that will affect how much fuel is allowed and the new setbacks.

Mr. Reiber questioned if when the site was approved, did it meet all of the requirements of the ordinance. Ms. Ruthig stated yes, there were no variances given. Because of the public comment letter in the packet, he would like to have the site inspected for violations. She noted that when the resident who wrote the letter was building their home, the township advised that their property abuts an industrial property. There have not been any complaints filed against this business until January 7, 2026. Mr. Misaras has spoken to the neighbor previously. He addressed her concern and advised her to contact him with any further issues.

Mr. Rauch would like assurances that the wetlands will be protected.

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

Ms. Denise Policella of 4200 Sweet Road does not see a special use for a contractor's yard on this property. She suggested a berm as a buffer instead of vegetation. Ms. Ruthig stated they do have a special use permit that was approved in May 2024.

Ms. Deb Beattie of 3109 Pine View Trail stated the resident's letter and what is being said here this evening are contradictory. This is very close to the wetland, and the site drains toward the wetlands. The buffer does not mitigate any sight, noise or smell from the site to the residential property.

The call to the public was closed at 7:17 pm.

Ms. McBain confirmed with Ms. Ruthig that no complaints were received from the neighbor until January 7, 2026. Mr. Rauch confirmed this is still an active construction site so the activities on this site will not be the normal business operations when the construction is complete. He explained how the petition is controlling the stormwater drainage and it was approved with their plan.

**Moved** by Commissioner Rauch, seconded by Commissioner Reiber, to table Open Public Hearing #1 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

**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 by Jennifer Duncan.

Ms. Jennifer Duncan and Ms. Elizabeth Stowe were present.

Mr. Borden reviewed his letter dated January 6, 2025.

1. Special Land Uses (Section 19.03):

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- 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 and that copy be provided to the Township as it will be issued after the township's approval.

Ms. Byrne reviewed her letter dated December 30, 2025.

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.

The Brighton Area Fire Authority Fire Marshal's letter dated February 8, 2026, states the following:

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.

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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.
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.

Ms. Duncan provided the requirements from the State of Michigan for a day care home.

Ms. Duncan stated she will be residing in the home with her husband so items #8 through #12 of the Fire Marshal's letter do not apply.

The commission discussed the parking requirements, square footage required and location of the play area. Mr. Rauch asked if this submission meets the requirements. Ms. Ruthig stated yes; she has followed the precedents that have been set by other homeowner run daycares.

Mr. Chouinard visited the site and there is not a way for two vehicles to be on the driveway at the same time. Ms. Duncan will have the drop off and pick up times staggered to avoid this.

Ms. McBain confirmed that the resident who sent a letter opposing this request lives on the side of the property that is heavily wooded and the play area will also be on the opposite side of their property.

The call to the public was made at 7:45 pm with no response.

The commission advised Ms. Duncan that a new site plan must be submitted and shall include the fenced in play area and that all of BAFA's requirements are met.

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to table Open Public Hearing #2 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

**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

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the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Ms. Phillips provided the details of the proposed business.

Mr. Eckstein showed the building floor plan and photos of the outside area to address Mr. Borden's concerns.

The commission and the applicant discussed the outside area. The enclosed area should be shown on the resubmitted plan.

Ms. McBain likes the business idea but is questioning whether this is the best location. She is concerned with the noise and smell for the neighbors. Ms. McCreary agrees. She recommends this be in a stand-alone building. Mr. Rauch believes this is a good location for this business. He likes that an existing building is being used, especially in this strip mall. Mr. Chouinard agrees with the sound proofing that is being proposed.

Mr. Borden reviewed his letter dated January 6, 2025.

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.  
The ordinance allows for one pet per 100 square feet, but the application shows this limit to be by two. The Planning Commission has the discretion to allow for more dogs.
- c. The outdoor play area is not surrounded by a 6 foot masonry wall, as required. There are references to fencing; however, none is depicted on the site plan. The commission discussed the requirement of masonry and did not believe it was necessary for this use.
- d. Clarification is needed on the surfacing of the outdoor play area. Mr. Rauch stated there is no sun in this area, so he recommends artificial turf.
- e. The submittal does not include approvals from outside agencies, as required. f. If the commission determines that additional or more detailed information is needed, the applicant must address any such concern.

Ms. Byrne stated she has no engineering concern with the proposed site plan and special land use.

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The Brighton Area Fire Authority Fire Marshal's letter dated December 22, 2025, states the fire authority has no objection to the proposed special use for the existing tenant space. Further review will be required during the tenant construction application for a permit.

The call to the public was made at 8:17 pm.

Ms. Denise Pollicella of 2400 Sweet Road loves this business idea.

Mr. Jeff Dhaenens of 5494 Sharp Drive spoke about a similar business in Stevenson, Michigan. He hopes this is approved. There is no concern about the noise or the odor.

The call to the public was closed at 8:20 pm.

The commission requested that the applicant provide additional signage, what material will be used for the outdoor area, outside organization approvals as required, and proof that the outdoor area is secure, and the proposed material is approved. Mr. Eckstein stated they will reduce the maximum number of dogs allowed to meet the ordinance.

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to table Open Public Hearing #3 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

The commission took a 10 minute break at 8:25 pm.

**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".

The planning commission and Ms. Ruthig discussed the proposed changes and agreed on additional needed changes.

The call to the public was made at 9:47 pm.

Ms. Denise Pollicella of 4200 Sweet Road thanked the commission for revising this ordinance. She provided additional information on this evening's discussion.

Ms. Deb Beattie of 3109 Pineview Trail suggested having the wetland setback increased to 50 feet.

Ms. Melanie Johnson of 3990 Chilson Road spoke about the wetland setbacks and suggested removing the word "regulated" and have the ordinance apply to all wetlands. She agrees with the signs delineating wetlands.

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The call to the public was closed at 9:55 pm.

The commission decided to have Ms. Ruthig make the changes discussed this evening and present the revised document at the next planning commission meeting.

**Moved** by Commissioner Reiber, seconded by Commissioner McCreary, to table Open Public Hearing #4 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig provided the Annual Report.

**Approval of the September 8, 2025 Planning Commission meeting minutes**

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the September 8, 2025 Planning Commission Meeting as presented. **The motion carried unanimously.**

**Member Discussion**

Ms. McCreary stated that both the senate and the house approved a maximum of ten land splits for one property. It was previously four.

Ms. McCreary attended the Michigan Association of Planners convention and attended many of the classes they offered.

**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Reiber, to adjourn the meeting at 10:11 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary