

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
APRIL 13, 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.)*

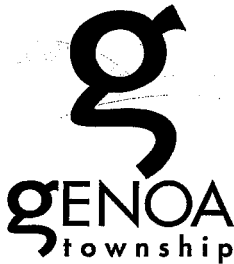
**OPEN PUBLIC HEARING # 1...** Consideration of a sketch plan and environmental impact assessment for a minor amendment to an approved special land use to allow for a basketball/pickleball court, playground and sand volleyball court for Bible Baptist Church. The property is located at 3900 Golf Club Road, southwest corner of Golf Club and Latson Roads. The request is petitioned by Bible Baptist Church.

- A. Recommendation of Environmental Impact Assessment
- B. Disposition of Sketch Plan.

**ADMINISTRATIVE BUSINESS:**

- Staff Report
- Approval of February 9 and 23, 2026 and March 9, 2026 Planning Commission meeting minutes
- Member discussion
- Adjournment

<p>*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.</p>
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**GENOA CHARTER TOWNSHIP APPLICATION**  
**Sketch Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION:**

APPLICANT NAME & ADDRESS: Bible Baptist Church, 3900 Golf Club Rd. Howell 48843  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: same "

SITE ADDRESS: same PARCEL #(s): 4711-05-200-015

APPLICANT PHONE: ( [REDACTED] ) OWNER PHONE: ( ) same

LOCATION AND BRIEF DESCRIPTION OF SITE: 46.5 acre church campus  
at SW corner of Golf Club Rd + Latson Rd

BRIEF STATEMENT OF PROPOSED USE: no change

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Existing church campus; adding  
a basketball/pickleball court, sand volleyball court, & playground area

**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: Tim Christoson, BBC Lead Pastor

ADDRESS: 3900 Golf Club Rd. Howell MI 48843

<b>Contact Information</b> - Review Letters and Correspondence shall be forwarded to the following:		
1.) <u>Tim Christoson</u>	of <u>Bible Baptist Church</u>	at <u>[REDACTED]</u>
Name	Business Affiliation	Email Address

<b>FEE EXCEEDANCE AGREEMENT</b>	
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u>[Signature]</u>	DATE: <u>3/16/2026</u>
PRINT NAME: <u>Tim Christoson</u>	PHONE: <u>[REDACTED]</u>

March 16, 2026

To: Amy Ruthig, Planning Director  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48843

Re: Minor amendment to the special use of the Bible Baptist Church property, to include outdoor sports, recreation, and playground features.

Township staff, planning commission, and trustees,

In the fall of 2024, Bible Baptist Church relocated to our new home at 3900 Golf Club Road, a 46.5-acre campus where we meet for weekly worship, plus various weekly Bible study groups for children, teens, and adults.

We're now ready to install a few outdoor amenities intended for use by our members and youth programs, including:

- One basketball court (with pickleball)
- One sand volleyball court
- One children's playground

A sketch plan has been provided to show where these amenities are proposed.

The sports courts are part of our church's ministry to youth, situated adjacent to the previously approved soccer field. They are not viewed from the roads, nor the neighbors. They are situated within the trees that border our campus.

We also have pursued a zoning board of appeals waiver application for the black vinyl-coated chain-link fencing intended to go around the athletic courts.

There is no impact on parking calculations, and no planned changes to the existing parking lot. We have plenty of open parking spaces available during the days and hours when these amenities would be used. Our largest parking need is for Sunday worship, and these recreational amenities would not be used during worship.

There are no planned changes to our existing landscaping plan. There are also no changes to lighting, dumpsters, buildings, signs, or driveways.

Thanks for your time!

Tim Christoson  
Lead Pastor



April 7, 2026

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

**Re: Bible Baptist Church  
Sketch Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the sketch plan submittal for Bible Baptist Church last dated February 16, 2026. The site plan was prepared by Boss Engineering on behalf of Bible Baptist Church. The site is located at 3900 Golf Club Road. The proposed improvements include the addition of a basketball/pickleball court, sand volley court, and playground area to the existing church campus. We offer the following comments:

#### **GENERAL**

1. The material of the proposed basketball court should be shown on the sketch plan.

#### **DRAINAGE AND GRADING**

1. In the provided impact assessment, it is stated that there are no additional impacts on stormwater management. The proposed work provides additional impervious area to the site which could have impact on stormwater management. The impact on storm management for the site should be addressed on the sketch plan and impact assessment.
2. The grading around the basketball court should be reviewed to ensure there won't be a drainage issue. Currently the court is shown with 1:3 slopes on the south and east sides, with less than 1% slope across the court. This may cause an issue with a large area draining across the court without enough slope to provide positive drainage. Additionally, the 1:3 slope could make mowing next to the court and proposed fence difficult.

We recommend the Petitioner address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,

Handwritten signature of Shelby Byrne in blue ink.

Shelby Byrne, P.E.  
Project Engineer

Handwritten signature of Sydney Streveler in blue ink.

Sydney Streveler, EIT  
Civil Engineering Group

**Tetra Tech**

3497 Coolidge Road, East Lansing, MI 48823  
Tel 517.316.3930 Fax 517.484.8140 [www.tetratech.com](http://www.tetratech.com)



# BRIGHTON AREA FIRE AUTHORITY

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

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April 8, 2026

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

RE: Bible Baptist Church  
3900 Golf Club Rd.  
Site Plan Review

Dear Bobby:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 19, 2026 and the drawings are dated February 16, 2026. The project is based on an amended site plan to include the construction of a sand volleyball court, pickleball/basketball court, and children's play structure on the existing church property. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

No modification to the site affecting fire flow or existing emergency vehicle access is proposed in the submittal. The Fire Authority has no objection to the proposal.

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)

## ADDENDUM TO IMPACT ASSESSMENT

March 19, 2026

Prepared and submitted by:

**Bible Baptist Church  
3900 Golf Club Road  
Howell, Michigan 48843**

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The purpose of this Impact Assessment Addendum is to show the effect that the proposed basketball/pickleball court, sand volleyball court, and children's playground will have on the general vicinity of the existing church campus.

This Addendum is attached to the original Impact Assessment, prepared by Jennnifer F. Austin, PLA, of Boss Engineering, on February 1, 2022, with a final revision of April 21, 2022.

***Description of the site, including existing structures, man-made facilities, and natural features, all-inclusive to within 10' of the property boundary.***

Please refer to discussion item "B" in the attached Impact Assessment. The changes to the site since the original Impact Assessment include those approved in the church's existing special use permit, reflected by the site plan recently submitted to Genoa Township.

***Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.***

Please refer to discussion item "C" in the attached Impact Assessment. The changes to the site since the original Impact Assessment include those approved in the church's existing special use permit, reflected by the site plan recently submitted to Genoa Township.

The three proposed new features (basketball/pickleball court, sand volleyball court, and children's playground) have no additional impact on these items.

***Impact on storm water management: description of soil erosion control measures during construction.***

Existing silt fence, leftover from the construction that occurred in 2023–2024, is being utilized. There is no other impact on storm water management.

***Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.***

There is no additional impact on lighting, noise, or air pollution. The proposed usage of these spaces is consistent with other religious, educational, and recreational facilities within Genoa Township, and conforms to typical patterns for this type of campus.

***Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.***

There is no additional impact on public facilities and services.

***Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.***

There is no additional impact on public utilities.

***Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.***

No storing or handling of any hazardous materials is expected for this church campus.

***Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.***

There is no additional impact on traffic or pedestrians. These recreational spaces will be utilized by members and guests of Bible Baptist Church who already come and go from the campus periodically throughout the week. No increase in traffic is expected.

***Special provisions: Deed restrictions, protective covenants, etc.***

Please refer to discussion item "J" in the attached Impact Assessment. There is no additional impact.

# GENOA TOWNSHIP IMPACT ASSESSMENT

Prepared for:

**Owner / Applicant  
Bible Baptist Church  
2258 E. Highland Rd.  
Howell, Michigan 48843**

Prepared by:

**Jennifer M. Austin, PLA**



3121 E. Grand River Howell, MI 48843  
517.546.4836 fax 517.548.1670  
[www.bosseng.com](http://www.bosseng.com)

**February 1, 2022**

Revised: February 23, 2022

Revised: March 16, 2022

Revised: April 21, 2022

## INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that the proposed church campus development has on various factors in the general vicinity of the use. The format used for presentation of this report conforms to the Submittal Requirements for Impact Assessment/Impact Statement Guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

## DISCUSSION ITEMS

- A. Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by:

Jennifer M. Austin, PLA  
Professional Landscape Architect and Project Manager  
Boss Engineering  
3121 E Grand River  
Howell, MI 48843

Prepared for:

Owner/Applicant:  
Bible Baptist Church  
2258 E. Highland Rd.  
Howell, MI 48843

- B. Description of the site, including existing structures, man-made facilities, and natural features, all-inclusive to within 10' of the property boundary.***

The project site is on parcel # 4711-05-200-002 in the NE ¼ of Section 5, Genoa Township, Livingston County, MI, and which the parcel at the southwest corner of Golf Club Road and Latson Road.

The subject site is bordered:

- To the north is the Genoa Township-Oceola Township line along Golf Club Road. The northern half of the subject property contains a 3+/- acre pond, a wetland and single family residence.
- To the east are RR and RPUD zoning on the opposite side of Latson Road.
- To the south is MUPUD zoning which contains the Rolling Ridge site condominium.
- To the west is RR zoning with single family residences.

Current zoning of the subject site is Low Density Residential (LDR), 1 unit/acre. This new zoning designation was approved by the Genoa Township Planning Commission at the July 20, 2020 meeting. Sewer and Water are along entire the Easterly line (Latson Road) of the subject parcel and accessible at the Southerly property line at Sugarbush Drive.

***C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.***

**GENERAL OVERVIEW**

**AREA 1**

The Northwesterly 10 acres of the site are the location of the existing residence. This area consists of two parts: The House, located on the top of a gently rolling hill, and the pond adjacent to the house along the southerly and westerly portions. The private entrance road to the proposed church campus will cross the easterly portion of this area.

**AREA 2**

The Northeasterly 10 acres of the site are relatively flat of which approximately 5 acres is a wetland. There are 2 man-made ditches within this wetland that flow northerly under Golf Club Road into a small wetland in Oceola Township. Stormwater management for this project will mostly be managed in this area by forebays to filter stormwater before discharge into the wetlands and/or pond.

**AREA 3**

The Southerly 26+ acres are gently sloped to moderately steep slopes. The entire area is heavily wooded with a mixture of evergreens and hardwoods. The northerly portion of Area 3 flows naturally north to the existing lake and/or the existing wetland. The southerly portion of Area 3 flows generally southeast into an existing drainage area along Latson Road.

The church campus and a portion of the driveway will be located in this area. Clearing of trees will be kept to a minimum by use of curb and gutter for the commercial drive.

**WETLAND SETBACKS**

The regulated wetlands on-site contain a 25-foot wetland setback per Township Ordinance. The proposed development includes grading within the 25-foot wetland setback at the east wetland, the open water pond as well as for the two upland wetland pockets. Also included within the wetland setbacks are a retaining wall and multiple storm water structures. The areas of disturbance within the setback on the east wetland and the open water pond will have no impact on the wetlands. Currently, the land is maintained up to the wetland limits in these areas with grass, in which the 25' is open. The disturbance will not disrupt crucial vegetation in this instance and the area will be reseeded with grass post construction, consistent with its pre-development condition. Given the location of the wetlands and their proximity to each other, as well as their proximity to other existing structures on site, in order for the commercial drive to run southerly to access the developable portion of the parcel, work within the setback will be required.

There are two upland pocket wetlands near the proposed church and parking lots. Disturbance is proposed to occur within the 25' wetland setback on both upland wetland pockets. Based on the topography and visual inspection, the eastern upland wetland has very minimal water ponding as water typically flows through this area to ultimately pond at the western upland wetland pocket. The wetland vegetation quality is low, and the minimal trees within the wetland limits are dead. The wetland is of low quality and grading within the setback of this wetland does not impact the overall stormwater management on the site. Water is continuing to be directed to the western of the two upland wetland pockets, prior to discharging northerly towards the existing pond on-site.

The retaining wall located within the wetland setback is proposed to limit disturbance and avoid disturbance within the wetland limits. The proposed drainage structures proposed within the wetland setbacks are utilized for the sites storm water management system. Water is being directed in a manner consistent with the current overall drainage patterns on the site.

#### SPECIFIC OVERVIEW

The soils and natural features throughout the site are specified on the Existing Conditions and Natural Features Sheets 2 and 3.

***D. Impact on storm water management: description of soil erosion control measures during construction.***

The preliminary site plan indicates stormwater management forebay and mechanical pretreatment units to be constructed during the infrastructure construction. These forebays and mechanical pretreatment units will pre-treat the stormwater prior to discharge to the pond and wetland at the north half of the site. The discharges and pond storage is permitted in MDEGLE permit WRP026826. The detailed construction plans will be reviewed by the Township Engineer and the Soil Erosion Control permit will be reviewed and issued by the Livingston County Drain Commissioner. Silt fence will be used to stop erosion from impacting the wetlands.

***E. Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.***

Phase I of this project will include a commercial drive approach on Golf Club Road, proceeding southerly to the church campus at the southeast corner of the parcel. This development will have little, if any, impact on the northerly 15 acres of the site. The development will require maintaining a significant portion of the existing forested property along the west, east and south property lines. These natural buffers will minimize lighting and noise to existing developed, adjacent properties. The low-density residential development will have no air pollution impact.

***F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.***

The Site Plan for this phased development is for a 506-seat church sanctuary and associated parking, a new commercial driveway, a soccer field, and stormwater forebay in Phase I. Phase II will allow for an expansion of the church with approximately 500 more seats and associated parking, a potential new access drive off Latson Road, and potentially five single-family low-density residential lots.

The church will require connecting to water and sewer along Latson Road. Police and fire protection services, and schools should not be impacted by this church project.

**G. Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.**

As noted above, the church will need to connect to the public sanitary and MHOG water along Latson Road for Phase I. A watermain easement will be provided to the southern property line for potential future looping with the existing Rolling Ridge development.

The stormwater management plan utilizes enclosed pipe and open swales to transmit water to either a mechanical pretreatment unit (for the primary stormwater management treating the majority of the developed site) and a forebay for the remainder of the storm water runoff on the north end of the site. The forebay and mechanical pretreatment unit filter runoff prior to release into the existing pond and wetlands that are on site. There is an existing access and maintenance easement that is 10' that leads to the dam embankment for the pond that allows access to an adjacent property to the west. The easement document is recorded in Livingston County Records Liber 1111 Page 477 and is attached herein as Exhibit A.

**H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.**

No storing or handling of any hazardous materials is expected for this church campus.

**I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.**

A traffic study has been prepared for this site. The summary of the study is that all intersections currently operate at an LOS D or better during all peak hours and minor increases in delay will not be discernible. The required improvements to the Road network and proposed site approach are the following:

- 1) A center left turn lane and a right turn lane on Golf Club Road will be required.
- 2) If the church expands in Phase II, then a right turn lane would be needed on the proposed drive approach at Golf Club Road.
- 3) If a Latson Road approach is not installed, then special timing plans for the intersection of Latson Road and Golf Club Road associated with the Sunday service times should be coordinated with the LCRC. Should a Latson Road entrance be constructed, the signalization timing change is not warranted.

The Traffic Impact Study utilized the ITE Trip Generation Manual, 11<sup>th</sup> Edition, Church Land Use. The site trip generation for the 506-seat church is shown in the tables below and was extracted from the Traffic Impact Study.

Table 6: Phase I ITE Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour			SUN Peak Hour		
					In	Out	Total	In	Out	Total	In	Out	Total
Church	560	506	Seats	454	21	14	35	23	28	51	121	125	246

Table 7: Phase I Sunday Site Trip Generation

Land Use	ITE Code	Amount	Units	SUN INBOUND Peak			SUN OUTBOUND PEAK		
				In	Out	Total	In	Out	Total
Church	560	506	Seats	121	25	146	24	125	149

The traffic study is to be submitted to the LCRC for review and approval in conjunction with the proposed project. The Livingston County Road Commission will be required to review and approve the commercial driveway approach at Golf Club Road as it relates to their standards and findings within the traffic study. At this time, the project plans include:

- 1) extending the Golf Club Road center left turn lane through the proposed approach on Golf Club Road,
- 2) providing a right turn(deceleration) lane and taper on the Golf Club Road approach,
- 3) providing a right turn lane on the approach as would be required in the Phase II traffic recommendations.

***J. Special provisions: Deed restrictions, protective covenants, etc.***

There is a document addressing shared maintenance and access to the existing pond on the subject property between Bible Baptist Church and the adjacent owner to the northwest to allow maintenance activities on the pond operations. There is an existing access and maintenance easement that is 10' that leads to the dam embankment for the pond that allows access to an adjacent property to the west. The easement document is recorded in Livingston County Records Liber 1111 Page 477 and is attached herein as Exhibit A.

***K. Description of all sources:***

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- Bible Baptist Church Traffic Impact Study – prepared by Bergmann



# EXISTING CONDITIONS

**2023S-0090**  
**RECORDED ON**  
**10/18/2023 08:09:09 AM**  
**BRANDON DENBY**  
**REGISTER OF DEEDS**  
**LIVINGSTON COUNTY, MI 48843**  
**RECORDING: 26.00**  
**REMON: 4.00**  
**PAGES: 5**

### GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

N 1/4 COR.  
 SEC. 5  
 T2N-R5E  
 (D-01)  
 (REMONUMENTED)  
 NORTH 0.56' OF  
 AMENDED CORNER

N 1/4 COR.  
 SEC. 5  
 T2N-R5E  
 (AMENDED  
 PROPERTY  
 CONTROLLING  
 CORNER)

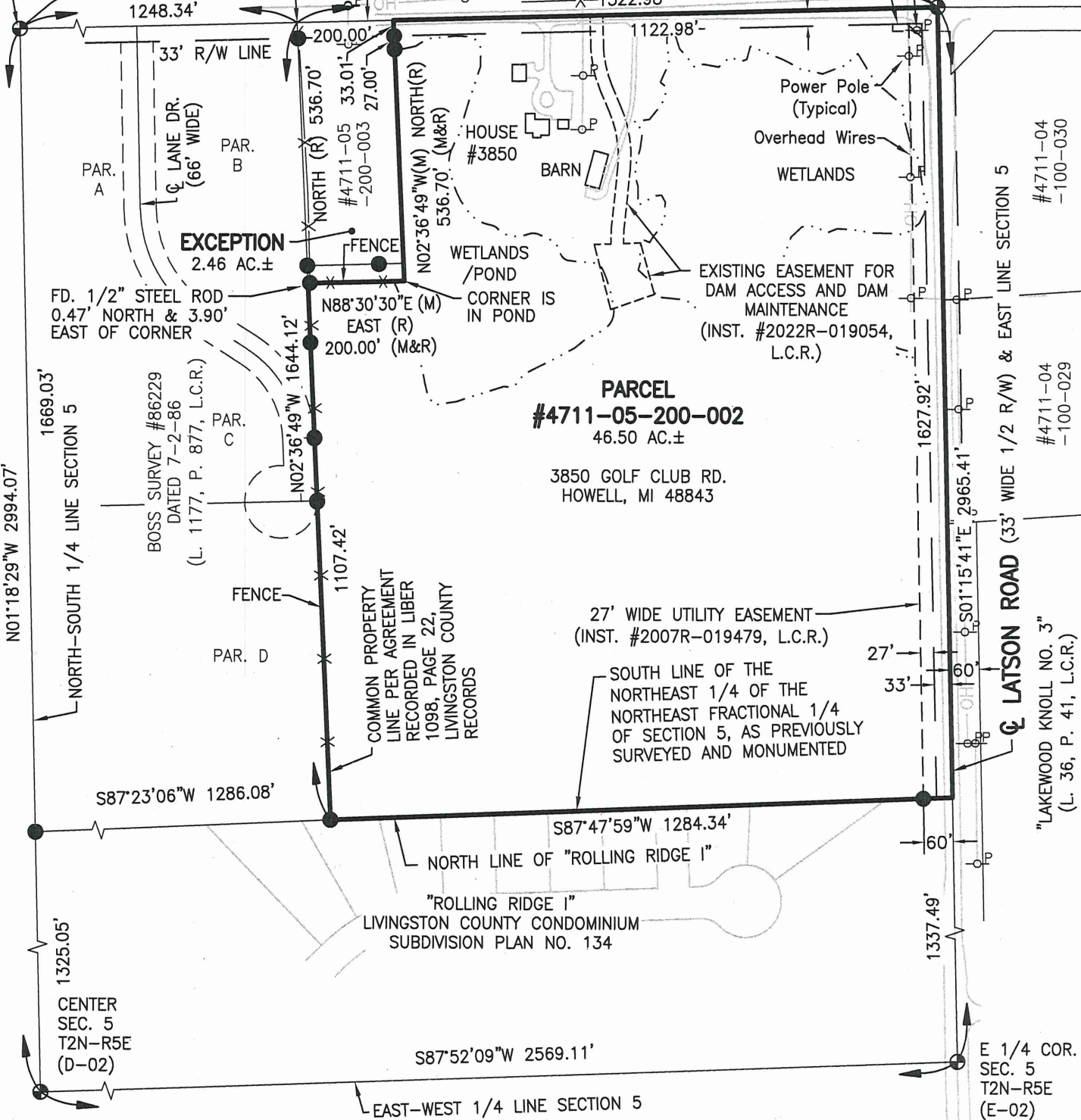
NW COR.,  
 NE 1/4,  
 SEC. 5  
 AS PREVIOUSLY  
 SURVEYED

15' WIDE PUBLIC  
 UTILITY EASEMENT  
 (L. 3427, P. 79, L.C.R.)

HIGHWAY EASEMENT  
 (INSTRUMENT  
 #2012R-012567,  
 L.C.R.)

NE COR.  
 SEC. 5  
 T2N-R5E  
 (E-01)

**☉ GOLF CLUB RD (66' WIDE R/W) & NORTH LINE  
 SECTION 5, AS PREVIOUSLY SURVEYED AND MONUMENTED**  
 N88°30'31"E 2571.27'



**PARCEL**  
**#4711-05-200-002**  
 46.50 AC.±

3850 GOLF CLUB RD.  
 HOWELL, MI 48843

27' WIDE UTILITY EASEMENT  
 (INST. #2007R-019479, L.C.R.)

SOUTH LINE OF THE  
 NORTHEAST 1/4 OF THE  
 NORTHEAST FRACTIONAL 1/4  
 OF SECTION 5, AS PREVIOUSLY  
 SURVEYED AND MONUMENTED

"ROLLING RIDGE I"  
 LIVINGSTON COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 134

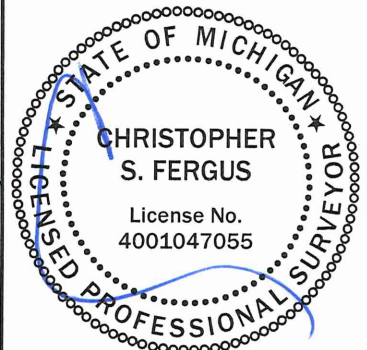
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF PUBLIC ACT NUMBER 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

### DESCRIPTION:

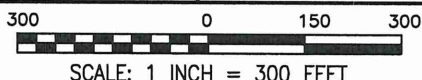
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 NORTHEAST FRACTIONAL 1/4 OF  
 SECTION 5, T2N-R5E, GENOA TOWNSHIP,  
 LIVINGSTON COUNTY, MICHIGAN

**BEBOSS**  
 Engineering

Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670



CLIENT: BIBLE BAPTIST  
 CHURCH



### LEGEND

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FD
- \* = FENCE
- (R) = RECORDED
- (M) = MEASURED

JOB NO.	21-542	DATE	7-24-23	9-11-23	9-26-23	10-17-23
SHEET	1 OF 5	FB 594	CREW BP/RR	DR. AEB	CHKD.	

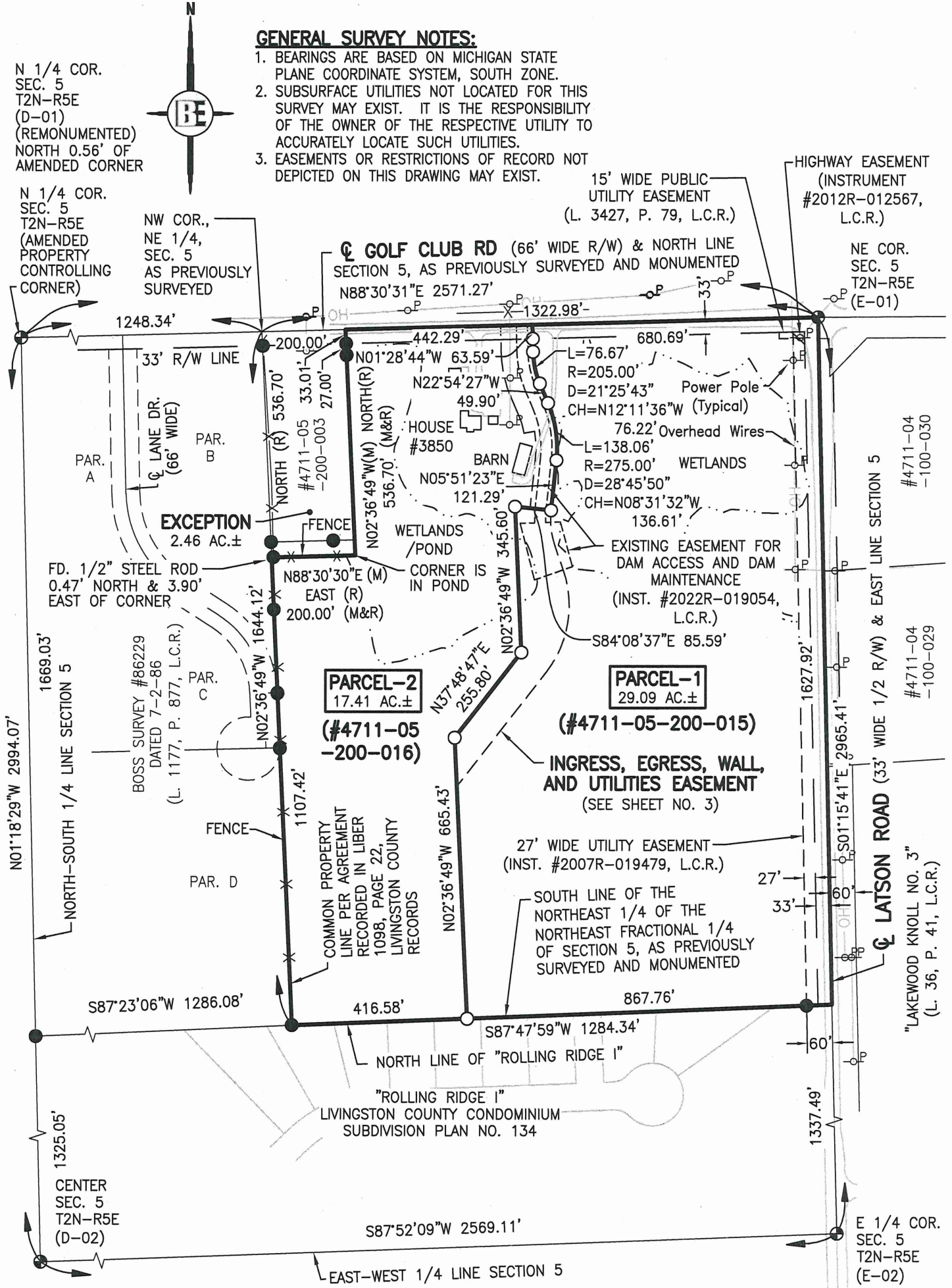
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18 OCT 23 AM 8:24 RCUD

# LAND DIVISION

## GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.



**DESCRIPTION:**

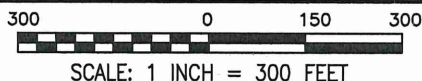
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 5, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670



CLIENT: BIBLE BAPTIST CHURCH

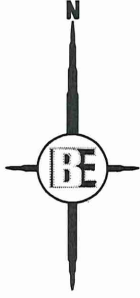


- LEGEND**
- = IRON SET
  - = IRON FOUND
  - ⊙ = MONUMENT FD
  - \* = FENCE
  - (R) = RECORDED
  - (M) = MEASURED

JOB NO.	21-542	DATE	7-24-23	9-11-23	9-26-23	10-17-23
SHEET	2 OF 5	FB 594	CREW BP/RR	DR. AEB	CHKD.	

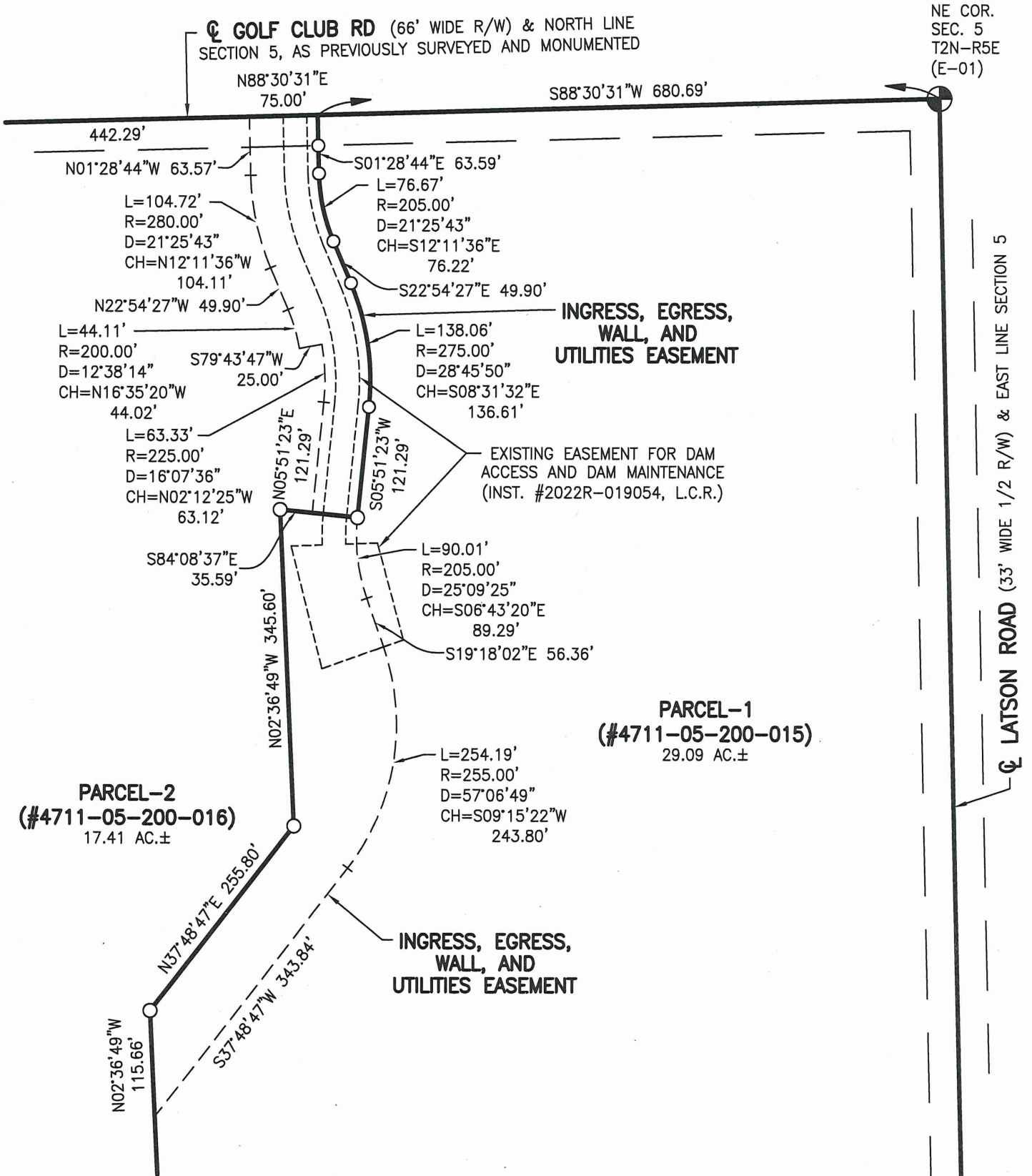
G:\21-542\SURVEY\DWG\21-542\_LAND-DIVISION.dwg, 10/17/2023 8:24:40 AM, andy

# INGRESS, EGRESS, WALL, AND UTILITIES EASEMENT



**GENERAL SURVEY NOTES:**

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

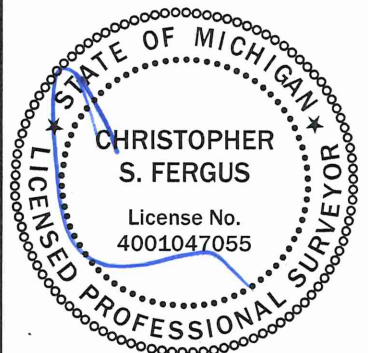


**DESCRIPTION:**

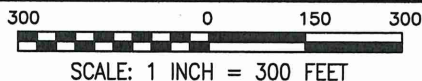
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 5, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670



CLIENT: BIBLE BAPTIST CHURCH



**LEGEND**

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FD
- \* = FENCE
- (R) = RECORDED
- (M) = MEASURED

JOB NO.	21-542	DATE	7-24-23	9-11-23	9-26-23	10-17-23
SHEET	3 OF 5	FB 594	CREW BP/RR	DR. AEB	CHKD.	

**DESCRIPTION OF ORIGINAL PARCEL:**

**PARCEL #4711-05-200-002 PER LAND CONTRACT DATED OCTOBER 18, 1984:**

All of the Northeast 1/4 of the Northeast 1/4 of Section 5; Town 2 North – Range 5 East, Michigan, Except beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4, thence East 200', thence South 536.7', thence West 200', thence North 536.7' to the point of beginning.

**DESCRIPTION OF PARCEL #4711-05-200-002, AS SURVEYED:**

Part of the Northeast 1/4 of the Northeast Fractional 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Section 5; thence along the centerline of Latson Road (33 foot wide 1/2 Right of Way) and the East line of Section 5, S 01°15'41" E, 1627.92 feet; thence along the North line of "ROLLING RIDGE I", Livingston County Condominium Subdivision Plan No. 134, as recorded in Livingston County Records and the South line of the Northeast 1/4 of the Northeast fractional 1/4 of Section 5, as previously surveyed and monumented, S 87°47'59" W, 1284.34 feet; thence along the common property line per Agreement recorded in Liber 1098, Page 22, Livingston County Records, N 02°36'49" W, 1107.42 feet; thence N 88°30'30" E (recorded as East), 200.00 feet; thence N 02°36'49" W (recorded as North), 536.70 feet; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, N 88°30'31" E, 1122.98 feet, to the POINT OF BEGINNING, containing 46.50 acres, more or less, and subject to the rights of the public over the existing Latson Road and Golf Club Road. Also subject to any other easements or restrictions of record.

**DESCRIPTION OF NEW PARCELS:**

**PARCEL-1 (#4711-05-200-015):**

Part of the Northeast 1/4 of the Northeast Fractional 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Section 5; thence along the centerline of Latson Road (33 foot wide 1/2 Right of Way) and the East line of Section 5, S 01°15'41" E, 1627.92 feet; thence along the North line of "ROLLING RIDGE I", Livingston County Condominium Subdivision Plan No. 134, as recorded in Livingston County Records and the South line of the Northeast 1/4 of the Northeast fractional 1/4 of Section 5, as previously surveyed and monumented, S 87°47'59" W, 867.76 feet; thence N 02°36'49" W, 665.43 feet; thence N 37°48'47" E, 255.80 feet; thence N 02°36'49" W, 345.60 feet; thence S 84°08'37" E, 85.59 feet; thence N 05°51'23" E, 121.29 feet; thence Northerly along an arc left, having a length of 138.06 feet, a radius of 275.00 feet, a central angle of 28°45'50", and a long chord which bears N 08°31'32" W, 136.61 feet; thence N 22°54'27" W, 49.90 feet; thence Northerly along an arc right, having a length of 76.67 feet, a radius of 205.00 feet, a central angle of 21°25'43", and a long chord which bears N 12°11'36" W, 76.22 feet; thence N 01°28'44" W, 63.59 feet; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, N 88°30'31" E, 680.69 feet, to the POINT OF BEGINNING, containing 29.09 acres, more or less, and subject to the rights of the public over the existing Latson Road and Golf Club Road. Also subject to any other easements or restrictions of record.

**PARCEL-2 (#4711-05-200-015):**

Part of the Northeast 1/4 of the Northeast Fractional 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of Section 5; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, S 88°30'31" W, 680.69 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 01°28'44" E, 63.59 feet; thence Southerly along an arc left, having a length of 76.67 feet, a radius of 205.00 feet, a central angle of 21°25'43", and a long chord which bears S 12°11'36" E, 76.22 feet; thence S 22°54'27" E, 49.90 feet; thence Southerly along an arc right, having a length of 138.06 feet, a radius of 275.00 feet, a central angle of 28°45'50", and a long chord which bears S 08°31'32" E, 136.61 feet; thence S 05°51'23" W, 121.29 feet; thence N 84°08'37" W, 85.59 feet; thence S 02°36'49" E, 345.60 feet; thence S 37°48'47" W, 255.80 feet; thence S 02°36'49" E, 665.43 feet; thence along the North line of "ROLLING RIDGE I", Livingston County Condominium Subdivision Plan No. 134, as recorded in Livingston County Records and the South line of the Northeast 1/4 of the Northeast fractional 1/4 of Section 5, as previously surveyed and monumented, S 87°47'59" W, 416.58 feet; thence along the common property line per Agreement recorded in Liber 1098, Page 22, Livingston County Records, N 02°36'49" W, 1,107.42 feet; thence N 88°30'30" E, 200.00 feet; thence N 02°36'49" W, 536.70 feet; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, N 88°30'31" E, 442.29 feet, to the POINT OF BEGINNING, containing 17.41 acres, more or less, and subject to the rights of the public over the existing Golf Club Road. Also subject to any other easements or restrictions of record.

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July 24, 2023

Revised: September 11, 2023,

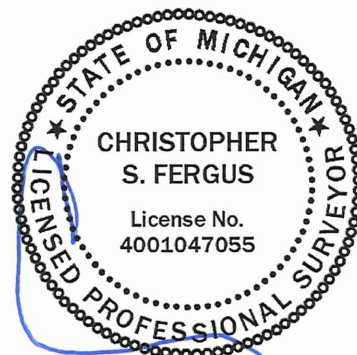
September 26, 2023; October 17, 2023

Job Number: 21-542

Sheet: 4 OF 5



3121 E. GRAND RIVER  
HOWELL, MICHIGAN  
517-546-4836  
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

**INGRESS, EGRESS, WALL, AND UTILITIES EASEMENT:**

Part of the Northeast 1/4 of the Northeast Fractional 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of Section 5; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, S 88°30'31" W, 680.69 feet, to the POINT OF BEGINNING of the Easement to be described; thence S 01°28'44" E, 63.59 feet; thence Southerly along an arc left, having a length of 76.67 feet, a radius of 205.00 feet, a central angle of 21°25'43", and a long chord which bears S 12°11'36" E, 76.22 feet; thence S 22°54'27" E, 49.90 feet; thence Southerly along an arc right, having a length of 138.06 feet, a radius of 275.00 feet, a central angle of 28°45'50", and a long chord which bears S 08°31'32" E, 136.61 feet; thence S 05°51'23" W, 121.29 feet; thence Southerly along an arc left, having a length of 90.01 feet, a radius of 205.00 feet, a central angle of 25°09'25", and a long chord which bears S 06°43'20" E, 89.29 feet; thence S 19°18'02" E, 56.36 feet; thence Southerly along an arc right, having a length of 254.19 feet, a radius of 255.00 feet, a central angle of 57°06'49", and a long chord which bears S 09°15'22" W, 243.80 feet; thence S 37°48'47" W, 343.84 feet; thence N 02°36'49" W, 115.66 feet; thence N 37°48'47" E, 255.80 feet; thence N 02°36'49" W, 345.60 feet; thence S 84°08'37" E, 35.59 feet; thence N 05°51'23" E, 121.29 feet; thence Northerly along an arc left, having a length of 63.33 feet, a radius of 225.00 feet, a central angle of 16°07'36", and a long chord which bears N 02°12'25" W, 63.12 feet; thence S 79°43'47" W, 25.00 feet; thence Northerly along an arc left, having a length of 44.11 feet, a radius of 200.00 feet, a central angle of 12°38'14", and a long chord which bears N 16°35'20" W, 44.02 feet; thence N 22°54'27" W, 49.90 feet; thence Northerly along an arc right, having a length of 104.72 feet, a radius of 280.00 feet, a central angle of 21°25'43", and a long chord which bears N 12°11'36" W, 104.11 feet; thence N 01°28'44" W, 63.57 feet; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, N 88°30'31" E, 75.00 feet, to the POINT OF BEGINNING.

Bearings are based on Michigan State Plane Coordinate System, South Zone.

**REFERENCES:**

- 1) Previous Survey by Boss Engineering, Job No. 86229, dated 7-2-86, as recorded in Liber 1177, Page 877, Livingston County Records.
- 2) Common line agreement and Boss Engineering Survey, Job No. 84064, dated 4-11-84, as recorded in Liber 1098, Page 22, Livingston County Records.
- 3) Previous Survey by Boss Engineering, Job No. 84097, dated 7-9-84.
- 4) Previous Survey by Boss Engineering, Job No. 96351, dated 1-9-97.
- 5) Previous Survey by Charles E. Garlock, Book 1692, Page 20, dated Sept. 29, 1989.
- 6) "Rolling Ridge I", Livingston County Condominium Subdivision Plan No. 134.

**WITNESSES:**

Northeast Corner of Section 5, T2N-R5E, Genoa Township (E-01)  
Livingston County Remon

- N45°E 57.44' Nail/Tag in SE/S P. Pole
- S35°E 67.47' Nail/Tag in SW/S of Signal Light Pole
- S45°W 63.60' Nail/Tag in SE/S P. Pole
- N60°W 68.92' Nail/Tag in SW/S P. Pole

North 1/4 Corner of Section 5, T2N-R5E, Genoa Township (D-01)  
Livingston County Remon

- S75°E 107.23' Nail/Tag in N/S 4" Elm
- S25°E 38.33' Nail/Tag in E/S 8" Elm
- SOUTH 0.56' Iron Rod (Amended Corner)
- WEST 77.66' Remon Pipe & Cap (Oceola D13)
- N40°W 69.35' Nail/Tag in SW/S P. Pole

East 1/4 Corner of Section 5, T2N-R5E, Genoa Township (E-02)  
Livingston County Remon

- N18°E 247.15' Nail/Tag in W/S P. Pole
- S40°E 69.50' Nail/Tag in SW/S P. Pole
- S35°W 86.63' Nail/Tag in East Leg of Sign
- N80°W 51.46' Nail/Tag in East Edge Asphalt Walk

Center of Section 5, T2N-R5E, Genoa Township (D-02)

- N70°W 15.0' Nail in W/S 7" Ash
- N55°E 7.85' Nail in S/S 30" Oak
- S10°E 23.0' Nail in E/S 6" Oak

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July 24, 2023

Revised: September 11, 2023,

September 26, 2023; October 17, 2023

Job Number: 21-542

Sheet: 5 OF 5



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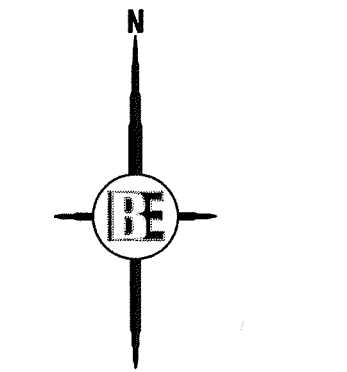


CHRISTOPHER S. FERGUS, P.S.

# ALTA/NSPS LAND TITLE SURVEY

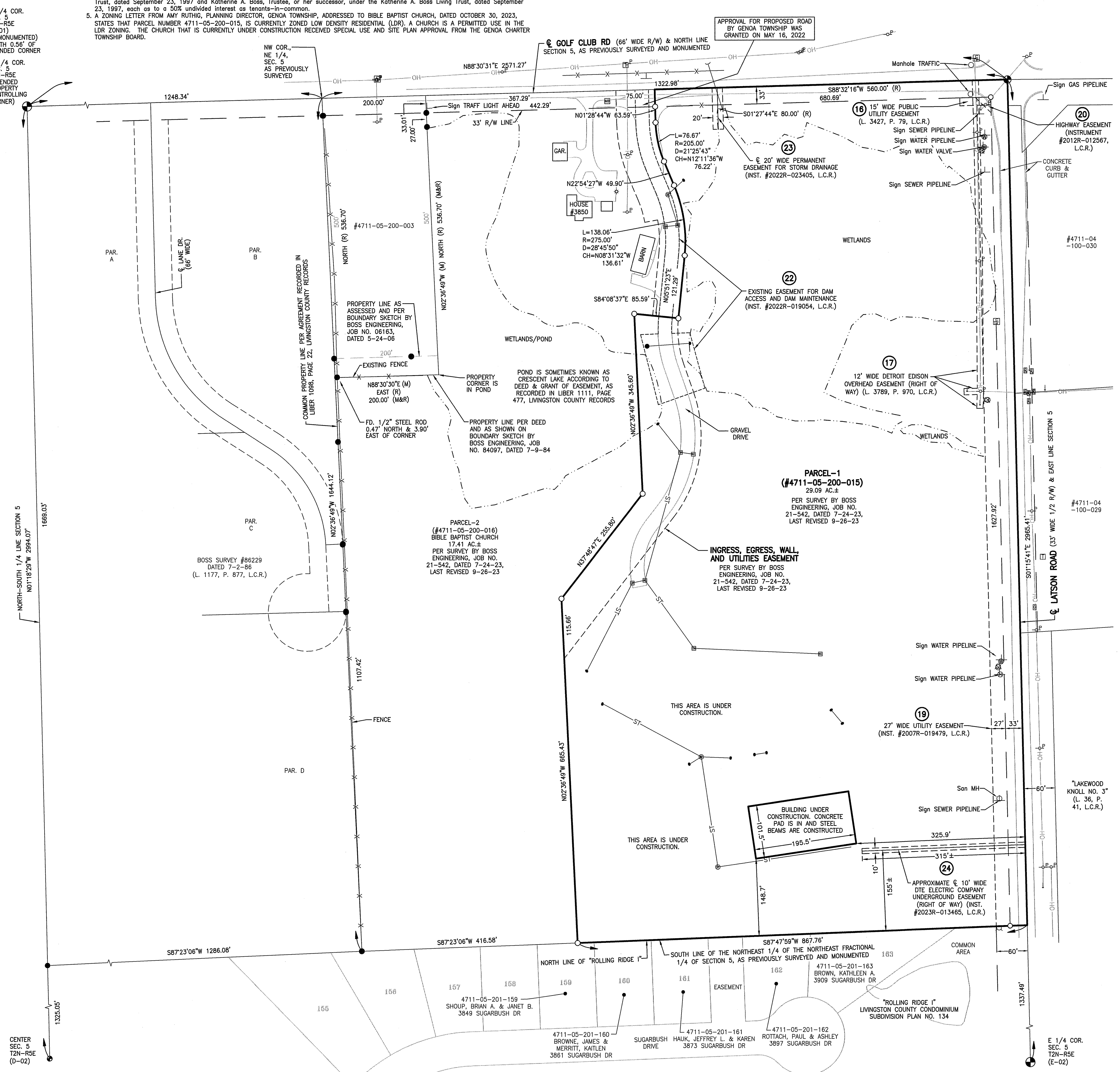
## GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND REFERENCE LAND DIVISION SURVEY BY BOSS ENGINEERING, JOB NO. 21-542, DATED 7-24-23, LAST REVISED 9-26-23.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- WETLANDS WERE FLAGGED AND FIELD LOCATED BY BOSS ENGINEERING ON 7-20-19.
- OWNER OF SUBJECT PROPERTY AT TIME OF REFERENCED TITLE COMMITMENT: Gary R. Boss, Trustee, or his successor, under the Gary R. Boss Living Trust, dated September 23, 1997 and Katherine A. Boss, Trustee, or her successor, under the Katherine A. Boss Living Trust, dated September 23, 1997, each as to a 50% undivided interest as tenants-in-common.
- A ZONING LETTER FROM ANY RUTHING, PLANNING DIRECTOR, GENOA TOWNSHIP, ADDRESSED TO BIBLE BAPTIST CHURCH, DATED OCTOBER 30, 2023, STATES THAT PARCEL NUMBER 4711-05-200-015, IS CURRENTLY ZONED LOW DENSITY RESIDENTIAL (LDR), A CHURCH IS A PERMITTED USE IN THE LDR ZONING. THE CHURCH THAT IS CURRENTLY UNDER CONSTRUCTION RECEIVED SPECIAL USE AND SITE PLAN APPROVAL FROM THE GENOA CHARTER TOWNSHIP BOARD.



## LEGEND

- POWER POLE
- GUY WIRE
- TRANSFORMER PAD
- ELECTRICAL RISER
- U.G. ELECTRIC MARKER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- LIGHT POLE
- ORNAMENTAL LIGHT
- WELL
- HYDRANT
- WATER GATE VALVE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- SEPTIC RISER
- STORM MANHOLE
- STORM CATCH BASIN
- STORM CATCH BASIN
- STORM INVERT
- TELEPHONE RISER
- U.G. TELEPHONE MARKER
- GAS METER
- GAS RISER
- U.G. GAS MARKER
- CABLE TV RISER
- U.G. CABLE TV MARKER
- MAILBOX
- SIGN
- STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- SECTION CORNER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- ELECTRIC
- TELEPHONE
- OVERHEAD WIRES
- FENCE
- SILT FENCE
- GAS PUMP
- ANTENNA
- SATELLITE DISH
- NEWSPAPER BOX
- PARKING METER
- PHONE BOOTH
- PUMP CHAMBER
- HANDICAP SYMBOL
- CONC.
- SAN MH
- ST MH
- CENTERLINE
- LIBER
- PAGE
- L.C.R.
- (M&R)
- P.O.B.
- FFE
- GFE
- BFE
- CMP
- CPP



## PROPERTY DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 996549, REVISION C, WITH A COMMITMENT DATE OF SEPTEMBER 25, 2023 AT 8:00 A.M.:

The Land referred to herein below is situated in the Township of Genoa, County of Livingston, State of Michigan, and is described as follows:

Part of the Northeast 1/4 of the Northeast Fractional 1/4 of Section 5, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Section 5; thence along the centerline of Larson Road (33 foot wide 1/2 Right of Way) and the East line of Section 5, South 01°15'41" East, 1627.92 feet; thence along the North line of "ROLLING RIDGE 1", Livingston County Condominium Subdivision Plan No. 134, as recorded in Livingston County Records and the South line of the Northeast 1/4 of the Northeast fractional 1/4 of Section 5, as previously surveyed and monumented, South 87°47'59" West, 867.76 feet; thence North 02°36'49" West, 665.43 feet; thence North 37°48'47" East, 255.80 feet; thence North 02°36'49" West, 345.50 feet; thence South 84°08'37" East, 85.59 feet; thence North 05°51'23" East, 121.23 feet; thence Northerly along an arc left, having a length of 138.06 feet, a radius of 275.00 feet, a central angle of 28°45'50", and a long chord which bears North 08°31'32" West, 136.61 feet; thence North 22°54'27" West, 49.90 feet; thence Northerly along an arc right, having a length of 76.67 feet, a radius of 205.00 feet, a central angle of 21°25'43", and a long chord which bears North 12°11'36" West, 76.22 feet; thence North 01°28'44" West, 63.59 feet; thence along the centerline of Golf Club Road (66 foot wide Right of Way) and the North line of Section 5, as previously surveyed and monumented, North 88°30'31" East, 680.69 feet, to the POINT OF BEGINNING.

## SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 996549, REVISION C, WITH A COMMITMENT DATE OF SEPTEMBER 25, 2023 AT 8:00 A.M.:

- Interest of Jennie C. Posinski, as disclosed by Last Will and Testament of Walter J. Posinski recorded in Liber 406, page 471, (BLANKET IN NATURE. SUBJECT TO THE TERMS SET FORTH IN LAST WILL AND TESTAMENT OF WALTER J. PASINSKI. DOES NOT SPECIFICALLY MENTION SUBJECT PROPERTY.)
- The interest of Bible Baptist Church, vendee(s), from Gary R. Boss, Trustee of the Gary R. Boss Living Trust, dated September 23, 1997 and Katherine A. Boss, Trustee of the Katherine A. Boss Living Trust, dated September 23, 1997, vendor(s), and the Terms, Covenants, Conditions and Provisions of said Land Contract, as disclosed by Memorandum of Land Contract dated August 13, 2020, recorded September 01, 2020, in Instrument No. 2020R-029733. (Affects the land and other property)
- Notice of Commencement recorded in Instrument No. 2022R-020744 and any lien, or right to a lien, for service, labor or material arising from the project described therein. (Affects the land and other property)
- Notice of Commencement recorded in Instrument No. 2022R-020745 and any lien, or right to a lien, for service, labor or material arising from the project described therein. (Affects the land and other property)
- Construction Lien in the amount of \$73,121.27 against Bible Baptist Church of Howell, executed by T & M Asphalt Paving, Inc., dated February 20, 2023, recorded February 22, 2023, in Instrument No. 2023R-002927. (Affects the land and other property)
- Terms and Conditions contained in Agreement as disclosed by instrument recorded in Liber 273, page 381. (DESCRIBES TERMS AND CONDITIONS REGARDING A DRAIN UNDERNEATH GOLF CLUB ROAD TO DRAIN A "CAT-HOLE" LOCATED ON PASINSKI'S LAND LOCATED IN SECTION 5 ON THE SOUTH SIDE OF GOLF CLUB ROAD TO PETTIBONE'S LAND IN SECTION 32 ON THE NORTH SIDE OF GOLF CLUB ROAD. THIS DOCUMENT DOES NOT DESCRIBE THE EXACT LOCATION OF SAID "CAT-HOLE".)
- Terms and Conditions contained in Deed and Grant of Easement as disclosed by instrument recorded in Liber 1111, page 477. (DESCRIBES "ORIGINAL DAM EASEMENT" ON SUBJECT PROPERTY THAT WAS REVISED UNDER DAM ACCESS AGREEMENT, AS RECORDED IN INSTRUMENT NO. 2022R-019054, LIVINGSTON COUNTY RECORDS. SEE EXCEPTION 22 BELOW.)
- Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 1640, page 840. (BLANKET IN NATURE. COVERS SUBJECT PROPERTY AND OTHER LAND)
- Interest of others in the Oil, Gas and other Minerals in and under and that may be produced from captioned land as disclosed by instrument recorded in Liber 1640, page 840. (BLANKET IN NATURE. COVERS SUBJECT PROPERTY AND OTHER LAND) This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
- Permanent Utility Easement in favor of Township of Ocoala and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3427, page 79. (AFFECTS SUBJECT PROPERTY. PERMANENT 15 FOOT WIDE EASEMENT IS SHOWN ON THIS DRAWING.)
- Detroit Edison Overhead Easement (Right of Way) No. R-440534-5 in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3789, page 970. (AFFECTS SUBJECT PROPERTY. 12 FOOT WIDE EASEMENT IS SHOWN ON THIS DRAWING.)
- Interest of others in the Oil, Gas and other Minerals in and under and that may be produced from captioned land as disclosed by instrument recorded in Liber 4891, page 982. (COVERS SUBJECT PROPERTY AND OTHER LAND. BLANKET IN NATURE.) This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
- Permanent Utility Easement in favor of Charter Township of Genoa and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 2007R-019479. (AFFECTS SUBJECT PROPERTY. 27 FOOT WIDE EASEMENT IS SHOWN ON THIS DRAWING.)
- Highway Easement in favor of Livingston County Road Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in instrument No. 2012R-012567. (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)
- Terms and Conditions contained in Residential Life Lease Agreement as disclosed by instrument recorded in Instrument No. 2020R-029734. (AFFECTS SUBJECT PROPERTY AND ADJOINING PROPERTY TO THE WEST OF SUBJECT PROPERTY. BLANKET IN NATURE.)
- Terms and Conditions contained in Dam Access Agreement as disclosed by instrument recorded in Instrument No. 2022R-019054. (AFFECTS SUBJECT PROPERTY. DAM EASEMENT IS SHOWN ON THIS DRAWING.)
- Highway Easement in favor of Livingston County Road Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in instrument No. 2022R-023405. (AFFECTS SUBJECT PROPERTY. 20 FOOT WIDE STORM DRAINAGE EASEMENT IS SHOWN ON THIS DRAWING.)
- DTE Electric Company Underground Easement (Right of Way) No. 164-02033-6640245 in favor of DTE Electric Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 2023R-013465. (AFFECTS SUBJECT PROPERTY. APPROXIMATE LOCATION OF 10 FOOT WIDE EASEMENT IS SHOWN ON THIS DRAWING. CENTERLINE OF 10 FOOT WIDE EASEMENT SHALL BE ESTABLISHED IN THE AS-BUILT LOCATION OF THE CENTERLINE OF THE FACILITIES INSTALLED BY DTE ELECTRIC COMPANY.)

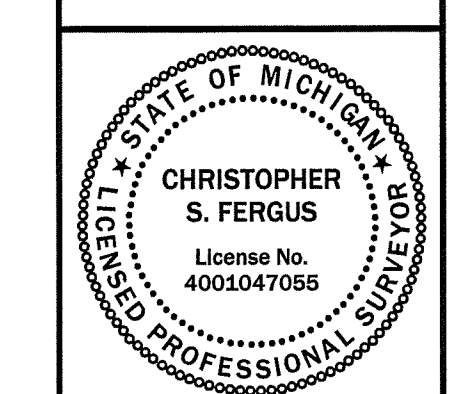
## CERTIFICATION:

To: (i) Bible Baptist Church of Howell, Michigan, a Michigan non-profit corporation and (ii) Argent Institutional Trust Company, a Florida trust company, its successors and/or assigns and (iii) First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on SEPTEMBER 22, 2023.

Date of Plat or Map: SEPTEMBER 26, 2023.

Christopher S. Fergus P.S. #47055



**BOSS Engineering**  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670

PROJECT:	GOLF CLUB ROAD	
PREPARED FOR:	BIBLE BAPTIST CHURCH 2258 EAST HIGHLAND ROAD HOWELL, MI 48843	
TITLE:	ALTA/NSPS LAND TITLE SURVEY	
NO. BY:	NO. BY:	DATE
10-30-23	10-30-23	
TITLE POLICY REVISION C		
REVISION PER:		
DRAWN BY:	AEB	
FIELD CREW:	BP/RR	
CHECKED BY:		
SCALE:	1" = 100'	
JOB NO.:	21-542	
DATE:	9-26-23	
SHEET NO.:	1 OF 1	

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
February 9, 2026**

**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, Greg Rassel, Eric Rauch, and Bill Reiber. Absent was Glynis McBain. Also present were Planning Director Amy Ruthig, Planning Coordinator Bobby Foster, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Rassel, supported by Commissioner Chouinard, 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 opened at 6:31 pm with no response.

**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 by Jennifer Duncan.

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

Ms. Jennifer Duncan stated she has spoken with the Fire Marshal, provided the locations of the nearest childcare center, and provided the location of the fence for the play area. It meets the requirements.

Mr. Borden reviewed his letter dated February 3, 2026.

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. He suggests that issuance of a State license be included as a condition to a favorable recommendation.
  - b. He requests the applicant provide the Township with a copy of their State license once obtained.

Ms. Byrne reviewed her letter dated January 30, 2026.

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 January 20, 2026 states he 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.

Commissioner Reiber confirmed that there will be staggered drop off and pick up times to avoid issues with the traffic on the driveway but also requested to have a parking lot on the side of the driveway. Ms. Duncan stated she can review that option after she has operated for some time to determine if it is needed and how it would be done.

Ms. Duncan stated the Health Department has tested the water and checked the well, and he said that he would contact her if there were any concerns. She will be using delivered water for drinking.

The call to the public was opened at 6:41 pm.

Mr. Eric Martin of 520 S. Hughes Road asked how the children will stay on the property as there are blind spots along the private drive and the home is next to a lake. The location of the fence was shown on the plans. Commissioner Rauch stated it is a 25 x 60 square foot area that is completely fenced in.

The call to the public was closed at 6:44 pm.

**Moved** by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Special Use Application for a family day care home (up to 14 children) located at 554 S. Hughes Road, as the Planning Commission finds that the requirements of Section 19.03 and Section 3.03.02k have been met. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated January 21, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road conditioned upon the applicant obtaining and providing to the township the required state licensing. **The motion carried unanimously.**

**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

Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry stated they have relocated the tanks as requested by the Planning Commission.

Mr. Borden reviewed his letter dated February 3, 2026.

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):
  - b. The applicant must obtain any outside permits required for fuel storage.

Ms. Byrne stated that her outstanding comments have been addressed and she has no further engineering concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 stated he has no objection to the proposed fuel storage area as submitted.

Commissioner Reiber confirmed that the earliest start time will be 7:00 am. Mr. Misaras stated that they will operate within the local ordinance. There will not be construction or noise issues.

The call to the public was opened at 6:51 pm with no response.

It was confirmed that the proposal meets the required buffers. Ms. Ruthig stated that the applicant will be adding more trees than are required by the ordinance.

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road conditioned upon the applicant obtaining and submitting to the township all necessary outside permits. **The motion carried unanimously.**

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road. **The motion carried unanimously.**

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road. **The motion carried unanimously.**

**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

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Mr. Eckstein stated they have provided the information requested for the fence and gate and the turf on the outside will be synthetic.

Mr. Borden reviewed his letter dated February 3, 2026

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. He is requesting 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.

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

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 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.

When asked what material the fencing will be, Mr. Eckstein stated it will be a PVC product.

Commissioner McCreary asked for confirmation on specific details of the proposal, and all were answered by Ms. Phillips. She is in favor of the business; however, she does not believe this is the right location. She would like to have it as a stand-alone business. Mr. Eckstein stated that Ms. Phillips did a lot of research and this location already had many of the elements that she needed for this type of business.

Commissioner Reiber noted there are requirements from the Fire Marshal in his letter that must be met by the applicant.

The call to the public was opened at 7:03 pm with no response.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery, as the Planning Commission finds that the requirements of Section 19.03 and Section 7.02.02(w) have been met. **The motion carried with Commissioner McCreary voting no.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 20, 2026 for an indoor dog park, coffee shop and bakery. **The motion carried with Commissioner McCreary voting no.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated January 20, 2026 for an indoor dog park, coffee shop and bakery, conditioned upon the following:

- The fence material is added to the plans and provided to township staff for approval

- The applicant shall receive all outside agency approvals and provide copies to the township.  
**The motion carried with Commissioner McCreary voting no.**

**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

Mr. Jesse Parkinson of The Umlor Group, the applicant's engineer, stated they are requesting to expand their existing storage area in the back of the building. They will be using asphalt millings.

Mr. Borden reviewed his letter dated February 4, 2026.

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. The applicant is requesting to use screen fencing and there is existing vegetation in the required buffer area.
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.

Ms. Byrne reviewed her letter dated February 3, 2026.

Genoa Township requires 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, she has no engineering related concern with the proposed addition not being hard surface.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 states he 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.

Ms. Ruthig stated she received a letter from the neighbor next door to the site right before the start of tonight's meeting, so it was not included in the packet. She provided it to the Commissioners and to the applicant.

Mr. Bouwman was asked what work was done as noted in the letter from the neighbor. Mr. Bouwman stated they tried bringing some free dirt in from an existing project in the township. After he was notified he was not able to do that, he stopped the work and then complied with the Drain Commissioner's requirements. He did not know he needed a permit. The plan submitted for this proposal includes the dirt that was brought onto the site.

Mr. Parkinson reviewed the plans, noting they meet all of the ordinance requirements, including additional elements to ensure the safety of the site. They had a future approval for 7 ½ acres of property so that is why Mr. Bouwman did not think he needed to receive additional approvals for the storage area expansion.

Commissioner Rauch stated that Items #1, 4, and 5 will be addressed with what is being proposed. Regarding the additional traffic on Grand Oaks Drive, this is an industrial roadway and has been designed for this type of traffic. With regard to the air quality, this business has been approved operationally. He appreciates the feedback and input from the adjacent property owner, but the plan tonight addresses the items that the township can have control over.

Commissioner Reiber wanted assurance that they are meeting the requirements for stormwater management. Mr. Parkinson stated they have worked with the township engineer and drain commissioner for the last five months and they have approved what they are proposing.

Commissioner Reiber asked what happens to a business that does work without permits and what typically occurs. Ms. Ruthig stated in this case, when they were notified, they stopped the work and then complied with the drain commissioner to bring it into compliance. Mr. Bouwman stated he received a fine from the Drain Commissioner and did what work was needed to bring that into compliance.

Commissioner Rauch stated they are approving something that has already been started. He reminded the applicant that in the future, before any work is started, all permits and approvals must be obtained.

Commissioner Reiber would like to see additional landscaping to allow a six foot screen wall and fence instead of a full Buffer Zone B. The applicant is proposing the fence than the buffer zone. Mr. stated due to the elevation of their property, the plantings would not be seen.

The call to the public was opened at 7:33 pm.

Ms. Deb Beattie of 3109 Pineview Trail is concerned with the number and types of trees that are being removed. She would like the applicant to keep some of them. She would also like more night sky and bird friendly lighting in the Township. She reminded everyone that oak trees should not be removed from November 1 to March 31 and should not be trimmed between April 15 and July 15.

The call to the public was closed at 7:35 pm.

Commissioner Reiber reiterated that he would prefer trees instead of fencing. Commissioner Chouinard stated the fence is needed for safety and security. Commissioner Rauch suggested allowing the chain link fence with the addition of conifer trees. There is 25 feet of area between the proposed expansion and where the slope begins. If a tree is planted every 30 feet on center, 11 trees can be planted. The applicant agreed.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue as the Planning Commission finds that the conditions of Section 19.03 and Section 8.02.02(b) have generally been met to their satisfaction. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Site Plan for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue., with the following conditions:

- The petitioner will add 11 coniferous trees at 6 foot height at the time located at the bottom of the new proposed slope between the disturbance area on the west side.
- Township staff will review the existing landscaping against the approved landscaping plan of seven years ago and if necessary, will be brought back into compliance during an applicable season in 2026.
- The lighting photometrics and plan shall be updated and reviewed by township staff to meet township standards.
- The chain link fence matching the existing chain link fence is acceptable.
- The asphalt millings are acceptable material in this industrial zone.

**The motion carried unanimously.**

The Planning Commission took a break from 7:45 to 7:55 pm.

**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”.

Ms. Ruthig showed the proposed rendering for the wetland demarcation signs. All Commissioners are in favor of the sign design.

The planning commission and Ms. Ruthig discussed the proposed changes made since last month’s meeting.

The call to the public was opened at 8:16 pm.

Mr. Jim Carpenter of 4715 Stillmeadow Drive stated the developer should pay more than what the township pays for the sign. He does not think the township should worry about the old buffer requirements when setting the new standards.

Ms. Deb Beattie of 3109 Pineview Trail spoke about the setback requirements discussed this evening. The main priority should be to protect the wetlands, water and trees.

The call to the public was closed at 8:22 pm.

Commissioner Rauch appreciates the comments from the public. He stated the township does very well with wetland protection.

Commissioner Reiber wants to ensure that the township is preserving its natural environment instead of helping developers build homes. He wants to start considering larger setback requirements.

Commissioner Rauch stated the township should focus on responsible development as well as preservation and these requirements achieve that. He noted that attainable housing is also a goal of the township and Commissioner McCreary agreed.

Commissioner Chouinard noted that there are property owners who had plans to build a certain home or building, but if the ordinance changes significantly, they will be losing buildable area. Ms. Ruthig agreed it is a very difficult balance to achieve.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Zoning Ordinance Amendments to Article 13 entitled “Environmental Protection Regulations”, conditioned upon the following:

- Review and approval from the township attorney.
- Fuel storage tanks will be 150 feet from residential zoned districts and within the building envelope when next to parcels of the same zoning district.

**The motion carried with Commissioner Reiber voting “no”.**

Chairman Grajek allowed a call to the public at 8:40 pm.

Ms. Deb Beattie stated it is up to the builders to decide what price homes they want to build. The Commission says they want more housing, but the master plan calls for changing zoning so commercial can be built instead of residential.

Mr. Jim Carpenter stated the township does not need to make attainable housing available. He recommends that a second call to the public be put on the agenda for this and the Board of Trustees meeting.

#### ADMINISTRATIVE BUSINESS:

#### **Staff Report**

Ms. Ruthig stated the joint meeting between the Planning Commission and Township Board will be held on Monday, February 23. She does not have any items for the March Planning Commission meeting,

#### **Approval of the January 12, 2026 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the January 12, 2026 Planning Commission Meeting as amended. **The motion carried unanimously.**

#### **Member Discussion**

The board agrees that a second call to the public should be added to the end of the meeting.

#### **Adjournment**

**Moved** by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 8:51 pm. **The motion carried unanimously.**

Genoa Township Planning Commission  
February 9, 2026  
Unapproved Minutes

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT

**GENOA CHARTER TOWNSHIP PLANNING COMMISSION  
JOINT MEETING WITH TOWNSHIP BOARD AND ZONING BOARD OF APPEALS  
FEBRUARY 23, 2026  
MINUTES**

CALL TO ORDER: Chairman Grajek called the joint meeting with the Township Board and Zoning Board of Appeals to order at 6:30 p.m. Present were Planning Commission members Chris Grajek, Tim Chouinard, Glynis McBain, Marianne McCreary, Greg Rassel, Eric Rauch and Bill Reiber; Zoning Board of Appeals members Marianne McCreary, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Matt Hurley; and Board of Trustee members, Kevin Spicher, Candie Hovarter, Robin Hunt; Rick Soucy, Jodie Valenti, and Todd Walker. Also present were Township Manager Kelly VanMarter, Planning Director Amy Ruthig, Zoning Official Carrie Aulette, and Planning Coordinator Bobby Foster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Rassel, 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 opened at 6:31 pm with no response.

Ms. Ruthig stated copies of the Master Plan Survey were given to all board members and there are copies on the table for the public.

1. Presentation and discussion of the Master Plan Survey results by Giffels-Webster.

Ms. Julia Upfal and Ms. Rose Kim from Giffels-Webster were present. Ms. Upfal stated that the Master Plan is approved by the Planning Commission. She explained what a Master Plan is, how it is used, how it relates to development, its benefits, goals, and the steps needed to review and amend the Master Plan.

Ms. Kim provided a review of the steps that will be taken for the Master Plan review. The first was the Master Plan Survey, which received 918 responses. She then reviewed the results of the survey, which included demographics, areas of concern, what topics for which residents would like to receive more information, housing and neighborhoods, economic development,

natural features, transportation, public facilities and services, and the Latson Road Interchange area.

Commissioner Rauch asked the planners for the top three takeaways from the survey. Ms. Kim stated residents are protective of the natural features, the rural character, and want sidewalk connectivity throughout the Township.

When asked if she sees a difference between this survey and the one that was done in 2023, Ms. Kim stated there was not much updating done at that time from the previous plan which was adopted in 2013, which did not include the Latson Road Interchange area.

Ms. Kim stated the options now are to do a master plan study, with focus on the Latson Road Interchange, modify the master plan study or stay in the course with the 2023 Master Plan.

Ms. Kim stated Giffels-Webster would complete background research of the existing conditions, prepare the plan, and then hold a public hearing. There could be additional public engagement opportunities, such as focus groups, open houses, workshops, etc. Supervisor Spicher noted that one-third of the respondents provided their contact information, who could participate in a focus group. Commissioner Rauch agrees; there should be a focus group regarding the Latson Road Interchange.

Ms. Ruthig stated staff would like to receive feedback from the Planning Commission on how to proceed. Commissioner Rauch stated Master Plan reviews are required to be initiated by the Planning Commission; however, the Board of Trustees requested this review. Also, he is not comfortable with focusing the plan on a single piece of property, specifically Latson Road at I-96. Supervisor Spicher agreed and noted that the township attorney agrees also.

Ms. VanMarter stated staff can compile the data in a different way that may be easier to discern, share it with the Planning Commission, and place it on the website. She stated that the Board handles the funding of projects, so their initiating the review was due to their requirement to fund it.

Commissioner McBain questioned if the responses can be divided by property owners who live in a developed area and those that live in areas that are currently rural and can be developed.

Commissioner Reiber noted that the responses were similar along the three separate areas and demographics of the township.

Ms. Valenti stated that the majority of the residents in the township are between 18 and 55 and recommended they be included in the focus groups.

Ms. Ruthig stated staff will publish the information and provide it to the Planning Commission, then have this item on a future Planning Commission agenda, and next steps can be determined.

Chairman Grajek allowed a second call to the public at 8:59 pm.

Ms. Agga Bisbikis of 2511 Little Sunset Trail cautioned publishing tonight's presentation because the data is difficult to understand.

Mr. Jim Carpenter of 4715 Stillmeadow spoke about how the data presented in the presentation this evening was difficult to understand.

The call to the public was closed at 9:01 pm.

Commissioner McCreary thanked staff, the ZBA, and the Board of Trustees for attending this evening.

### **Adjournment**

**Moved** by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 9:03 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

Genoa Township Planning Commission  
March 9, 2026  
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**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
March 9, 2026**

**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 and Planning Coordinator Bobby Foster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm with no response.

**OPEN PUBLIC HEARING # 1...**Review and discussion of Master Plan survey results.

Ms. Ruthig advised that the Master Plan Survey results were redone and are included in the packet this evening. She also provided a summary of the comments. She is asking for direction from the Planning Commission.

Commissioner McCreary noted that most of the respondents were 51 and older and opinions of other age demographics are needed. Commissioner Rauch believes that having a focus group is critical and should include the other demographics. Commissioner Rauch stated there should be a few people from each age group in the focus group. There are specific results of the survey that need more attention.

Commissioner McBain agrees that it is important that the younger residents fill out the survey. They are the residents who will be utilizing the businesses and services in the future.

Ms. Ruthig suggested having more questions regarding housing. Commissioner Rauch requested staff provide a comparison of what the current Master Plan shows and the responses that were received regarding types of housing is preferred. The commission discussed affordable housing. Commissioner Rauch stated the township ordinance does not allow a

residence to be smaller than 1,500 square feet, so that is contributing to the problem of affordable housing. He suggested the ordinance be changed.

The commission discussed accessory structures on residential properties, specifically should they be required to be attached or still allowed to be a separate building on the property.

For the types of jobs and businesses residents would like to see, there was a high percentage of residents who prefer restaurants, retail and shopping. Commissioner Rauch stated this confirms the township as a bedroom community.

Commissioner Reiber noted that many residents are agreeable to pay additional taxes to have the township purchase vacant land or developmental rights. There was a discussion regarding which choice would be best for the township and the residents.

The call to the public was made at 7:08 pm.

Ms. Deb Beattie of 3109 Pineview Trail was happy with the survey results. She provided a summary of the answers for specific questions in the survey. She stated that younger people travel, shop and go to restaurants so she is not sure what services the township can provide that would appeal to them.

Mr. Jeff Dhaenens of 5494 Sharp Drive stated when he was in Australia he passed 15-20 botanical gardens. The township has acquired two pieces of property and this is an opportunity to preserve that land. He noted that only 2.5 percent of the residents responded to the survey.

A small data center, such as the type that 123 Net uses, could be appropriate for Genoa Township. A large data center is not.

The call to the public was closed at 7:15 pm.

## **OPEN PUBLIC HEARING # 2...Discussion of Data Center Ordinances.**

Ms. Ruthig stated that there must be an ordinance that will allow data centers so the Planning Commission has to decide where in the township they would like them.

Chairman Grajek asked what do data centers bring to the township? They bring tax dollars, but not many jobs. Commissioner Rauch stated some of the benefits to these being developed versus housing or businesses are they do not generate traffic or have an impact on schools. His recommendation of how to limit them is to allow them in heavy industrial zoning or in an industrial zone with special land use or an overlay district. Ms. Ruthig showed a map outlining the properties in the township that are zoned industrial and are over 20 acres. Commissioner Rauch recommended allowing them as an overlay district in the industrial zoning area on Grand

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Oaks Drive. The commission discussed the restrictions that Ms. Ruthig is recommending for the ordinance, such as setbacks, screening, noise, light, hazardous materials, environmental impact, energy requirements, and decommissioning. Other limitations could be the size of the building, maximum power consumption, what type of data centers would be allowed, and bond requirements.

Ms. Ruthig will return to the Planning Commission with a draft ordinance.

The call to the public was made at 7:47 pm.

Ms. Beattie made suggestions for what items should be addressed in the ordinance, such as water use, lawsuits, noise, and more frequent inspections. She spoke about how the ordinance states fuel tanks are allowed to be under 300 gallons, which is not 300 gallons, it's 299 gallons. Ms. Ruthig stated the ordinance is being changed to two 500 gallons or less.

The call to the public was closed at 7:52 pm.

#### ADMINISTRATIVE BUSINESS:

#### **Staff Report**

Ms. Ruthig stated she anticipates having the Data Center Ordinance on the next meeting agenda. There will also be one more item.

Ms. Ruthig addressed the concern regarding the approval for the Marlo property. She stated there was an error in the agenda item, which was carried into the motion. It should be corrected to say 300 gallons.

#### **Approval of the February 9 and February 23, 2026 Planning Commission meeting minutes**

There was a discussion regarding changes needed to the minutes. It was determined that a more thorough look at the recording is needed.

**Moved** by Commissioner McCreary, supported by Commissioner Chouinard, to table the approval of the February 9, 2026 Planning Commission meeting minutes. **The motion carried unanimously.**

**Moved** by McCreary, supported by Commissioner Reiber, to table the approval of the February 23, 2026 Planning Commission meeting minutes. **The motion carried unanimously.**

#### **Member Discussion**

Commissioner McCreary spoke about a ZBA item for land splits on Brighton Road for the vacant parcels behind Jonna's Market. One of them was recently put up for sale.

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**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rauch, to adjourn the meeting at 8:09 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary