

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 1, 2026
6:30 p.m.

AGENDA

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

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

Approval of Consent Agenda:

- 1) Payment of Bills: June 1, 2026
- 2) Request to approve the May 18, 2026 regular meeting minutes.

Approval of Regular Agenda:

- 3) Public Hearing on the proposed **Grand Beach No. 3** Road Rehabilitation Special Assessment Roll.
 - A. Call to the Property Owners
 - B. Call to the Public
- 4) Request for approval of **Resolution #5** – Confirming the Special Assessment Roll for the **Grand Beach No. 3** Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)
- 5) Public Hearing on the proposed **Pardee Lake** Aquatic Weed Control Special Assessment Project.
 - A. Call to the Property Owners
 - B. Call to the Public
- 6) Request for approval of **Resolution #3** - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the **Pardee Lake** Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)
- 7) Request for approval of **Resolution #4** - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for June 15, 2026 and Directing the Issuance

of Statutory Notices for the **Pardee Lake** Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

- 8) Review of the Park Restoration Management Plan and request for approval of a proposal continued grant and fundraising support not to exceed \$11,875 from K2 Environmental from Parks and Recreation Fund, Planning/Engineering line item 208-751-934-006.
- 9) Request for approval of **Resolution #1** to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the **Lindsey Drive (Herbst Estates)** Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)
- 10) Request for approval of **Resolution #2** to Approve the Project, Schedule the First Hearing for June 15, 2026 and Direct Issuance of Statutory Notices for the **Lindsey Drive (Herbst Estates)** Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)
- 11) Request for approval of an application for a Public Display of Fireworks permit for Cleary University at Lake Trust Stadium on Friday, June 12, 2026 as submitted by George Horn, Cleary University and Dueling Dragons, LLC.
- 12) Request for approval of an application for a Public Display of Fireworks permit on West Crooked Lake on July 3, 2026 as submitted by Chris Renema, Ace Pyro, LLC.
- 13) Request for approval and adoption of **Resolution No. 260601** to honor Laura Gambino for her 23 years of Dedicated Service to Genoa Charter Township. (Roll Call)
- 14) Consideration of a recommendation for approval of **Ordinance Number Z-26-01** regarding zoning ordinance text amendments to Article 13 entitled “Environmental Protection Regulation” related to Hazardous Materials and Fuel Storage and Wetland Protection Standards. (Roll Call-majority)

Items for Discussion:

- 15) Discussion regarding Peddlers and Solicitors Ordinance as requested by Trustee Walker.

Board Comments

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 or at a second call to the public at the end of the meeting *may* be offered by the Chairman as they are presented.

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: June 1, 2026

All information below through May 27, 2026

May 22, 2026 Bi Weekly Payroll - GENOA TOWNSHIP ONLY	\$	62,403.67
TOWNSHIP GENERAL EXPENSES	\$	39,378.99
OPERATING EXPENSES SAD (264CK)	\$	250.00
OPERATING EXPENSES PARKS AND REC (270CK)	\$	15,131.15
OPERATING EXPENSES LAKE EDGEWOOD (593FN)	\$	3,253.00
OPERATING EXPENSES OAK POINTE (592FN)	\$	103,575.61
TOTAL	\$	223,992.42

CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 05/22/26: \$62,403.67

TRANSACTION SUMMARY

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	62,403.67
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<u>62,403.67</u>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	7,308.14
	CASH REQUIRED FOR CHECK DATE 05/22/26	<u>69,711.81</u>

TRANSACTION DETAIL

ELECTRONIC FUNDS TRANSFER - *Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.*

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		BANK DRAFT AMOUNTS & OTHER TOTALS
05/21/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	40,817.79	40,817.79
05/21/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Readychex@	Check Amounts	4,310.25	4,310.25
05/21/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Taxpay@	Employee Withholdings		
				Social Security	3,893.02	
				Medicare	910.46	
				Fed Income Tax	5,329.29	
				MI Income Tax	2,339.30	
				Total Withholdings	<u>12,472.07</u>	
				Employer Liabilities		
				Social Security	3,893.07	
				Medicare	910.49	
				Total Liabilities	<u>4,803.56</u>	17,275.63
				EFT FOR 05/21/26		62,403.67
				TOTAL EFT		62,403.67

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - *Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.*

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
05/22/26	Refer to your records for account	Information	Payroll	Employee Deductions		
				457 EE Catch Up	3,200.00	
				457 EE Pretax	1,061.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,500.00	
				FSA Medical Pretax	617.26	
				Prin Retire Loan 1	672.59	

CHECK REGISTER FOR GENOA TOWNSHIP CHECK DATE 5/15/26 - 5/27/26

Check Date	Check	Vendor Name	Description	Amount
Bank 264CK ROAD PROJECTS & LAKE MAN REIM FUND #202				
05/21/2026	4613	TIGRIS AQUATIC SERVICES/PARDEE LAKE	DETAILED GIS MAPS, NOTES AND SUMMARIES	250.00
264CK TOTALS:				250.00
Bank 270CK FUTURE DEVELOPMENT-PARKS&REC #208				
05/19/2026	5833	SPRUCE HOMES AND HARDSCAPES LLC	DEPOSIT FOR HANDRAIL/BOARDWALK REPAIRS	2,694.00
05/27/2026	5834	COOPER'S TURF MANAGEMENT LLC	INSTALL DOWNSPOUT DRAINS - PAVILION	1,400.00
05/27/2026	5834	COOPER'S TURF MANAGEMENT LLC	CLEAN UP - BAUER ROAD BIKE PATH	685.00
05/27/2026	5835	THE DOOR HEROES	NEW DOORS - PAVILION	4,000.00
05/27/2026	5836	K2 ENVIRONMENTAL CONSULTING, LLC	PAYMENT 3/3 GRANT SUPPORT	5,000.00
05/27/2026	5837	MHOG UTILITIES	PARK SEWER AND GRINDER FEE	252.15
05/27/2026	5838	NORTHERN PLUMBING, INC.	VALVE REPLACEMENTS PAVILION	1,100.00
270CK TOTALS:				15,131.15
Bank 592FN OAK POINTE OPERATING FUND #592				
05/19/2026	6632	CONSUMERS ENERGY	5341 BRIGHTON RD ACCT# 1000 1776 5098	186.98
05/19/2026	6632	CONSUMERS ENERGY	4505 CLUB DRIVE ACCT# 1000 1776 7318	321.70
05/27/2026	6633	BRIGHTON ANALYTICAL LLC	DRINKING WATER CALCIUM BY EPA, WATER ANIONS, PH	220.00
05/27/2026	6634	GENOA TWP OAK POINTE SEWER BOND	FEB, MARCH & APRIL 2026 SEWER DEBT FEES	91,307.97
05/27/2026	6635	GENOA TOWNSHIP DPW FUND	COMMON COSTS REIMBURSEMENT	663.81
05/27/2026	6635	GENOA TOWNSHIP DPW FUND	COMMON COSTS REIMBURSEMENT	120.03
05/27/2026	6636	HAVILAND PRODUCTS COMPANY	BLEACH	10,755.12
592FN TOTALS:				103,575.61
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590				
05/19/2026	4743	CONSUMERS ENERGY	2740 BRECKENRIDGE DR ACCT# 1000 2370 3554	21.00
05/27/2026	4744	GENOA TOWNSHIP DPW FUND	COMMON COSTS REIMBURSEMENT	794.91
05/27/2026	4745	UIS SCADA	CALIBRATED MAG METER AT LES	2,437.09
593FN TOTALS:				3,253.00

CHECK REGISTER FOR GENOA TOWNSHIP CHECK DATE 5/15/26 - 5/27/26

Check Date	Check	Vendor Name	Description	Amount
Bank FNBCK GENERAL FUND CHECKING ACCT FUND 101				
05/19/2026	213(E)	VISA	CREDIT CARD CHARGES 4/8 - 4/29	1,419.78
05/19/2026	40277	CONSUMERS ENERGY	6132 CROOKED LAKE RD ACCT#103049907845	17.00
05/19/2026	40277	CONSUMERS ENERGY	2911 DORR RD ACCT# 1000 2370 3653	236.33
05/19/2026	40278	DELTA DENTAL	DENTAL JUNE 2026	1,539.88
05/19/2026	40279	GANNETT MICHIGAN LOCALIQ	LIVINGSTON DAILY POSTINGS	398.46
05/19/2026	40280	KP ELITE CLEANING LLC	5/1/26 - 5/15/26	2,220.50
05/19/2026	40281	MEI TOTAL ELEVATOR SOLUTIONS	ARPIL - JUNE CONTRACT SERVICES	185.07
05/19/2026	40282	MICHIGAN TOWNSHIP ASSOC	2026 MTA CAPITAL CONFERENCE - CANDIE HOVARTER	125.00
05/19/2026	40283	MUTUAL OF OMAHA	6/1/26 - 6/30/26	1,260.00
05/21/2026	214(E)	MERS-MICH. EMPLOYEES RETIRE	MERS CONTRIBUTION FOR THE MONTH OF MAY	693.00
05/21/2026	40284	COMCAST	BUNDLED SERVICES	398.11
05/27/2026	40285	BUSINESS IMAGING GROUP	OFFICE ENVELOPES	160.53
05/27/2026	40286	CONTINENTAL LINEN SERVICE	BOOT SCRAPER & RUGS	167.95
05/27/2026	40287	ELECTION SOURCE	BARCODE SCANNER WITH STAND	71.46
05/27/2026	40288	ETNA SUPPLY COMPANY	SENSUS FLEXREAD-ANNUAL MAINTENANCE	3,700.00
05/27/2026	40288	ETNA SUPPLY COMPANY	METER ORDER FOR STOCK AND PROJECTS	8,526.19
05/27/2026	40289	FEDERAL EXPRESS CORP	FED EX OVERNIGHT	39.59
05/27/2026	40290	FOSTER SWIFT COLLINS & SMITH PC	LEGAL SERVICES	6,799.20
05/27/2026	40291	MHOG UTILITIES	SEWER AND GRINDER FEE	491.30
05/27/2026	40292	MICHIGAN TOWNSHIP ASSOC	ANNUAL MEMBERSHIP 7/1/26 - 6/30/27	8,776.63
05/27/2026	40293	NORTHERN PLUMBING, INC.	VALVE REPLACEMENTS	1,100.00
05/27/2026	40294	SECURE TECH GROUP	ICT SYSTEM REBOOT	82.50
05/27/2026	40295	SUSAN DOMEN	ELECTION TRAINING MILEAGE	16.24
05/27/2026	40296	ULINE	MAIL TRAYS	236.32
05/27/2026	40297	UNITED STATES POSTAL SERVICE	USPS MARKETING MAIL PERMIT FEE	370.00
05/27/2026	40298	XEROX BUSINESS SOLUTIONS	KIP TONER & CONTRACT	347.95
FNBCK TOTALS:				39,378.99
TOTAL FOR ALL FUNDS				161588.75

NEW BALANCE **\$1,419.78**

MINIMUM PAYMENT

\$1,419.78

Credit Summary

PAYMENT DUE DATE

05/26/2026

Total Credit Line \$10,000.00
 Available Credit Line \$8,580.22
 Available Cash \$1,000.00
 Amount Over Credit Line \$0.00
 Amount Past Due \$0.00
 Disputed Amount \$0.00

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Cardholder Account Summary

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount	
04/06	04/08	PBUS01	24011346098100031246858	MICROSOFT#G150618441 MICROSOFT.COM WA	✓ \$660.15	monthly office 365 101-261-751-000
04/07	04/08	PBUS01	24692166097106974038375	AMAZON MKTPL*BC1Y87HP1 Amzn.com/bill WA	✓ \$49.87	electron supplies 101-262-751-001
04/08	04/09	PBUS01	24692166098107526396294	AMAZON MKTPL*BC6V32QV1 Amzn.com/bill WA	✓ \$128.80	election supplies 101-262-751-001
04/08	04/09	PBUS01	24692166098107694918812	AMAZON MKTPL*BY3QX9CP2 Amzn.com/bill WA	✓ \$140.36	election supplies 101-262-751-001
04/10	04/12	PBUS01	24011346100100125256470	AMAZON RETA*BC9WDDQM0 WWW.AMAZON.CO WA	✓ \$15.89	supplies 101-261-750-000
04/10	04/12	PBUS01	247933886100002534326094	Adobe Inc 800-8336687 CA	✓ \$281.75	Adobe pro license - software 101-261-751-000
04/17	04/19	PBUS01	24011346107100125781611	AMAZON RETA*BS08A0GL2 WWW.AMAZON.CO WA	✓ \$8.49	supplies 101-261-750-000
04/21	04/22	PBUS01	24793388611001791156217	Adobe Inc 800-8336687 CA	✓ \$257.12	DUE FROM MHPG - license for pro
04/22	04/22	PBUS01	24692166112406823622523	AMAZON MKTPL*BJ0E23OW2 Amzn.com/bill WA	✓ \$123.91	election supplies 101-262-751-001
04/20	04/23		74009776113001205300018	PAYMENT - THANK YOU	\$5,002.60-	
04/23	04/23		3M18Z59TA02	PAYMENT - THANK YOU	\$400.00-	
04/26	04/27	PBUS01	24692166116401465066770	AMAZON MKTPL*BS4QB6FC0 Amzn.com/bill WA	✓ \$109.06	election supplies
04/28	04/28	PBUS01	24204296118000402794090	Microsoft-G155019762 800-6427676 WA	✓ \$18.38	monthly email license 101-261-751-000
04/28	04/29	PBUS01	24692166118402865674328	AMAZON MKTPL*BS3YA3UN1 Amzn.com/bill WA	✓ \$26.00	equipment 101-261-751-000

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 18, 2026

MINUTES

Call to Order

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

Invocation

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

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

Also present was Township Manager Kelly VanMarter and 18 people in the audience.

Call to the Public

The call to the public was opened at 6:32 pm.

Mr. Jim Carpenter of 4715 Stillmeadow Drive watched the last meeting and there was more time spent talking about the chair than Janene's resignation investigation. That is odd. No one seems to care that she and her deputy resigned. There may be a new clerk in November and this could happen again. What was learned from Janene's resignation. He is disappointed.

Ms. Deb Beattie of 3109 Pineview Trail spoke about the wetlands ordinance that is before the board this evening. She looked at multiple townships and they recognize wetlands under two acres in their wetland ordinance. They use language from the Michigan Legislature. She stressed the importance of protecting all wetlands.

There are many items for the Planning Commission to address. They are working on ordinances and the Master Plan. This needs to be done ASAP. One meeting a month is not enough to get

these done quickly. She suggested two meetings be held each month for the next six months so these items can be completed quickly.

The call to the public was closed at 6:37 pm.

Approval of Consent Agenda:

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

1. **Payment of Bills: May 4, 2026 and May 18, 2026**
2. **Request to approve the May 4, 2026 regular meeting minutes.**

Approval of Regular Agenda:

Moved by Soucy, supported by Valenti, to approve the Regular Agenda with the addition of Item #10 - CPR/AED Class Discussion. **The motion carried unanimously.**

3. Public Hearing on the proposed Grand Beach No. 3 Road Rehabilitation Special Assessment Project.
 - A. Call to the Property Owners
 - B. Call to the Public

The call to the property owners was opened at 6:39 pm.

Mr. Joseph Fader of 6812 Rink Drive stated the proposed project is well overdue and he appreciates all of the work that was done. He lives at the dead end of Rink Road and in front of 6824 and 6830 Rink Drive most of the culverts are almost gone. He recommends this be added to the project.

Mr. Robert Ford of 2692 Canfield Trail stated there is an address that shows it is not accessible to Simon Drive and that is not correct. They have a circular drive that connects to Simon and Mahinski Drive. The amount they are being charged should be changed. Ms. VanMarter explained the methodology for determining the benefit and cost for that property.

The call to the property owners was closed at 6:45 pm.

The call to the public was made at 6:45 pm with no response

4. **Request for approval of Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Beach No. 3 Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)**

Moved by Soucy, supported by Hunt, to approve Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Hunt - yes; Valenti - yes; Hovarter - yes; Reiber - yes; Soucy - yes; Spicher - yes)**

5. Request for approval of Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for June 1, 2026 and Directing the Issuance of Statutory Notices for the Grand Beach No. 3 Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)

Ms. Hunt advised that the construction project will occur this summer and be completed by the fall. There is a two percent interest charge on the assessment so if any residents would like to avoid paying interest, the special assessment has to be paid in full by September 25, 2026.

Moved by Hunt, supported by Soucy, to approve Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for June 1, 2026 and Directing the Issuance of Statutory Notices for the Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Valenti - yes; Hovarter - yes; Reiber - yes; Hunt - yes; Soucy - yes; Spicher - yes)**

6. Request for approval of Resolution 260518 to approve the Assessor's Affidavit of the 2026 Millage Levies for Genoa Charter Township which reduces the millage rate from 0.7752 mills to 0.7707 mills. (Roll Call)

Supervisor Spicher explained how the millage rate is calculated. This is required to be calculated and approved each year. He added that Genoa Township has the fifth lowest millage rate in the State of Michigan.

Mr. Reiber asked if the township's average SEV has increased and Supervisor Spicher answered "yes".

Moved by Soucy, supported by Hovarter, to approve Resolution 260518 to approve the Assessor's Affidavit of the 2026 Millage Levies for Genoa Charter Township which reduces the millage rate from 0.7752 mills to 0.7707 mills. **The motion carried unanimously with a roll call vote (Hovarter - yes; Reiber - yes; Hunt - yes; Valenti - yes; Soucy - yes; Spicher - yes).**

7. Request to introduce proposed ordinance number Z-26-01 regarding zoning ordinance text amendments to Article 13 entitled "Environmental Protection Regulation" related to Hazardous Materials and Fuel Storage and Wetland Protection Standards and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Monday, June 1, 2026.

Ms. VanMarter noted that this ordinance was sent back to the Planning Commission from the board so they could review the comments from the township attorney. The Planning Commission reviewed the proposed changes and recommended approval to the board, with additional small changes.

Mr. Reiber gave an overview of the Planning Commissions discussions. He stated the Planning Commission's goal is to preserve as many wetlands, woodlands, and watershed areas as they can without infringing on property owners rights.

The additional changes were regarding the cooling systems for the data services. The previous version of the ordinance stated that the township prefers a closed loop system; however the Planning Commission changed it to say that it must have a water saving system.

They also discussed wetlands between two acres and four acres, and what can the Planning Commission do to protect smaller wetlands, those under two acres. An example was if a homeowner had 11 acres of land and 1.99 acres is wetland. That would not be regulated, so the owner can do what they would like with it. The Planning Commission and staff agreed that this is appropriate. They further discussed what the township can do to determine if these size wetlands are regulated. The township would need to hire someone who has that specialized skill set to determine the size of the wetland, if it is actually a wetland and should it be protected. It's time consuming and costly so that is why the planning commission decided to recommend not applying ordinances to wetlands under two acres. It was also noted that doing this could prevent a property owner from using their property the way they want to.

Supervisor Spicher stated that there are regulated wetlands under two acres that are protected. Mr. Reiber agrees. The ordinance is for unregulated wetlands under two acres.

Ms. VanMarter stated the township has EGLE and state wetland inventory mapping and other databases to use to determine if a wetland is regulated. If there are any questions, the township works with EGLE to make the determination.

Ms. Hovarter recommended encouraging residents to maintain and not disturb the wetlands on their property.

Ms. Hunt agrees. She does not want to add regulations that the township cannot monitor.

Mr. Reiber stated there are other changes to wetland setback requirements that were made, as well as tree ordinances, that help protect the wetlands and woodlands.

Ms. Hunt asked if the Planning Commission discussed the use of pesticides and fertilizers near wetlands. Mr. Reiber stated it was discussed but it cannot be monitored or enforced.

Moved by Reiber, supported by Hovarter, to accept the draft Ordinance Number Z-26-01 and to set the meeting date to consider adoption before the Township Board on Monday, June 1, 2026 for the purpose of considering the proposed Zoning Ordinance text amendment to Article 13 Environmental Protection Standards. **The motion carried unanimously.**

8. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

Ms. VanMarter provided a review of the project. She noted this has been done every year since 1997 and it has been renewed every five years since then. There is an increase in cost this year because four parcels were combined into two parcels. The residents asked the board to approve the project.

Mr. Reiber asked if this requires 51 percent approval. Ms. VanMarter stated the township initiates the renewals if the district has been successful and there have not been significant complaints. The renewal can be stopped if 20 percent of the residents vote to stop it.

Moved by Soucy, supported by Hovarter, to approve Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Soucy - yes; Spicher - yes)**

9. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for June 1, 2026 and Direct Issuance of Statutory Notices for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

Moved by Hunt, supported by Soucy, to approve Resolution #2 to Approve the Project, Schedule the First Hearing for June 1, 2026 and Direct Issuance of Statutory Notices for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Hunt - yes; Valenti - yes; Hovarter - yes; Reiber - yes; Soucy - yes; Spicher - yes)**

10. CPR/AED Class Discussion

Supervisor Spicher stated there were too many registrants at the last class CPR/AED class so the township will be holding another one. These have been well attended and it is a valuable skill. The board decided to hold the class on June 23, 2026.

Board Comments

Ms. Hovarter attended a HAPRA meeting. They are working on a storm response plan for during the Melonfest. They would like to have Seltzers in the tent, which required them to amend their liquor license. They are seeking volunteers for the festival. HAPRA hosted the statewide ping pong tournament at the Oceola Township Hall earlier this month. Vice Chairperson Shawn Dunleavy has stepped down. They have filled the open board seat with a former member, Terry Philibeck.

Mr. Soucy stated the May election was the township's first election since reducing the number of precincts. The election went off without a hitch. It was the first time in memory that the township did not have to go to the county to fix something. It was certified by the Board of Commissioners with no questions.

Ms. Hunt stated the township is live and up to date on the BS&A cloud software.

Supervisor Spicher stated that Genoa Township is one of 79 municipalities to challenge PA233, which would take away local control for renewable energy ordinances. The vote last week was not favorable to local governments. The municipalities will be filing an appeal.

Mr. Reiber asked if anyone can see the aerial views of Genoa Township and see which wetlands are protected and which are not. Ms. VanMarter stated wetlands can be seen on the EGLE website. The Livingston County GIS maps are available on their website at milivcounty.gov/gis. It is called "GIS Parcel Viewer".

Mr. Reiber questioned the cost to have someone contracted or to have a full time employee to assess the smaller wetlands. Are there any other municipalities who have an employee in this position? Ms. VanMarter stated she is not aware of any townships that have one on staff. This is typically done by contracting firms. She displayed Niswander Environmental's website, stating it is a Livingston County firm that the township has used in the past. There are also wetland scientists on staff at some of the local engineering firms.

Ms. Deb Beattie stated Brighton, Milford, and Meridian Townships were the ones that she checked that regulate wetlands less than two acres. She spoke about the pesticide ordinance. She does not think the inability to enforce an ordinance is a reason not to have it.

Mr. Jim Carpenter asked when there will be an item on the agenda for the community to learn about the status of the Latson PUD.

Adjournment

Moved by Soucy, supported by Hunt, to adjourn the meeting at 7:31 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 27, 2026
RE: Grand Beach No. 3 SAD

Agenda items 3 and 4 are provided in advancement of the Grand Beach No. 3 (Rink, Simon, Mahinske Drive) Road Rehabilitation special assessment project. In accordance with Public Act 188 of 1954, notice of the second public hearing was mailed to property owners in the proposed district on Friday, May 22, 2026 and published in the Livingston Daily on both May 22 and May 29, 2026. As of the date of this letter, I have not received any written objections to the proposed district. Additionally, comments made at the last public hearing regarding drainage issues at the terminus of Rink Drive have been relayed to the Road Commission.

For your consideration at Monday’s meeting, there is first the requirement for a public hearing for both the property owners and the general public to hear objections to the special assessment roll. This is agenda item #3.

After the conclusion of the public hearing, the Township Board of Trustees will consider adoption of **Resolution #5** which:

- Confirms the special assessment roll.
- Sets that the assessment may be paid in 10 installments due annually on December 1, 2026 with a 2% annual interest rate.
- Provides that the assessment can be paid in full by September 25, 2026 to avoid interest.

I look forward to discussing this with you at Monday’s meeting. If, following the public hearing, you choose to approve the district, I request your consideration of Resolution 5 with disposition via roll call as follows:

Agenda Item #4 - Resolution #5 (Requires Roll Call)

Moved by _____ and supported by _____ to approve **Resolution #5** – Confirming the Special Assessment Roll for the **Grand Beach No. 3** Road Rehabilitation Special Assessment Project (winter tax 2026).

Sincerely,

Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Resolution No. 5
Grand Beach No. 3 (Rink, Simon & Mahinske Drive)
Road Rehabilitation Special Assessment Project
(winter tax 2026)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on June 1, 2026 at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____:

Resolution Confirming Special Assessment Roll

WHEREAS, the Board of Trustees of the Township has determined to proceed with the **Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026)** within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled Special Assessment Roll for the Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026) (the “Proposed Roll”) and has filed the Proposed Roll with the Township Manager and Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on June 1, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Roll Confirmed.** In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the **Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026)** (the “Roll”) (Exhibit B). The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

2. Future Installments - Principal. The Township Board determines that each special assessment may be paid in ten (10) equal installments. The first installment shall be due December 1, 2026. Each subsequent installment shall be due at intervals 12 months from the due date of the first installment.

3. Future Installments - Interest. Interest accrual begins December 1, 2026. Special assessments may be paid in full up to September 25, 2026 without interest. Thereafter, all unpaid installments shall bear interest, payable annually on each installment due date, at a rate of two percent (2%).

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit C to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk's warrant and the statutes of the State of Michigan.

5. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the June 1, 2026 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in the Township Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

**EXHIBIT A – THE PROJECT
GRAND BEACH NO. 3 ROAD REHABILITATION SPECIAL ASSESSMENT PROJECT**

**DESCRIPTION OF PROJECT
A TEN (10) YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

This public road improvement project (the “Project”) involves rehabilitating Rink Drive, Simon Drive and Mahinske Drive which are located in the Grand Beach No. 3 Subdivision on the west side of Hubert Road in Section 14 of Genoa Charter Township. The project includes crushing and shaping the existing asphalt prior to placing four inches (4”) of hot mix asphalt. The project will also include subgrade undercutting, base improvements and driveway repair, as necessary. This project benefits the property owners with frontage on or sole access through Simon Drive, Rink Drive and Mahinske Drive in the Grand Beach No. 3 subdivision. There is a total of 59 parcels in the district. The allocation of benefit for the parcels is based on 35 parcels fronting on the roads and having direct driveway connections, 3 parcels which front on the roadway but do not have a driveway connection and 21 parcels that do not front upon the improved roadways but rely exclusively upon said roadways for ingress and egress. A majority of homeowners representing over 62% of the properties have signed petitions.

The total construction cost for the district is \$240,000 plus \$4,000 for administration costs. The Township is contributing \$60,000 which is 25% of the project cost since this project will improve a public roadway in accordance with established policy. The interest rate for the district will be two percent (2%) which is applied to the outstanding balance.

With the Township contribution to the project, the total cost to be divided between all properties is \$184,000. Of the 59 parcels within the district, 21 parcels are determined to receive an indirect benefit and will be collectively assessed 25% of the total cost for the improvements to Simon Drive, for a combined contribution of \$18,278.70 (\$870.41 per parcel). The remaining 38 parcels are determined to receive a direct benefit and will be assessed the balance of \$165,721.30. Of these, 35 parcels will be assessed a full share in the amount of \$4,540.31 per parcel, and 3 parcels, which do not have an exclusive direct driveway connection and are identified as having a lesser degree of benefit, will be assessed a half share in the amount of \$2,270.15 per parcel.

Grand Beach No.3 Road Rehabilitation Project – Project Cost Calculations		
PROJECT COST	\$240,000.00	
ADMINISTRATIVE COSTS	\$4,000.00	
TOWNSHIP CONTRIBUTION *	\$(60,000.00)	*25% of Project Costs
CANFIELD TRAIL CONTRIBUTION	\$(18,278.70)	
TOTAL	\$165,721.30	
INTEREST %	2	
NUMBER OF PROPERTIES IN THE DISTRICT	59	(35 with direct benefit, 3 with partial direct benefit, 21 with in-direct benefit)

Cost Analysis for Canfield Trail Parcels (25% of cost for Simon Drive):		
Project Cost:	\$184,000.00	(\$240,000 + \$4,000 minus \$60,000)
Total Project Miles / Linear Feet:	0.52 miles / 2745.60 linear feet	
Cost per foot:	\$67.02	
Length of Simon Drive: (lf)	1091 linear feet	
Full Cost for Simon Drive:	\$73,114.80	
25% of Cost for Simon Drive Segment:	\$18,278.70	

COST ALLOCATION FOR GRAND BEACH NO. 3 – FULL BENEFIT PARCELS (DRIVEWAY AND FRONTAGE)
PER PARCEL COST - \$4,540.31

YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE	MONTHLY
2026	\$ 544.84	\$ 90.81	\$ 454.03	\$ 4,086.26	\$ 45.40
2027	\$ 535.76	\$ 48.48	\$ 454.03	\$ 2,154.71	\$ 44.65
2028	\$ 526.68	\$ 43.09	\$ 454.03	\$ 1,885.38	\$ 43.89
2029	\$ 517.60	\$ 37.71	\$ 454.03	\$ 1,616.04	\$ 43.13
2030	\$ 508.51	\$ 32.32	\$ 454.03	\$ 1,346.70	\$ 42.38
2031	\$ 499.43	\$ 26.93	\$ 454.03	\$ 1,077.36	\$ 41.62
2032	\$ 490.35	\$ 21.55	\$ 454.03	\$ 808.02	\$ 40.86
2033	\$ 481.27	\$ 16.16	\$ 454.03	\$ 538.68	\$ 40.11
2034	\$ 472.19	\$ 10.77	\$ 454.03	\$ 269.34	\$ 39.35
2035	\$ 463.11	\$ 5.39	\$ 454.03	-	\$ 38.59
	\$ 5,039.74	\$ 333.21	\$ 4,540.31		

COST ALLOCATION FOR GRAND BEACH NO. 3 – PARTIAL BENEFIT PARCELS (50% FOR FRONTAGE ONLY)
PER PARCEL COST - \$2,270.15

YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE	MONTHLY
2026	\$ 272.42	\$ 45.40	\$ 227.02	\$ 4,086.26	\$ 22.70
2026	\$ 267.88	\$ 40.86	\$ 227.02	\$ 3,632.23	\$ 22.32
2026	\$ 263.34	\$ 36.32	\$ 227.02	\$ 3,178.21	\$ 21.94
2026	\$ 258.80	\$ 31.78	\$ 227.02	\$ 2,724.18	\$ 21.57
2026	\$ 254.26	\$ 27.24	\$ 227.02	\$ 2,270.15	\$ 21.19
2026	\$ 249.72	\$ 22.70	\$ 227.02	\$ 1,816.12	\$ 20.81
2026	\$ 245.18	\$ 18.16	\$ 227.02	\$ 1,362.09	\$ 20.43
2026	\$ 240.64	\$ 13.62	\$ 227.02	\$ 908.06	\$ 20.05
2026	\$ 236.10	\$ 9.08	\$ 227.02	\$ 454.03	\$ 19.67
2026	\$ 231.56	\$ 4.54	\$ 227.02	-	\$ 19.30
	\$ 2,519.86	\$ 249.71	\$ 2,270.15		

COST ALLOCATION FOR GRAND BEACH NO. 2 (CANFIELD TRAIL) – SHARE IN 25% OF SIMON DRIVE
PER PARCEL COST - \$870.41

YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE	MONTHLY
2026	\$ 104.45	\$ 17.41	\$ 87.04	\$ 783.37	\$ 8.70
2027	\$ 102.71	\$ 15.67	\$ 87.04	\$ 696.33	\$ 8.56
2028	\$ 100.97	\$ 13.93	\$ 87.04	\$ 609.29	\$ 8.41
2029	\$ 99.23	\$ 12.19	\$ 87.04	\$ 522.25	\$ 8.27
2030	\$ 97.49	\$ 10.44	\$ 87.04	\$ 435.21	\$ 8.12
2031	\$ 95.75	\$ 8.70	\$ 87.04	\$ 348.17	\$ 7.98
2032	\$ 94.00	\$ 6.96	\$ 87.04	\$ 261.12	\$ 7.83
2033	\$ 92.26	\$ 5.22	\$ 87.04	\$ 174.08	\$ 7.69
2034	\$ 90.52	\$ 3.48	\$ 87.04	\$ 87.04	\$ 7.54
2035	\$ 88.78	\$ 1.74	\$ 87.04	-	\$ 7.40
	\$ 966.15	\$ 95.74	\$ 870.41		

**Exhibit B
Grand Beach No.3 Special Assessment Roll**

Parcel # Code	Assessment Benefit Units	Owner City
4711-14-200-008 X050426	2,270.15 1.0000000	FIEBELKORN CHRISTOPHER & ME BRIGHTON
4711-14-201-035 X050426	4,540.31 1.0000000	SMITH, ERIK & SHARON L. BRIGHTON
4711-14-201-036 X050426	4,540.31 1.0000000	ANDERSON, DOUGLAS & LILLIAN Brighton
4711-14-201-039 X050426	4,540.31 1.0000000	LASAGNA MARK BRIGHTON
4711-14-202-052 X050426	2,270.15 1.0000000	WARZECHA SARAH & LUKASZ BRIGHTON
4711-14-202-055 X050426	4,540.31 1.0000000	HOLMBERG JOSHUA & AMY BRIGHTON
4711-14-202-056 X050426	4,540.31 1.0000000	ZASUWA LOUIS & PAULA & GREG BRIGHTON
4711-14-202-057 X050426	4,540.31 1.0000000	STEWART LINDA LTS 9.3 BRIGHTON
4711-14-202-058 X050426	4,540.31 1.0000000	FERRIS CHRISTOPHER & KAY LT BRIGHTON
4711-14-202-059 X050426	4,540.31 1.0000000	WALTON RACHEL BRIGHTON
4711-14-202-061 X050426	4,540.31 1.0000000	STEPHENS CYLE & KATELYN BRIGHTON
4711-14-202-062 X050426	4,540.31 1.0000000	ESCOTT, JOSEPH & JOYCE BRIGHTON
4711-14-202-063 X050426	4,540.31 1.0000000	PUPILIS, CASMERE & ELAINE BRIGHTON
4711-14-202-064 X050426	4,540.31 1.0000000	KLEIN DAVID & STACY BRIGHTON
4711-14-202-065 X050426	4,540.31 1.0000000	IGNASH MARISA & WEIBY MARK BRIGHTON
4711-14-202-066 X050426	4,540.31 1.0000000	KOONS, DOUGAS R. Brighton
4711-14-202-067 X050426	4,540.31 1.0000000	SMITH, KRISTIAN E. & MICHEL BRIGHTON
4711-14-202-068 X050426	2,270.15 1.0000000	DUNCAN, CHARLES K. & DEBRA BRIGHTON
4711-14-202-069 X050426	4,540.31 1.0000000	DUNCAN BRONSON & LEGOWSKY J BRIGHTON
4711-14-202-070 X050426	4,540.31 1.0000000	MARSALESE BRUCE & LISA LYNN BRIGHTON

Parcel # Code	Assessment Benefit Units	Owner City
X050426	1.0000000	BRIGHTON
4711-14-200-009 X050426	4,540.31 1.0000000	TRYBUS JOHN BRIGHTON
4711-14-201-034 X050426	870.41 1.0000000	VOLLICK DALE O & LINDA J BRIGHTON
4711-14-401-001 X050426	870.41 1.0000000	STURDEVANT ARTHUR & ELISABE BRIGHTON
4711-14-401-008 X050426	870.41 1.0000000	GULDBERG ERIC BRIGHTON
4711-14-401-009 X050426	870.41 1.0000000	WASKO TRACY BRIGHTON
4711-14-401-010 X050426	870.41 1.0000000	KLINE MINDY & DAVID TROY
4711-14-401-011 X050426	870.41 1.0000000	PRICE EMILY BRIGHTON
4711-14-401-012 X050426	870.41 1.0000000	FLYNN THOMAS M & CHRISTINE BRIGHTON
4711-14-401-013 X050426	870.41 1.0000000	ELLSWORTH LANETTE BRIGHTON
4711-14-401-014 X050426	870.41 1.0000000	YACK, GEORGE E. - LIVING TR BRIGHTON
4711-14-401-016 X050426	870.41 1.0000000	GALL, RICHARD & MARY BRIGHTON
4711-14-401-017 X050426	870.41 1.0000000	LASAGNA MICHAEL BRIGHTON
4711-14-401-018 X050426	870.41 1.0000000	NORRIS, BRYAN & LAURIE BRIGHTON
4711-14-401-019 X050426	870.41 1.0000000	MOORE MACKENZIE & TERRY BRIGHTON
4711-14-401-020 X050426	870.41 1.0000000	DIAKOW FRANK & CAROL TRUST BRIGHTON
4711-14-401-021 X050426	870.41 1.0000000	HOOVER MICHAEL BRIGHTON
4711-14-401-022 X050426	870.41 1.0000000	CHEMIN, PIARINA TRUST BRIGHTON
4711-14-401-023 X050426	870.41 1.0000000	BICKES ROBERT & CHERYL BRIGHTON
4711-14-401-024 X050426	870.41 1.0000000	MCKIDDIE ROBERT BRIGHTON

Parcel # Code	Assessment Benefit Units	Owner City
4711-14-401-002 X050426	870.41 1.0000000	FORD ROBERT & MAUREEN BRIGHTON
4711-14-401-003 X050426	870.41 1.0000000	NORTON CYNTHIA L BRIGHTON
4711-14-401-004 X050426	870.41 1.0000000	KUMOR PHILLIP & LESLEY BRIGHTON
4711-14-202-071 X050426	4,540.31 1.0000000	ONEILL JEREMY & HAWES EMILY BRIGHTON
4711-14-202-072 X050426	4,540.31 1.0000000	JACOT, ROBERT W. & CAROL BRIGHTON
4711-14-202-073 X050426	4,540.31 1.0000000	SMITH SARA BRIGHTON
4711-14-202-074 X050426	4,540.31 1.0000000	SCOTT SHIRLEY C & STEPHENS BRIGHTON
4711-14-202-075 X050426	4,540.31 1.0000000	RHYNE MICHELLE & BROWN ALEX BRIGHTON
4711-14-400-015 X050426	4,540.31 1.0000000	YURGELAITIS WILLIAM & NICOL BRIGHTON
4711-14-400-016 X050426	4,540.31 1.0000000	HATHERLEY JOANN BRIGHTON
4711-14-400-022 X050426	4,540.31 1.0000000	WHITCOMB TRUST BRIGHTON
4711-14-201-040 X050426	4,540.31 1.0000000	STAMPER JAMI & DONALD Brighton
4711-14-201-041 X050426	4,540.31 1.0000000	PORCARI TINA CANTON
4711-14-201-042 X050426	4,540.31 1.0000000	CLAUSNITZER TOM & CHERYL LT Brighton
4711-14-201-043 X050426	4,540.31 1.0000000	HUGHEY JOYCE LTS 9.3 NEW BOSTON
4711-14-201-044 X050426	4,540.31 1.0000000	CSIZMADIA FRANK & MARGARET LIVONIA
4711-14-201-045 X050426	4,540.31 1.0000000	RHYNE MICHELLE & BROWN ALEX BRIGHTON
4711-14-201-049 X050426	4,540.31 1.0000000	FADER, JOSEPH A & EILEEN A BRIGHTON
4711-14-201-052 X050426	4,540.31 1.0000000	LEWIS BARBARA REV LIV TRUST BRIGHTON
4711-14-202-054 X050426	4,540.31 1.0000000	REH, REGINALD & KATHERINE BRIGHTON

Genoa Township Special Assessment Roll

Parcel # Code	Assessment Benefit Units	Owner City
X050426	1.0000000	BRIGHTON
Totals:	183,999.91	

EXHIBIT C

WARRANT

TO: Esteemed Treasurer
Genoa Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the **Grand Beach No. 3 (Rink, Simon & Mahinske Drive) Road Rehabilitation Special Assessment Project (winter tax 2026)** (the "Roll") confirmed by the Township Board on June 1, 2026 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Rick Soucy
Genoa Charter Township Clerk



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 27, 2026
RE: Pardee Lake Aquatic Weed Control Special Assessment District Renewal

Agenda items 5, 6 and 7 are provided in advancement of the Pardee Lake Aquatic Weed Control Special Assessment District Renewal which was initiated by Resolutions 1 and 2 at the May 18th, 2026 meeting. In accordance with Public Act 188 of 1954, notice was mailed to property owners in the proposed district on Friday, May 22, 2026 and published in the Livingston Daily on both May 22 and May 29, 2026. As of the date of is memo, I have not received any correspondence from affected parcel owners.

For your consideration at Monday's meeting, there is first the requirement for a public hearing for both the property owners and the general public to hear objections to the proposed project and/or the district. This is agenda item #5.

After the conclusion of the public hearing, the Township Board of Trustees will consider adoption of **Resolution #3** which:

- Describes the improvement and resolves to complete the improvement according to the plans.
- Approves the plans and cost estimates as provided.
- Designates the boundaries of the district.
- Designates the term of the special assessment district's existence.
- Directs the Supervisor and assessing staff to prepare the special assessment roll.

Following Resolution #3, the Township Board of Trustees will consider adoption of **Resolution #4** which:

- Acknowledges that the Supervisor has certified and filed the Special Assessment Roll.
- Sets the time and day for the public hearing to review and hear objections on the Roll.
- Outlines the notification requirements for the second public hearing.

I look forward to discussing this with you at Monday's meeting. If, following the public hearing, you choose to continue with the establishing the district, I request your consideration of Resolution 3 and Resolution 4 with disposition via roll call as follows:

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

May 27, 2026

Pardee Lake Aquatic Weed Control SAD

Page 2 of 2

Agenda Item #4 - Resolution #3 (Requires Roll Call)

Moved by _____ and supported by _____ to approve **Resolution #3**
- Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026).

Agenda Item #5 - Resolution #4 (Requires Roll Call)

Moved by _____ and supported by _____ to approve **Resolution #4**
- Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for June 15, 2026 and Directing the Issuance of Statutory Notices for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026).

Sincerely,



Kelly VanMarter
Township Manager

**Resolution No. 3
Pardee Lake Aquatic Weed Control Improvement
Special Assessment Project (winter tax 2026)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the "Township") held at the Township Hall on June 1, 2026, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____:

**Resolution Approving Project, Cost Estimates, Special Assessment
District and Causing the Special Assessment Roll to be Prepared**

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township;

WHEREAS, the Township Board has tentatively determined to proceed with the Project as described in Exhibit A and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement is to be assessed is described in Exhibit B.

WHEREAS, on June 1, 2026 a public hearing was held to hear any objections to the petition, to the improvement and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Manager and which are identified as "Plans and Cost Estimates for the Pardee Lake Aquatic Weed Control Improvement Special Assessment Project (winter tax 2026)."
2. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for five-years.
4. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;
5. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to

his best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the June 1, 2026 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Township Clerk

EXHIBIT A

PARDEE LAKE AQUATIC WEED CONTROL PROJECT

**DESCRIPTION OF PROJECT
A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

The project (the “Project”) will consist of Treatments in years 2027-2031:

MONTH	TREATMENT	COST
February	EGLE Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$1,020.00
April	Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
April	Algicide Treatment	\$1,620.00
May	Algicide Treatment	\$1,300.00
May	Contact Herbicide for Curly-Leaf/Nuisance Native Pondweed (6 Acres)	\$1,320.00
June	Lake Vegetation Survey for treatment evaluation	\$250.00
June	Algicide Treatment	\$1,300.00
June	Systemic herbicide for Eurasian Milfoil & Nuisance Native Plants (9 Acres)	\$6,885.00
July	Algicide Treatment (Immediately before July 4 th holiday)	\$1,620.00
July	Lake Vegetation Survey for late season inventory and treatment planning	\$250.00
July	Algicide Treatment	\$1,300.00
July	Contact herbicide for broad spectrum control and late blooms	\$1,980.00
August	Algicide Treatment	\$1,300.00
September	Algicide Treatment	\$1,300.00
Annual Aquatic Plant Management Budget Recommendation Total:		\$21,695.00

Projected Cost Allocation levied on the winter tax bill in years 2026-2030:

PROJECT COST	\$	115,181.70	*
ADMINISTRATION	\$	2,000.00	
TOTAL PROJECT COST	\$	117,181.70	
TOTAL NUMBER OF PROPERTIES:		41	

TOTAL PRINCIPAL PER PARCEL	\$	2,858.09
ANNUAL COST PER PARCEL	\$	571.62

* Project cost is for 5 year project with a \$21,695 per year allocation plus a 3% increase each year as follows:

Year 1	\$	21,695.00
Year 2	\$	22,345.85
Year 3	\$	23,016.23
Year 4	\$	23,706.71
Year 5	\$	24,417.91
	\$	115,181.70

EXHIBIT B

PARDEE LAKE AQUATIC WEED CONTROL PROJECT PARCELS INCLUDED IN THE SPECIAL ASSESSMENT DISTRICT

The Project is being designed to serve the properties in the Special Assessment District, which district includes the specific properties that are identified by the following permanent parcel numbers:

11-30-100-010	11-30-100-041	11-30-101-029	11-30-101-051	11-30-101-132	11-30-300-009
11-30-100-011	11-30-101-001	11-30-101-033	11-30-101-053	11-30-101-134	11-30-300-013
11-30-100-013	11-30-101-002	11-30-101-034	11-30-101-123	11-30-300-001	11-30-300-024
11-30-100-015	11-30-101-010	11-30-101-037	11-30-101-125	11-30-300-002	11-30-300-025
11-30-100-017	11-30-101-015	11-30-101-046	11-30-101-126	11-30-300-003	11-30-300-026
11-30-100-024	11-30-101-018	11-30-101-047	11-30-101-127	11-30-300-007	11-30-300-028
11-30-100-040	11-30-101-022	11-30-101-049	11-30-101-130	11-30-300-008	



**Resolution No. 4
Pardee Lake Aquatic Weed Control Improvement
Special Assessment Project (winter tax 2026)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on June 1, 2026, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and supported by _____:

**Resolution Acknowledging the Filing of the Special
Assessment Roll, Scheduling the Second Hearing for June 15, 2026,
and Directing the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Pardee Lake Aquatic Weed Control Improvement Special Assessment Project (winter tax 2026) within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Pardee Lake Aquatic Weed Control Improvement Special Assessment Project (winter tax 2026) (Exhibit B) and has filed the Proposed Roll with the Township Manager and Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Manager and Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan. (Exhibit C)
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, June 15, 2026 at 6:30 p.m. at the offices of Genoa Charter Township, Livingston County, Michigan.
5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the

Township Manager shall be similar to the notice attached as Exhibit D and shall be mailed by first class mail on or before June 5, 2026. Following the mailing of the notices, the Township Manager shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit E.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before June 5, 2026 and June 12, 2026. The notice shall be in a form substantially similar to the notice attached as Exhibit D.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the June 1, 2026 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in the Township Manager's office and my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

EXHIBIT A

PARDEE LAKE AQUATIC WEED CONTROL PROJECT

**DESCRIPTION OF PROJECT
A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

The project (the “Project”) will consist of Treatments in years 2027-2031:

MONTH	TREATMENT	COST
February	EGLE Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$1,020.00
April	Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
April	Algicide Treatment	\$1,620.00
May	Algicide Treatment	\$1,300.00
May	Contact Herbicide for Curly-Leaf/Nuisance Native Pondweed (6 Acres)	\$1,320.00
June	Lake Vegetation Survey for treatment evaluation	\$250.00
June	Algicide Treatment	\$1,300.00
June	Systemic herbicide for Eurasian Milfoil & Nuisance Native Plants (9 Acres)	\$6,885.00
July	Algicide Treatment (Immediately before July 4 th holiday)	\$1,620.00
July	Lake Vegetation Survey for late season inventory and treatment planning	\$250.00
July	Algicide Treatment	\$1,300.00
July	Contact herbicide for broad spectrum control and late blooms	\$1,980.00
August	Algicide Treatment	\$1,300.00
September	Algicide Treatment	\$1,300.00
Annual Aquatic Plant Management Budget Recommendation Total:		\$21,695.00

Projected Cost Allocation levied on the winter tax bill in years 2026-2030:

PROJECT COST	\$	115,181.70	*
ADMINISTRATION	\$	2,000.00	
TOTAL PROJECT COST	\$	117,181.70	
TOTAL NUMBER OF PROPERTIES:		41	

TOTAL PRINCIPAL PER PARCEL	\$	2,858.09
ANNUAL COST PER PARCEL	\$	571.62

* Project cost is for 5 year project with a \$21,695 per year allocation plus a 3% increase each year as follows:

Year 1	\$	21,695.00
Year 2	\$	22,345.85
Year 3	\$	23,016.23
Year 4	\$	23,706.71
Year 5	\$	24,417.91
	\$	115,181.70

EXHIBIT B
Special Assessment Roll
2026 - 2030
Pardee Lake Weed Control

District	Parcel # Owner	Total Assessment
X051826 PARDEE LK WEED	4711-30-100-010 HALL DAVID 2400 E COON LAKE TRL HOWELL, MI 48843-6410	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-011 BANAS LAWRENCE & SUSANNE LTS 9.3 2258 E COON LAKE TRL HOWELL, MI 48843-6408	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-013 LEDFORD BRIAN 2330 E COON LAKE TRL HOWELL, MI 48843-6409	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-015 GUZIK PAUL & JOAN 1002 GOTT ST ANN ARBOR, MI 48103	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-017 ONEILL MICHAEL T 2404 E COON LAKE TRL HOWELL, MI 48843-6410	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-024 SMITH GAYLE & TEEPLES AMANDA 22621 TULANE AVE FARMINGTON HILLS, MI 48336	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-040 KUZNER DAVID & MARY PO BOX 1635 BRIGHTON, MI 48116-5435	\$2,858.09
X051826 PARDEE LK WEED	4711-30-100-041 CLEVELAND ROBYN E & SUMMER RANSOM-2416 E COON LAKE TRL HOWELL, MI 48843-6410	\$2,858.09
X051826 PARDEE LK WEED	4711-30-101-001 ZAWISTOWSKI LAKE LLC 1617 W STADIUM BLVD ANN ARBOR, MI 48103-5222	\$2,858.09
X051826 PARDEE LK WEED	4711-30-101-002 HOERLE JEFFREY REVOC TRUST 5619 BOBWHITE AVE KALAMAZOO, MI 49009-4594	\$2,858.09
X051826 PARDEE LK WEED	4711-30-101-010 HARMAN BARBARA & THOMAS 2331 NE 192ND ST MIAMI, FL 33180-2153	\$2,858.09
X051826 PARDEE LK WEED	4711-30-101-015 SAYERS BENJAMIN & KRISTAN LTS 9.3 2115 WEBSTER PARK DR HOWELL, MI 48843-9472	\$2,858.09
X051826 PARDEE LK WEED	4711-30-101-018 URECHE RACHEL LTS 9.3 2129 WEBSTER PARK DR. Howell, MI 48843-9472	\$2,858.09

Special Assessment Roll

2026 - 2030

Pardee Lake Weed Control

X051826	4711-30-101-022	\$2,858.09
PARDEE LK WEED	NOWAK MARY E 29076 MARQUETTE ST GARDEN CITY, MI 48135-2715	
X051826	4711-30-101-029	\$2,858.09
PARDEE LK WEED	MCGOWAN LESLIE 2172 WEBSTER PARK DR HOWELL, MI 48843-9472	
X051826	4711-30-101-033	\$2,858.09
PARDEE LK WEED	HALL DEBORAH 2165 WEBSTER PARK DR HOWELL, MI 48843-9472	
X051826	4711-30-101-034	\$2,858.09
PARDEE LK WEED	GIRAUD LYNDA 2175 WEBSTER PARK DR HOWELL, MI 48843-9472	
X051826	4711-30-101-037	\$2,858.09
PARDEE LK WEED	FRENCH JAMES & ELAINE LTS 9.3 2191 WEBSTER PARK DR HOWELL, MI 48843-9472	
X051826	4711-30-101-046	\$2,858.09
PARDEE LK WEED	WALLACE GREGORY A & JOAN H 2308 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-047	\$2,858.09
PARDEE LK WEED	LISS TRUST 13850 LLOYD DR SOUTH LYON, MI 48178-8118	
X051826	4711-30-101-049	\$2,858.09
PARDEE LK WEED	CUDWORTH BETH 2276 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-051	\$2,858.09
PARDEE LK WEED	CUDWORTH BETH 2276 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-053	\$2,858.09
PARDEE LK WEED	HAMER WILFRED & DAWN 2237 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-123	\$2,858.09
PARDEE LK WEED	NOBLE DALE & MARSHA LTS 9.3 2187 WEBSTER PARK DR HOWELL, MI 48843-9472	
X051826	4711-30-101-125	\$2,858.09
PARDEE LK WEED	RENAUD JOSEPH 2206 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-126	\$2,858.09
PARDEE LK WEED	EDWARDS BRADLEY R & ROBIN M 2223 WEBSTER PARK DR HOWELL, MI 48843-7457	
X051826	4711-30-101-127	\$2,858.09
PARDEE LK WEED	HEUWAGEN DENNIS & KAREN 2142 WEBSTER PARK DR HOWELL, MI 48843-9472	

Special Assessment Roll

2026 - 2030

Pardee Lake Weed Control

X051826	4711-30-101-130	\$2,858.09
PARDEE LK WEED	HARMAN BARBARA & THOMAS 2331 NE 192ND ST MIAMI, FL 33180-2153	
X051826	4711-30-101-132	\$2,858.09
PARDEE LK WEED	KLINE KEVIN LTS 9.3 30067 MIRAGE CT WARREN, MI 48093-6500	
X051826	4711-30-101-134	\$2,858.09
PARDEE LK WEED	HENDRA ALFRED 2074 WEBSTER PARK DR HOWELL, MI 48843-7438	
X051826	4711-30-300-001	\$2,858.09
PARDEE LK WEED	SARPOLIS NANCY & KEVIN LTS 9.3 2055 WEBSTER PARK DR HOWELL, MI 48843-7438	
X051826	4711-30-300-002	\$2,858.09
PARDEE LK WEED	TEXTOR MARK & KRISTYN LTS 9.3 2155 BRIGHTON SHORES TRL Howell, MI 48843	
X051826	4711-30-300-003	\$2,858.09
PARDEE LK WEED	SPECK KEITH B & CONNIE A 2005 BRIGHTON RD HOWELL, MI 48843-7454	
X051826	4711-30-300-007	\$2,858.09
PARDEE LK WEED	PATTERSON, ALAN & BLYTHE 2424 E COON LAKE TRL HOWELL, MI 48843-6410	
X051826	4711-30-300-008	\$2,858.09
PARDEE LK WEED	GIBSON MICHAEL A & LINDA L 2420 E COON LAKE TRL HOWELL, MI 48843-6410	
X051826	4711-30-300-009	\$2,858.09
PARDEE LK WEED	SANTONI MARK & MICHELLE 2418 E COON LAKE TRL HOWELL, MI 48843-6410	
X051826	4711-30-300-013	\$2,858.09
PARDEE LK WEED	ROGERS BYRON R 2127 BRIGHTON SHORES TRL HOWELL, MI 48843	
X051826	4711-30-300-028	\$2,858.09
PARDEE LK WEED	JUNCAJ DOKA & BRECCA 2095 BRIGHTON SHORES TRL HOWELL, MI 48843-7454	
X051826	4711-30-300-024	\$2,858.09
PARDEE LK WEED	BEYER THEODORE & LAURA 2045 BRIGHTON SHORES TRL HOWELL, MI 48843	
X051826	4711-30-300-025	\$2,858.09
PARDEE LK WEED	BLASTIC MICHAEL & SHEARER KIM 9315 SYCAMORE TRL BRIGHTON, MI 48114-8968	
X051826	4711-30-300-026	\$2,858.09
PARDEE LK WEED	ALBRANT LYLE & SHIRLEY LTS 9.3 322 VICTORIA PARK DR HOWELL, MI 48843-1262	

Total Parcels: 41

\$117,181.69

EXHIBIT C - CERTIFICATION

CERTIFICATE

I, the undersigned, Supervisor of Genoa Charter Township, Livingston County, Michigan (the "Township"), acting pursuant to a resolution duly adopted by the Township Board of the Township on June 1, 2026 (the "Resolution") certify that (1) the attached special assessment roll for the Pardee Lake Aquatic Weed Control Improvement Special Assessment Project (winter tax 2026), to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such a roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: June 1, 2026

Kevin Spicher
Genoa Charter Township Supervisor

**EXHIBIT D
NOTICE OF SECOND PUBLIC HEARING
JUNE 15, 2026 AT 6:30PM**

**NOTICE OF JUNE 15, 2026 PUBLIC HEARING ON THE SPECIAL ASSESSMENT ROLL
FOR THE PROPOSED PARDEE LAKE AQUATIC WEED CONTROL
SPECIAL ASSESSMENT PROJECT (winter tax 2026)
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

PLEASE TAKE NOTICE that the Supervisor has reported to the Township Board and filed in the office of the Manager and Township Clerk for public examination a special assessment roll covering all properties within the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the thereto within the aforesaid Pardee Lake Aquatic Weed Control Special Assessment District. The costs are more particularly shown in the estimate of costs which is on file and available for public inspection in the office of the Manager and Township Clerk. The roll is the total amount of \$117,181.70 spread over 5 years with a proposed special assessment principal payment of \$2,858.09 per parcel for 41 parcels. The project costs and yearly cost per parcel are provided in the tables below:

PARDEE LAKE AQUATIC WEED CONTROL PROJECT (WINTER TAX 2026)	
PROJECT COST	\$115,181.70
ADMININISTRATION FEES	\$24,000
TOTAL PROJECT COST:	\$117,181.70

YEAR	PAYMENT TO PRINCIPAL	OUTSTANDING BALANCE
2026	\$ 571.62	\$ 2,286.47
2027	\$ 571.62	\$ 1,714.85
2028	\$ 571.62	\$ 1,143.23
2029	\$ 571.62	\$ 571.61
2030	\$ 571.61	\$ -
	\$ 2,858.09	

PLEASE TAKE FURTHER NOTICE that the Township Board will hold a Public Hearing on **June 15, 2026 at 6:30 p.m.**, at the **Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116**, to review the special assessment roll, to consider any objections thereto, and to confirm the roll as submitted or revised or amended. The roll may be examined at the office of the Manager or Township Clerk at the Township hall during regular business hours of regular

business days until the time of the hearing and may be examined at the hearing. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal.

Any owner or party in interest, or agent, may appear in person at the hearing to protest the special assessment, or may file an appearance or protest by letter at or before the hearing, and in that event personal appearance shall not be required. The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

After the public hearing, the Township Board may confirm the roll as submitted or as revised or amended; may provide for payment of special assessments in installments with interest on the unpaid balance; and may provide by resolution for other matters permitted by law with regard to special assessments.

All interested persons are invited to be present at the hearing to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Township Manager. Individuals with disabilities requiring such aids or services should contact the Manager at the address or phone number listed below.

This notice is given by order of the Genoa Charter Township Board.

Dated: June 1, 2026



Kelly VanMarter

Genoa Charter Township Manager
2911 Dorr Road, Brighton, MI 48116
Phone: 810-227-5225
Email: kelly@genoa.org

Publication: Press/Argus on 06/05/26 and 06/12/26

EXHIBIT E

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)

COUNTY OF LIVINGSTON)

Kathleen Murphy, being first duly sworn, deposes and says that she personally prepared for mailing, and did on June 5, 2026, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kathleen Murphy
Genoa Charter Township



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 27, 2026
RE: Brighton Road Property – Park Restoration Management Plan & Grant Services Proposal

This memo transmits two documents for the Board's review related to the Brighton Road Property restoration project. In 2025, the Township engaged K2 Environmental Consulting to develop a restoration management plan for the Brighton Road property which is a 78-acre parcel purchased from the State of Michigan in 2024. The completed Park Restoration Management Plan (June 2026) establishes a framework to restore natural habitat, develop nature trails, and create a low-impact nature park for residents and visitors.

With K2's assistance, the Township has already submitted \$915,205 in funding applications to state and federal sources.

K2 has proposed continued hourly grant support (\$95/hour, not-to-exceed \$11,875) to pursue additional funding opportunities, including the Michigan Wildlife Habitat Grant Program (due June 25), a House Oversight Subcommittee funding proposal, and other state, federal, and private foundation grants.

The Board is being asked to review the attached Park Restoration Management Plan and consider approval of the grant services proposal at this meeting.

Sincerely,

Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti


Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

The logo for K2 Environmental Consulting features three overlapping circles in yellow, green, and blue. The yellow circle at the top contains a tree icon, the green circle at the bottom left contains a leaf icon, and the blue circle at the bottom right contains a water drop icon.

K2 Environmental Consulting

Grant & Fundraising Support Proposal to Genoa Charter Township

May 27, 2026

This proposal is to provide ongoing grant and fundraising support to implement the Park Restoration Management Plan (2026).

Background

In 2025, Genoa Charter Township expressed interest in redeveloping the Brighton Road Property and engaged K2 Environmental Consulting LLC to write a restoration management plan. The goals of this plan are to:

- Improve natural habitat and restore ecosystem health
- Improve access & develop nature trails
- Provide a low-impact natural park for residents and visitors

The [Park Restoration Management Plan \(2026\) for the Brighton Road Property \(CAO# 4711-33-200-003\), Genoa Charter Township, Livingston County, Michigan](#) was completed in June 2026.

With K2 Environmental Consulting's support, Genoa Charter Township submitted \$915,205 funding applications to:

- State of Michigan House of Representatives Appropriations Requests for Legislatively Directed Spending Items
- Community Project Funding through Congressman Tom Barrett's office
- Congressionally Directed Spending through Senator Slotkins office

This funding would implement the restoration management plan and create a township nature park.

Grant & Fundraising Support Proposal

K2 Environmental Consulting LLC would partner with Genoa Charter Township on an ongoing hourly basis at \$95/hour to research, develop, and apply for funding to enact the Park Restoration Management Plan (2026). This service includes the full funding life cycle, from research and feasibility to writing, budgeting, and project submittal.

Opportunities

Michigan Wildlife Habitat Grant Program – Application due June 25

- www.michigan.gov/dnr/buy-and-apply/grants/aq-wl/wildlife-hab
- Project funding from \$50,000 - \$1 million; 10% local match required
- Research, write, budget, and submit grant application: Approximately 45 hours effort (\$4,275)

House Oversight Subcommittee on State and Local Assistance Programs

- Subcommittee is responsible for investigating any potential wrongdoing within government assistance programs and ensuring programs serve the people of Michigan.
- Make case for state mismanagement of property and develop funding proposal to address issues.
- Research, write, budget, and submit proposal: Approximately 20 hours effort (\$1,900)

Ongoing Research & Application(s)

- Michigan Natural Resource Trust Fund (requires 5-year Recreation Plan)
- Michigan DNR Land and Water Conservation Fund (requires 5-year Recreation Plan)
- National Fish & Wildlife Foundation Southeast Michigan Resilience Fund
- Private Foundations
- Approximately 60 hours effort total (\$5,700). K2 Environmental Consulting would seek approval from Genoa Charter Township before pursuing any opportunity.

Terms

Billed hourly at \$95/hour

Grant and Fundraising Support total effort not-to-exceed \$11,875

Park Restoration Management Plan



For the Brighton Road Property (CAO# 4711-33-200-003)

Genoa Charter Township

Livingston County, Michigan

June 2026

Prepared by:

K2 Environmental Consulting, LLC



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K2 Environmental Consulting

www.k2environmentalconsulting.com

We design and implement science-based management strategies that restore ecological function, increase biodiversity, and strengthen long-term resilience. From site assessment to habitat restoration, we offer strategic planning and adaptive management to deliver practical, results-driven solutions tailored to your land and your goals. We work with landowners, governments, businesses, and non-profit organizations.

Section 1: Parcel Overview

Parcel Information

Parcel Number: 4711-33-200-003
Property Address: BRIGHTON RD
Property Status: ACTIVE
Government Unit: 4711 - GENOA TOWNSHIP
Taxing Unit: 4711 - GENOA TOWNSHIP
Classification: 402 - RESIDENTIAL REAL
School District: 47010 - BRIGHTON
GIS Calculated Acres: 77.97
Active Date: NOT AVAILABLE
Tax Description: SEC 33 T2N R5E E 1/2 OF NE 1/4, EXC BEG INT OF E/W 1/4 LINE & C.L. CHILSON RD, ELY 345.4 FT, NWLY 633 FT, SWLY 291.85 FT, SELY C.L. RD 486.45 FT TO POB, 76.22AC M/L

Parcel Overview

This parcel is in the southern Michigan inter-lobate region of Livingston County, Michigan. Genoa Charter Township purchased the property from the State of Michigan in 2024.

The parcel consists of 78 acres and was mined for sand and gravel until approximately 1951. As such, the surface geology and topography are highly altered, with numerous steep-sided ridges coursing between several large, 20-30 foot deep, open-pit gravel mine areas. The mature deciduous forest areas were clearcut in a 2021 timber harvest by the Michigan Department of Natural Resources. The parcel is presently covered with a buffer of mature mixed deciduous forest, two swales of mixed conifer forest, and large swathes of shrubland. Invasive plant species are abundant throughout the parcel.

The parcel is currently zoned Low Density Residential¹, and the Future Land Use Plan Map² shows the parcel continuing this zoning designation. The parcel is bounded by Brighton Road to the north, Glenway Drive residences and associated Residential land to the east, Commercial-Improved private property to the south, and Chilson Road homes and associated Residential land to the west.

The parcel is topographically complex due to extensive mining history on site. The highest elevation is located along the eastern parcel boundary at 1030 feet. The lowest elevation is 935 feet, which is in the southeast corner of the parcel. There are several high points and ridges throughout the parcel that are at approximately 1000 feet elevation. Between these ridges and high points are numerous historic sand and gravel mine pits, which are approximately 20-30 feet deep and have steep, semi-stable slopes.

¹ Zoning Map Genoa Charter Township Livingston County 2025. Available online: <https://www.genoa.org/departments/planningzoning/maps>

² 2022 Genoa Township Master Plan, Map 3.2 Future Land Use Plan. Available online: <https://www.genoa.org/departments/planningzoning/maps>



Topographic Current Conditions

- Legend**
- Parcel Boundary
 - 5 ft. Contours
 - 5 ft. interval
 - Roads
 - Imagery
 - OpenStreetMap



K2 Environmental Consulting
Version Date: 01/06/2026

Map 1: Topographic current conditions

Regional Context

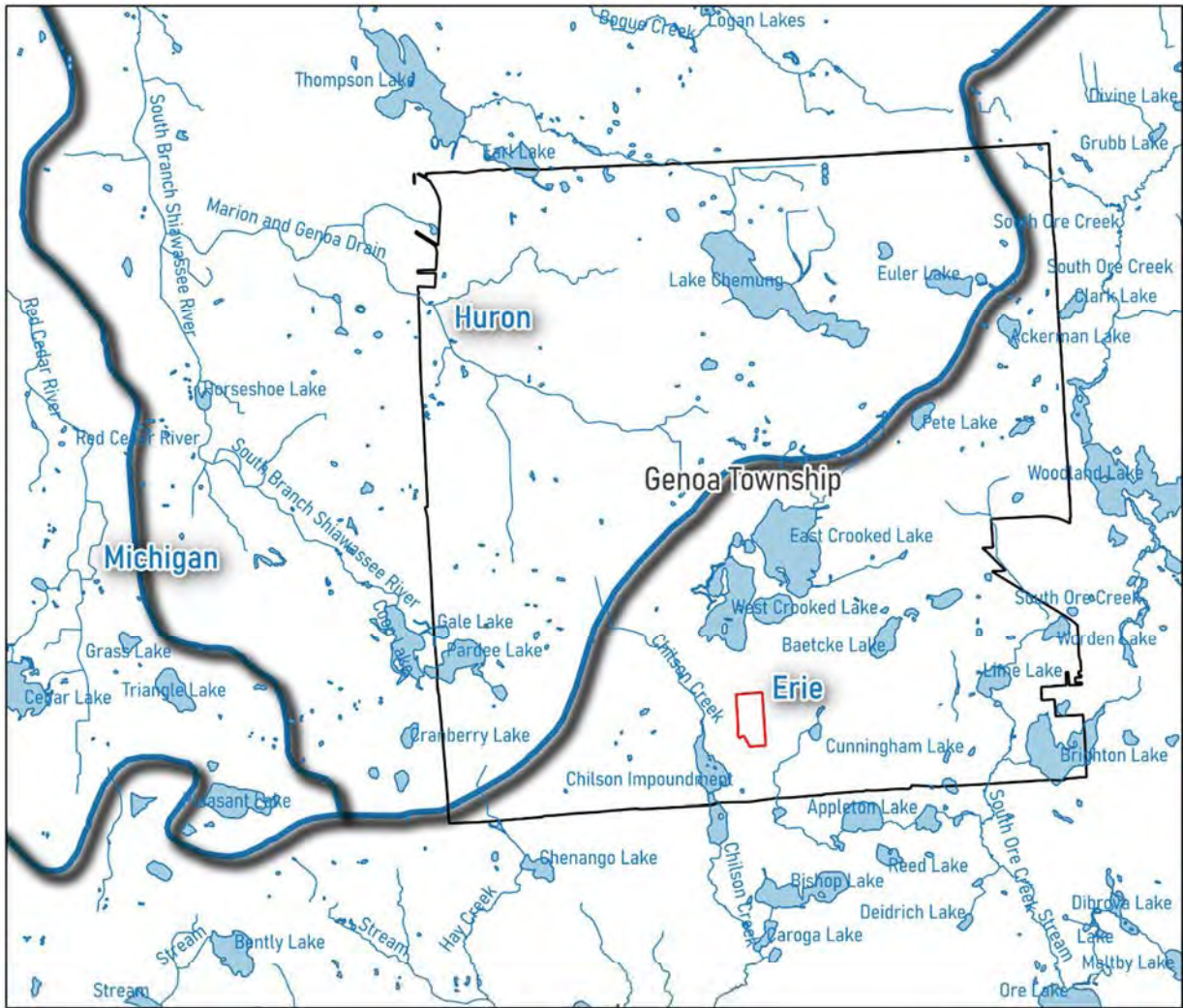
The property is in the southeastern Michigan interlobate region. This region is characterized by the rolling topography and abundance of lakes and streams. This topography was created during a period of glaciation in the most recent ice age - the Pleistocene Epoch. At least four times throughout the Epoch (1.6 million to 10,000 years ago) large glaciers advanced and retreated over the surface of North America.³ At its peak coverage 18,000 years ago, The Laurentide ice sheet covered all of Canada and extended into the United States as far south as Indiana, Illinois, and Ohio. Two glacial lobes - the Lake Erie and Saginaw lobes - met and combined their reconstructive forces as the glaciers reshaped the landscape. These glacial hills, kames, and eskers stretch across southeast Michigan region from the Waterloo Recreation area in the northeast to the Irish Hills in the southwest.

Watershed Context

Genoa Charter Township is in the headwaters region between the South Branch of the Shiawassee River and the Huron River. The Red Cedar River, which is a tributary of the Grand River, also drains the area just west of Genoa Charter Township.

The upper streams, creeks, and drains of the South Branch of the Shiawassee River drain the northwest half of Genoa Charter Township. The Shiawassee River drains away to the northeast and on into Lake Huron. Within Genoa Charter Township, Pardee Lake and Lake Chemung are two significant lakes that are used for enjoyment and recreation.

In the southeast half of Genoa Charter Township, there are numerous lakes, including West & East Crooked Lakes and Clifford, Baetke, Morse, Ackerman, and Brighton Lakes. Just west of the parcel is Chilson Creek, which flows into the Chilson Impoundment and into Zukey Lake of the Huron River Chain of Lakes. To the east of the parcel is an unnamed creek that feeds several small ponds and into Little Appleton Lake and the South Ore Creek before joining the Upper Middle Huron River. The Huron River doesn't flow into the Great Lake of the same name; it flows into Lake Erie, just downstream of the Detroit River.



Great Lakes Watershed Context



Version Date:01/05/2026

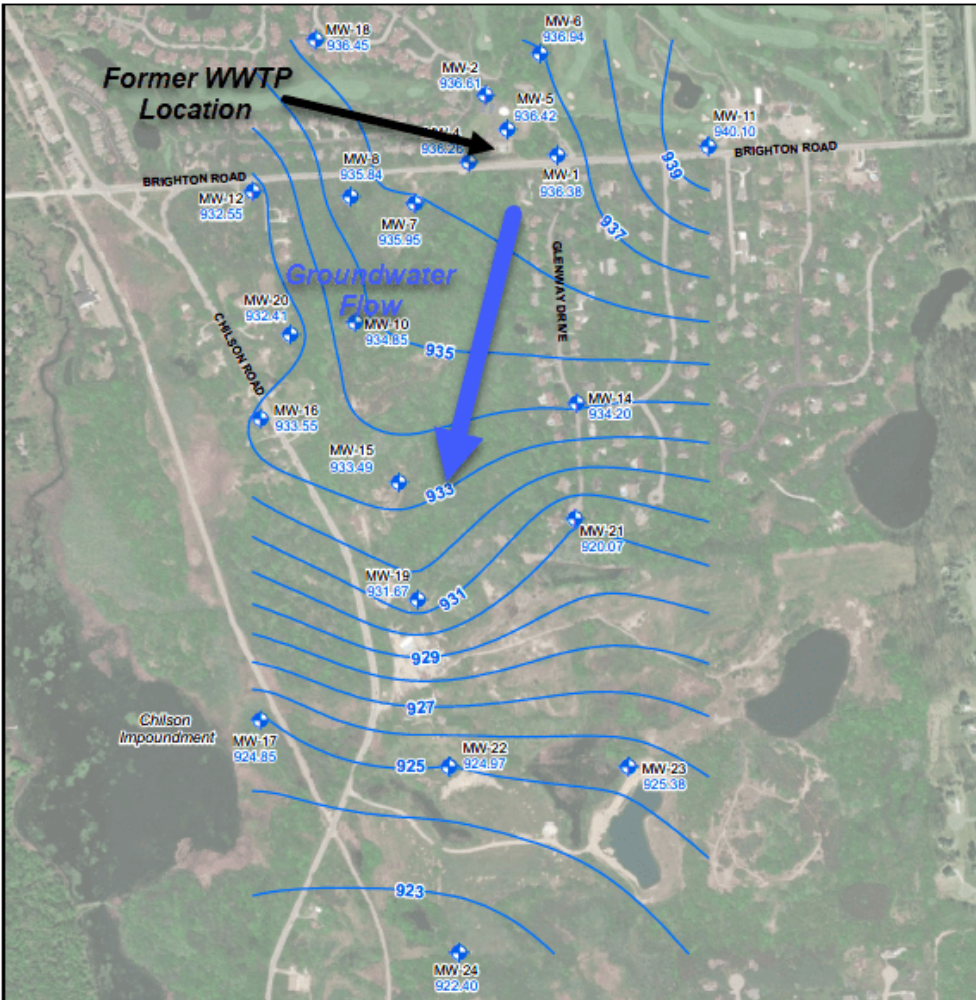
Legend

- Rivers
- Lakes
- Parcel Boundary
- Genoa Charter Township
- Great Lakes Watersheds

Map 2: Great Lakes Watershed Context

Hydrologically, the parcel generally drains to the south – there are no known direct surface water connections to Chilson Creek or the unnamed creek feeding Little Appleton Lake, but the slope and soil permeability suggest positive groundwater contributions to both creek-sheds. In the southeast corner of the parcel, the lowest elevation (935 ft) is slightly higher than the highly altered unnamed pond (931 ft)

immediately adjacent to the parcel. The following map shows the groundwater flow to be south/southwest.

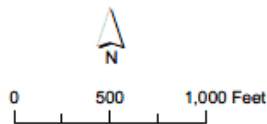


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Notes:

LEGEND

- Monitoring Well
- Groundwater Potentiometric Surface Elevation Contour
- 936.38 Groundwater Spot Elevation in Feet Above Mean Sea Level

1. Groundwater elevations were obtained from the monitoring wells on June 6, 2022.
2. Elevation contours are drawn in 1 foot intervals.
3. Groundwater elevation contours were interpolated in Surfer 16 using Kriging default settings.



		OAK POINTE WWTP GENOA TOWNSHIP, MICHIGAN	FIGURE
UPDATED: NLJ	DATE: 7/21/22	2022 GROUNDWATER ELEVATION MAP	2

Document Path: P:\Projects\Genoa Township\OakPointe2022\GIS\MXD\Figure 3_OP_2022 Aquifer Contour.mxd

Map 3: 2022 Groundwater Elevation Map, Tetra Tech 7/21/22

Historic Land Use

Around 1800, prior to large-scale Euro-American settlement, Michigan was a landscape dominated by forest, wetlands, prairies, and interconnected waterways shaped by glacial history and fire. An estimated 80–90% of the state was forested, with regional variation driven by climate, soils, and disturbance regimes. Northern Michigan was largely covered by mixed conifer–hardwood forests of white pine, hemlock, sugar maple, and yellow birch. Southern Lower Michigan—within the eastern deciduous forest region—was characterized by beech–maple forests on mesic sites, oak–hickory forests on drier uplands, extensive oak savannas and barrens maintained by frequent fire, and large wetland complexes associated with glacial outwash plains and poorly drained lakebeds.

In southeast Michigan, including what is now Livingston County, the circa-1800 landscape was a mosaic of deciduous forest, oak openings, wet prairie, marsh, and tamarack swamps. Beech–sugar maple forests occupied richer, mesic soils, while black oak, white oak, and bur oak dominated sandy or drought-prone outwash areas. Fire—both lightning-ignited and intentionally set by Indigenous peoples—played a central ecological role in maintaining oak savannas and open barrens, preventing canopy closure and sustaining a diverse herbaceous layer of grasses and forbs.

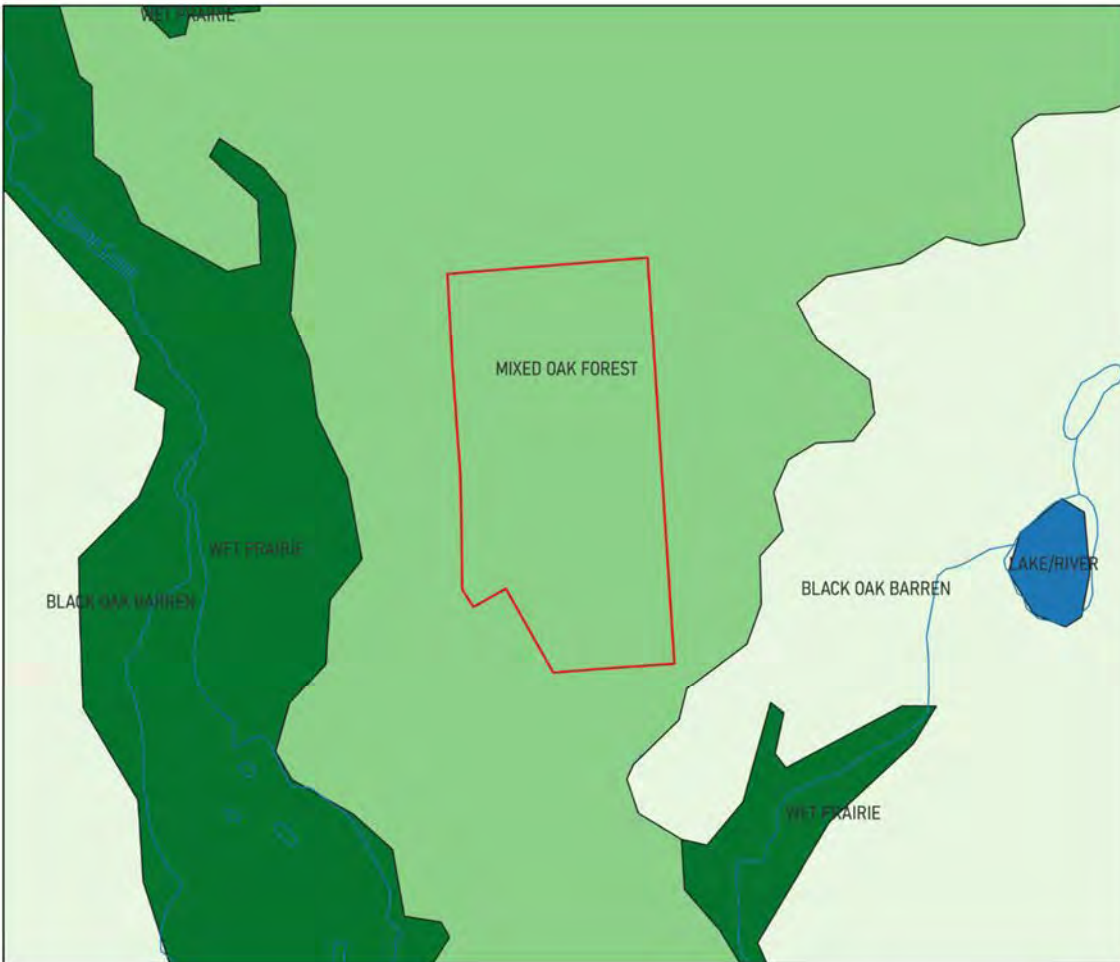
Wetlands were especially prominent in Livingston County due to glacial topography. Kettle lakes, peatlands, and marshes were common, particularly in areas now associated with the Huron River headwaters. These systems supported high biodiversity and functioned as hydrologic regulators, filtering water and moderating seasonal flows. The interspersed upland forest, savanna, prairie inclusions, and wetlands created significant habitat heterogeneity across relatively short distances.

By the mid-19th century, logging, agriculture, drainage, and fire suppression dramatically altered this landscape. Today, only fragments of the original oak savannas, barrens, and intact beech–maple forests remain in Livingston County, often preserved within parks, conservation lands, and small private holdings.

Land Cover Circa 1800

Between 1816 and 1856, Government Land Office Surveyors mapped a one-mile by one-mile grid across the state. While they were primarily mapping a grid for land sales, they also recorded information about the landscape. This information included ecology notes, significant trees, landmarks, soil fertility, and other descriptive information about Michigan in the early 1800s. Michigan Natural Features developed a methodology to translate notes taken by the GLO into digital map files. The map below shows the Brighton Road Parcel location and the ecosystems that may have existed historically.

Mixed Oak Forest and Black Oak Barrens are typical of the area and are used as reference ecosystems in habitat restoration described later.



Land Cover Circa 1800



Version Date: 01/07/2026

Map 4: Land Cover Circa 1800

Sand and Gravel Mining

From 1905 – 1937, the Ohio & Michigan Sand and Gravel Company operated an extensive mining operation at the parcel. This was the first commercial gravel mine in Michigan, which initially removed up to 35,000 tons of sand and gravel per month. With the installation of the first electrically powered wash plant, the operation increased its output to 75,000 tons per month. Excavation was done with railroad-type shovels and was loaded into trains that made use of the railroad sidings on site.

This allowed for the efficient extraction of large quantities of sand and gravel and left behind large open pit mines ranging in depth from approximately 20-60 feet deep.

The material was shipped by train to Detroit and Toledo for use in road construction throughout the region. The material is rumored to have gone into construction as far away as New York City.

After Ohio & Michigan Sand and Gravel ceased operations, H&H Gravel continued mining operations until 1951 when the property was

sold to the State of Michigan for \$1.00. The below aerial image was taken in 1950 and clearly shows the open pit mine areas.






1950 Aerial Image
 Mining completed and property sold to DNR in 1951



Version Date: 12/10/2025

Legend	
General Info	Imagery
 Township Parcel Boundary	1950

Map 5: 1950 Aerial image showing the extent of mining

Township Dump

For approximately 10 years, the north end of the property was used as a dump for township residents. People accessed the site from Brighton Road and dumped refuse and waste over a steep bank. Looking below, Map 9: 1950 image. Prior to shows an open gravel pit area, into which trash and waste was dumped. The 1966 aerial image shows the dump in active used with the open gravel pit filled and disturbed soil surrounding it (see Map 9: 1966 image. Dump is active). To close the dump, the Department of Public Health required grading to eliminate slopes and two feet of top fill to cover waste. The 1980 aerial image shows the dump closed and some apparent revegetation (see Map 9: 1980 image. Dump closed in 1971). The current aerial image shows the site as it is today, with the dump covered and the area is revegetated (see Map 9: Current image. Dump is closed, covered, & revegetated).

Any activity on the former dump site should make sure topsoil is not disturbed and vegetation is not removed.

Timeline of Events

- ❖ 1960s – A free use permit was issued to Genoa Township, which required proper cover of dump at the completion of the use permit. The permit record was not located in the files at the Division Office nor at the park.

- *Per Michigan Department of Natural Resources Interoffice Communication dated January 7th, 1982*

- ❖ March 1971 – To close the dump, grading is required to eliminate steep slope that people dumped over and to cover and compact materials currently on site. Two feet of cover is required over existing waste and should be graded to drain surface water away from dumping areas.

Michigan Department of Public Health Engineering Division		SOLID WASTE DISPOSAL EVALUATION REPORT	
Inspection Date	FEB 2, 1971		
Name of Disposal Facility	GENOA TOWNSHIP		
Location	street address	city	Genoa, Livingston county
Name of Operator	Address		
Property Owner	Address		
Municipalities from which refuse received			
Isolation (nearest residence)	_____ miles		
Type of Facility:	<input checked="" type="checkbox"/> Modified Dump	<input type="checkbox"/> Hog Feeding	(specify)
	<input type="checkbox"/> Sanitary Landfill	<input type="checkbox"/> Other	
(✓) indicates compliance (x) noncompliance (-) does not apply			
GENERAL REQUIREMENTS		STATE LAND	
Origin of Waste:		Remarks	
generated on premises	delivered to site ✓	OPEN DUMP	
Type of Waste:		MANY APPLIANCES &	
general ✓	residential ✓	MACHINERY FILED AROUND	
commercial	solid ✓ liquid	SCAVENGING PIGS	
Plans and Specifications:	layout operation conforms to plan	RATS	
plan on file		REFUSE DUMPED RIGHT BEFORE	
SANITARY LANDFILLS		THE ROAD	
protection of ground and surface water	emergency equipment	A TRENCH IS AVAILABLE	
equipment	responsible director	BUT NOT BEING COVERED	
restricted access	on-site roads	COMPLETE LACK OF COVER	
dust control	attendant	ON FACE..	
spreading of refuse	paper confined		
cell volumes	compaction		
final cover	period of cover		
equipment maintenance	cover maintenance		
salvaging	burning		
surface water drainage	vermin control		
handling and control of hazardous materials	completion of area		
other			
MODIFIED DUMP			
protection of ground and surface water	vermin control X		
proper trench provided X	paper confined X		
burning	attendant X		
access controlled X	population served # GENOA		
nuisance X	period of cover X		
public hearing approved site when required			

Figure 2: Solid Waste Disposal Evaluation Report, February 2, 1971

- > *Per Letter to Genoa Township Supervisor from State of Michigan Department of Public Health dated March 1, 1971*
- ❖ June 5th, 1971 – This is the official close date.
 - > *Per Letter to Genoa Township Supervisor from State of Michigan Department of Public Health dated May 28, 1971*
- ❖ July 18, 1979 – An inspection report states the site is adequately covered, graded, and stabilized by vegetation. The site is closed.
 - > *Per Michigan Department of Natural Resources Resource Recovery Division Evaluation Report dated 7/18/1979*
- ❖ August 7, 1980 – Permit issued by Regional Supervisor, Parks Division, DNR for D & D Sanitation to use portion of site to consolidate dumpsters into packer units.
 - > *Michigan Department of Natural Resources Interoffice Communication dated June 16, 1981*
- ❖ December 14, 1981 – Field inspection showed most of the site has intact cover, good grading, and adequate vegetation. A couple areas on the slope had disturbed cover.
 - > *Michigan Department of Natural Resources Interoffice Communication dated December 17, 1981*
- ❖ August 15, 1984 – Water quality samples taken near dump were negative for volatile organics and metals.
 - > *August 15, 1984, Meeting Minutes of Genoa Township Groundwater Task Force*



1950 - Before dump



Map 9: 1950 image. Prior to dump being active.



1966 - Dump active



Map 9: 1966 image. Dump is active.



1980 - Dump is closed (in 1971)



Map 9: 1980 image. Dump closed in 1971.



Current - Dump covered & vegetated



Map 9: Current image. Dump is closed, covered, & re-vegetated.

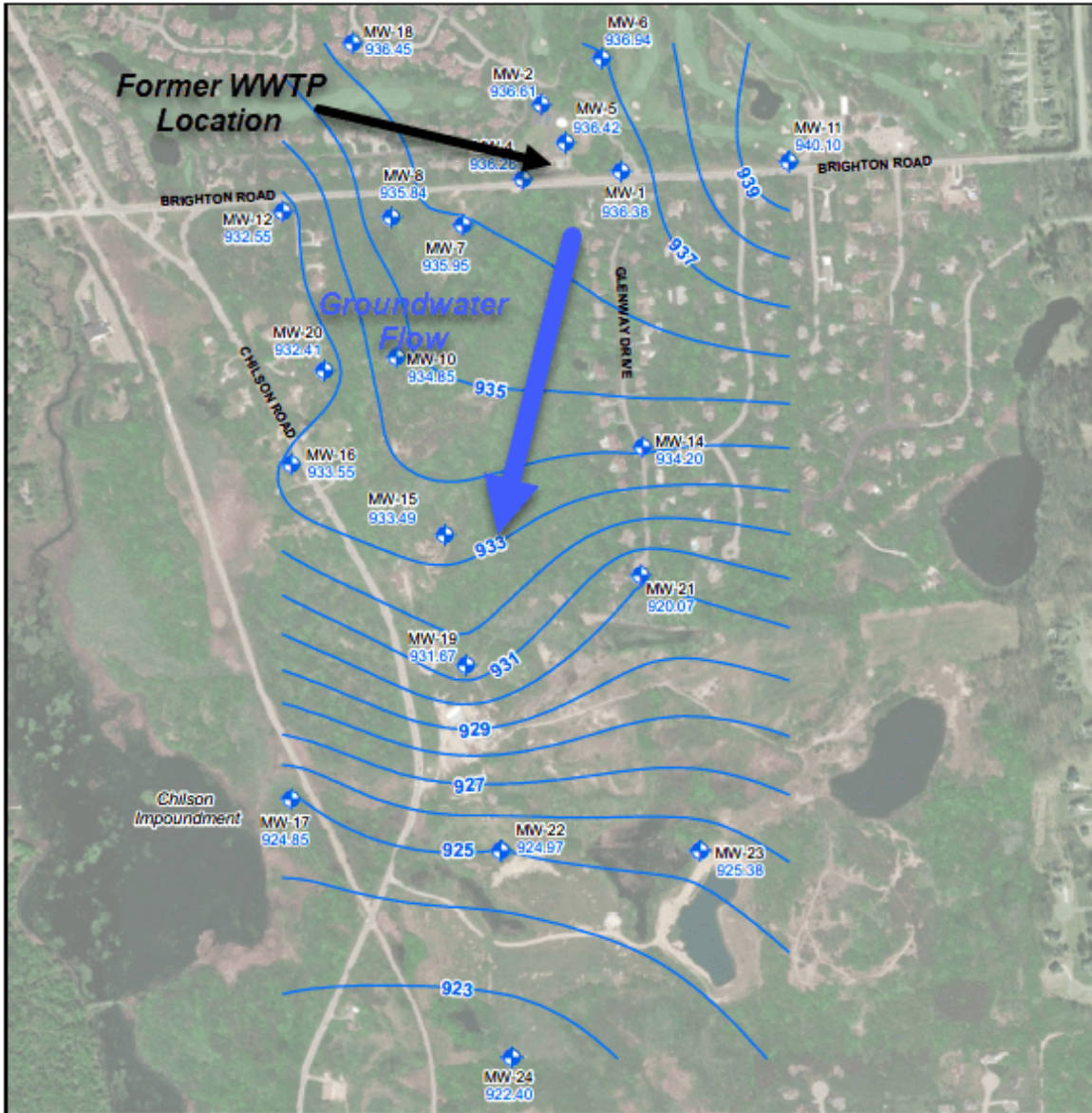
Groundwater Contamination

The former Oak Pointe Wastewater Treatment Plant (WWTP) is located to the north of the property at 5341 Brighton Road. It opened in 1991 and treated wastewater was discharged to groundwater under a state Groundwater Discharge Permit issued to Genoa Township. It was closed in 2015. Groundwater monitoring wells are installed throughout the area, including several on the property. The groundwater shows elevated PFAS as well as historic sodium/chloride contamination from the former wastewater treatment plant. Genoa Township and EGLE are working under a Consent Order to address the sodium/chloride contamination.

“The groundwater flow is to the south/southwest. Chilson Impoundment and Chilson Creek are downgradient, however sampling of the former WWTP monitoring well network has shown that the PFAS plume does not reach the impoundment and/or creek.”⁴

⁴ Former Genoa Township Oak Pointe WWTP (Brighton, Livingston County). Available online at <https://www.michigan.gov/pfasresponse/investigations/sites-aoi/livingston-county/former-genoa-township-oak-pointe-wwtp>

The following Map 10: 2022 Groundwater Elevation Map, Tetra Tech 7/21/22 shows the groundwater flow to be south/southwest.



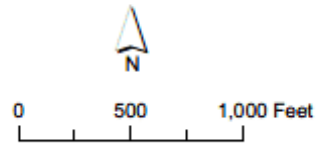
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

- Monitoring Well
- Groundwater Potentiometric Surface Elevation Contour
- Groundwater Spot Elevation in Feet Above Mean Sea Level

Notes:

1. Groundwater elevations were obtained from the monitoring wells on June 6, 2022.
2. Elevation contours are drawn in 1 foot intervals.
3. Groundwater elevation contours were interpolated in Surfer 16 using Kriging default settings.

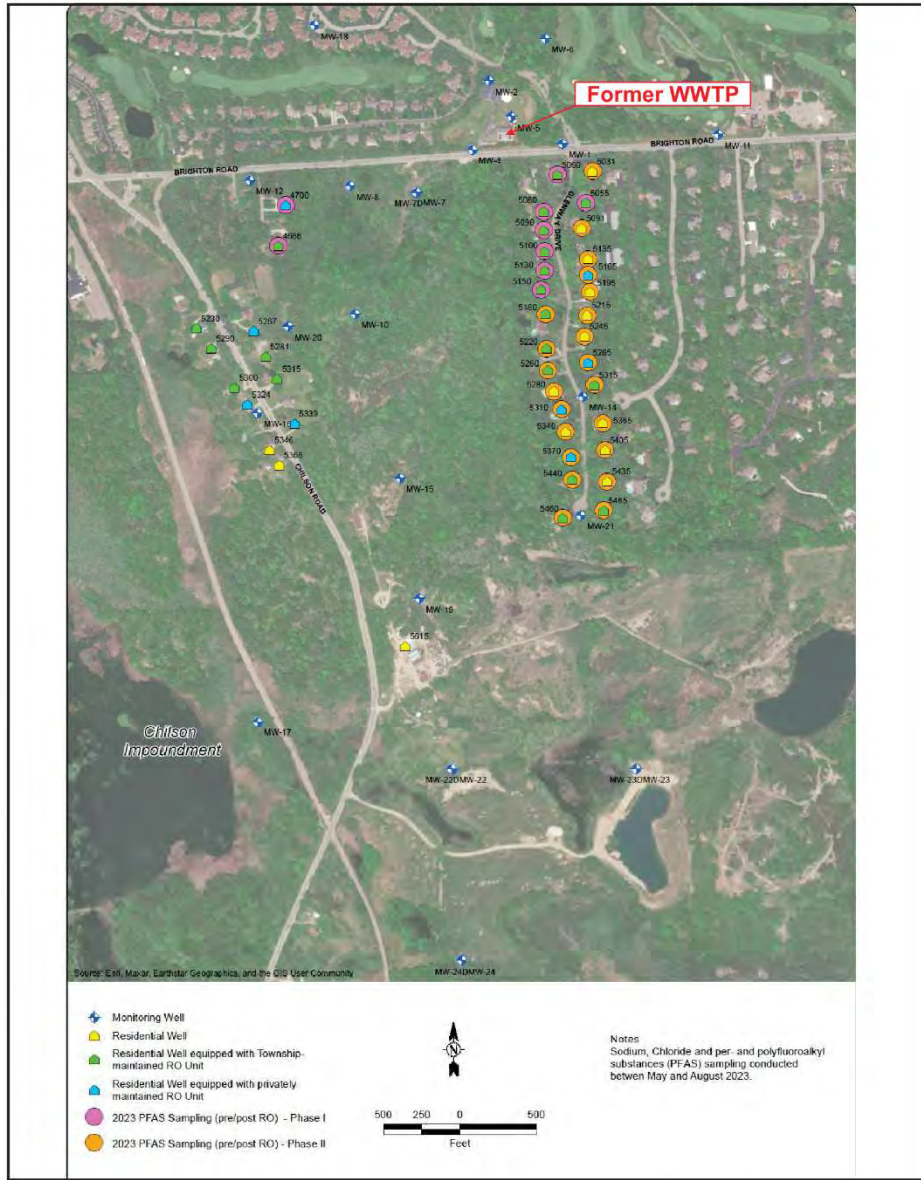


		OAK POINTE WWTP GENOA TOWNSHIP, MICHIGAN	FIGURE 2
UPDATED: NLJ	DATE: 7/21/22	2022 GROUNDWATER ELEVATION MAP	

Document Path: P:\Projects\Genoa Township\OakPointe\2022\GIS\MXDs\Figure 3_OP_2022 Aquifer Contour.mxd

Map 10: 2022 Groundwater Elevation Map, Tetra Tech 7/21/22

The following map shows the groundwater monitoring well network and residential wells sampled for sodium, chloride, and PFAS.



Notes

1. Figure Source: 2023 Annual Groundwater Sampling Report, Oak Pointe Wastewater Treatment Plant, Consent Order # 31-03-00, dated October 18, 2023, prepared by TetraTech (Figure 5-2023 Private Water Supply PFAS Assessment Sampling Plan).

2025 Annual Sampling Plan
Former Oak Pointe WWTP
4981 Brighton Road, Genoa Township
Livingston County, Michigan



 46850 Magellan Drive, Suite 109
 Novi, Michigan 48377
 www.wsp.com

FIGURE 1

Map 11: 2025 Annual Sampling Plan Former Oak Pointe WWTP, WSP

Timber Harvest

In late 2020 to early 2021, a large-scale clearcut timber harvest was done across most of the property. The property was owned by the State of Michigan and managed by the Department of Natural Resources during this time.

Adjacent landowners report that the logging started in the middle of the night and was done quickly and with little to no local consultation. Logging operators solicited financial payments directly from adjacent landowners in exchange for a no-cut buffer zone behind their homes. Several residents paid significant sums of money to protect the trees along the property line. In some instances, trees were cut down across the property line on adjacent landowner's property. Numerous landowners reported anger and frustration with the clear-cut logging operation and that trees were cut on their property.

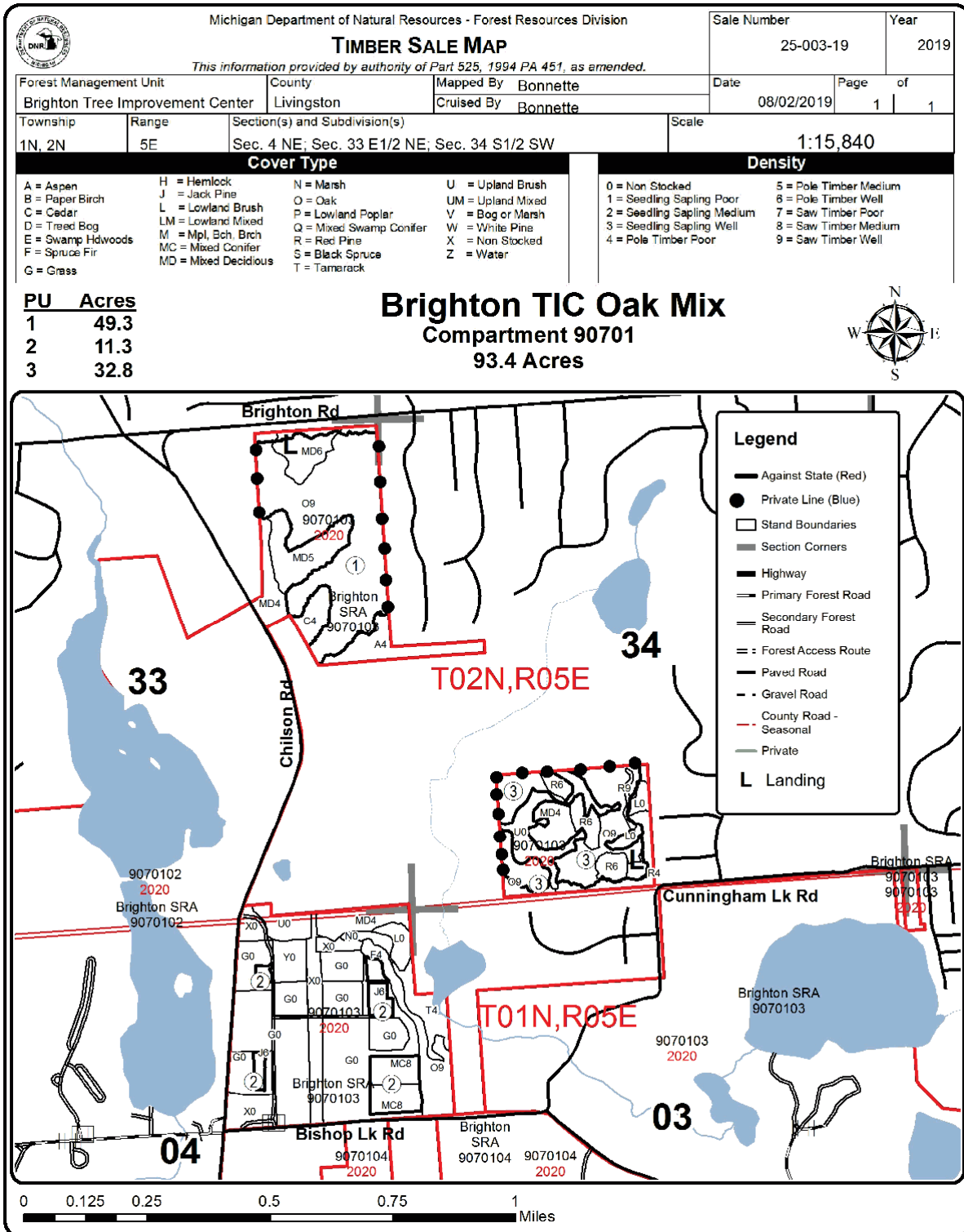




Map 12: 2019 Timber Sale Map, MDNR Forest Resources Division below shows the timber sale map put out for bid by the Michigan Department of Natural Resources Forest Resources Division. It includes the Brighton Road property and two other properties located to the south.

Marked by a capital “L”, the map shows a Landing Zone for processing and transport located at the north end of the Brighton Road property, which is where the historic township dump is located. 49.3 acres were included in the harvest. The map also shows the characterization of the timber types and qualities across the property:

- MD6 - Mixed Deciduous, Pole Timber Well
- O9 - Oak, Saw Timber Well
- MD5 - Mixed Deciduous, Pole Timber Medium
- MD4 - Mixed Deciduous, Pole Timber Poor
- C4 - Cedar, Pole Timber Poor
- A4 - Aspen, Pole Timber Poor

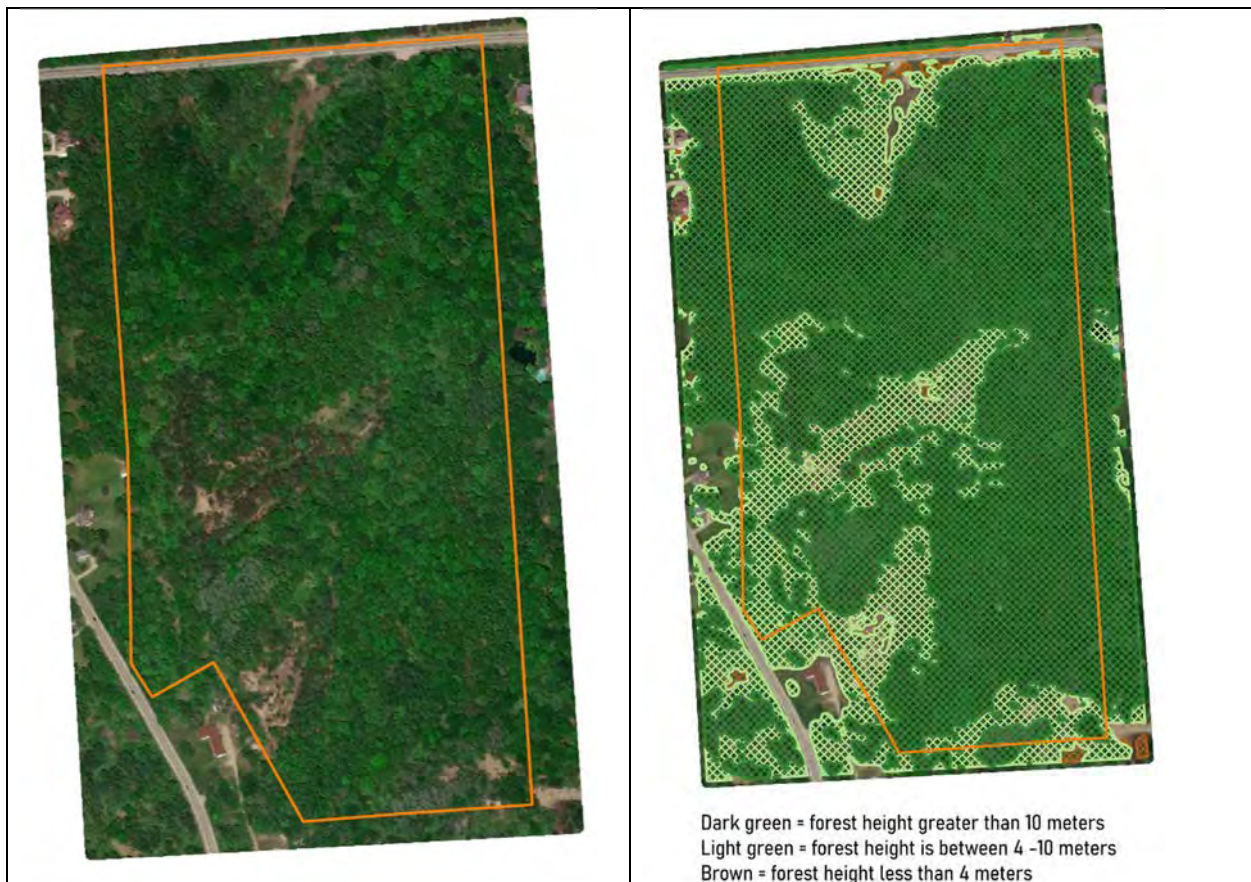


Map 12: 2019 Timber Sale Map, MDNR Forest Resources Division

Stand Height Analysis

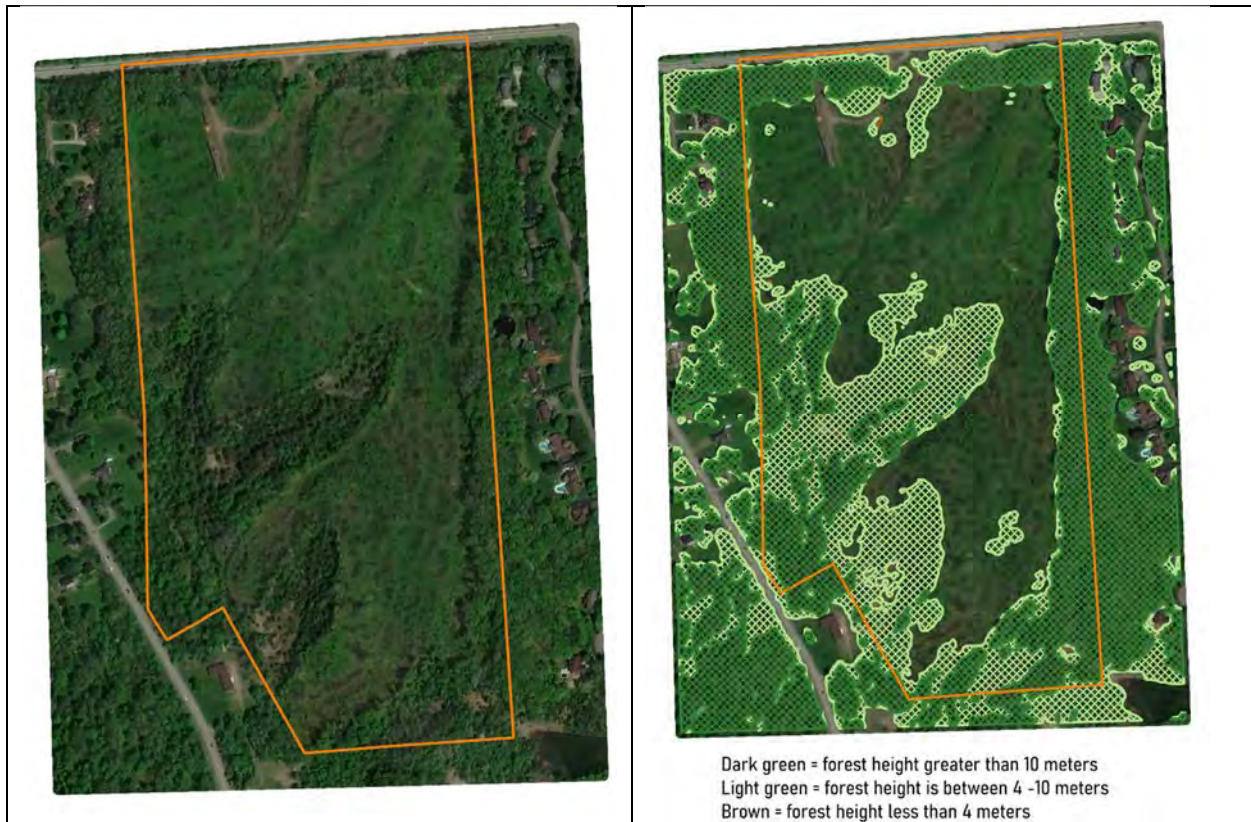
To better understand the scale of logging, a Stand Height Analysis was performed using aerial imagery. This analysis characterized and classified by height the vegetation on site using 2013 (before harvest) and 2022 (after harvest) aerial images. Using a Mapflow.AI model, each pixel in the aerial image is given a height value based on high-resolution (0.6 meter) data. The resultant map provides insights into historic forest form, age, and structure, while also helping to show the scale of logging.

2013 Aerial Image – Before Harvest



Map 13: Stand Height Analysis using 2013 aerial image (before harvest)

The above Map 13: Stand Height Analysis using 2013 aerial image (before harvest) shows the property before the Michigan Department of Natural Resources clearcut the property. The left aerial image shows a mostly closed canopy landscape. The right image has been run through the analysis. Most of the property is dark green, which indicates areas with trees taller than 10 meters. The light green regions are forest areas between 4-10 meters, which are located primarily in heavily mined areas.



Map 14: Stand Height Analysis using 2022 aerial image (after harvest)

The above Map 14: Stand Height Analysis using 2022 aerial image (after harvest) shows the property after the Michigan Department of Natural Resources clearcut the property. The left image shows an open landscape, and the ground topography is exposed. The right image has been run through the analysis and confirms a large-scale clear cut of trees. Gone are the areas of dark green – these were the forest areas with trees heights greater than 10 meters. Most of the 4-10-meter-tall light green areas remain, which indicate limited logging was done in these areas.

Section 2: Management Plan

Adaptive Management Overview

Adaptive management is an iterative, science-based approach to natural resource management that recognizes uncertainty and uses monitoring and evaluation to improve management outcomes over time. In Michigan's diverse ecological setting—shaped by glacial landforms, variable soils, extensive freshwater systems, and a changing climate—ecosystem responses to management actions can vary widely by site and region. Stressors such as invasive species, altered disturbance regimes, high deer populations, forest pests and diseases, and land fragmentation make flexible, responsive management especially important.

In practice, adaptive management in Michigan follows a cycle of setting objectives, implementing management actions, monitoring ecological indicators, and adjusting strategies based on observed results. Indicators commonly tracked include vegetation composition, forest regeneration, invasive species presence, wildlife use, and habitat structure. This approach allows land managers to refine practices, respond to emerging threats, and build resilient ecosystems that can better withstand ongoing environmental change while meeting long-term conservation and stewardship goals.

Deciduous Forest Overview

Forests in Livingston County, Michigan are characteristic of temperate deciduous ecosystems shaped by a glacial landscape and seasonal climate. Dominant canopy species include oak, maple, hickory, and other hardwoods, with composition varying based on soil moisture and drainage. The understory consists of shrubs, tree saplings, and herbaceous plants supported by nutrient-rich soils formed through leaf litter decomposition. These forests provide habitat for a diverse range of wildlife and support essential ecological processes such as nutrient cycling, carbon storage, and water filtration. Forest structure and species composition are influenced by natural disturbances, including windthrow and small canopy gaps, as well as historical land use and landscape fire.

Conifer Woodland Overview

A conifer woodland is typically a mixed forest ecosystem where evergreen species such as eastern white pine, northern white-cedar, and balsam fir occur alongside hardwood trees like maple, oak, and beech. These woodlands often develop in areas influenced by soil moisture and groundwater, including lowland depressions, stream corridors, and mesic uplands. Structurally, they contain layered vegetation with a conifer-dominated or mixed canopy, shade-tolerant understory shrubs and saplings,

and groundcover of ferns, mosses, and sedges. Conifer woodlands provide important ecological functions, including winter thermal cover and year-round habitat for wildlife, while forest composition and regeneration are shaped by hydrology, wind disturbance, historical land use, and deer browsing pressure.

Deciduous Savannah Overview

Deciduous savannahs are transitional ecosystems between forest and prairie, defined by widely spaced, fire-tolerant deciduous trees—often black and white oak—over a diverse, sun-loving ground layer of native grasses and forbs. Historically common in southern Michigan, these systems were maintained by frequent low-intensity fire and Indigenous land stewardship, which limited woody encroachment and sustained open canopy conditions (typically 10–30% cover). Fire remains the primary ecological driver, promoting oak regeneration, nutrient cycling, and high plant diversity. Without disturbance, deciduous savannahs gradually succeed to closed-canopy forest, making active management essential to maintaining their structure and biodiversity.

Special note on Black Locust (*Robinia pseudoacacia*)

Black locust is a native deciduous tree that thrives in poor soil and in disturbed areas. Black locust can be invasive and is a threat to native full-sun ecosystems, particularly dry and sand prairies.⁵ It reproduces by seed and by root suckers, which help the tree to colonize and establish in new areas.

Black locust wood is known for its rot resistance and has excellent longevity, even when wood is in contact with soil. Due to the wood's durability and strength, it is commonly used as posts for fencing and related uses. Black locust has very high pollinator value in Michigan for both honey bees and native bees (Bumble bees, carpenter bees, mason bees, leafcutter bees, etc). That said, Black locust leaves, stems, bark, and seeds can be toxic to horses.

Black locust enriches soils with nitrogen, which sounds beneficial, but many native ecosystems – particularly oak barrens, prairie remnants, and sandy savannahs – evolved under low-nutrient conditions. Increased soil nitrogen favors weedy species and changes plant community composition over time.

As a legume, Black locust fixes nitrogen and enriches soils with nitrogen, phosphorus, and calcium. Afforestation with Black Locust was shown to improve both soil microbial biomass and activity, while also improving soil characteristics, quality, and health.⁶

⁵ Plant Conservation Alliance's Alien Plant Working Group: Alien Plant Invaders of Natural Areas (2005). *Fact Sheet: Black Locust*. <https://www.invasive.org/weedcd/pdfs/wgw/blacklocust.pdf>

⁶ Ilyas Bolat, Ömer Kara, Hüseyin Sensoy, Kivanç Yüksel (2015). *Influences of Black Locust (*Robinia**

Black locust takes up metals such as lead (Pb), copper (Cu), zinc (Zn), and iron (Fe) from soil, concentrating them in its roots, bark, and leaves. Studies have shown the successful use of Black locusts in reclaiming surface mines.

Careful and strategic management of existing black locust populations is recommended.

- ❖ Michigan Department of Natural Resources, Michigan Natural Features Inventory (2012). *Invasive Species – Best Control Practices*.

<https://mnfi.anr.msu.edu/invasive-species/BlackLocustBCP.pdf>

Habitat Threats

Invasive Species

Invasive species pose a significant threat to natural habitats in Livingston County by outcompeting native vegetation, altering soil chemistry, and disrupting ecological processes such as fire and hydrology. In deciduous forests and savannahs, woody invasives like autumn olive, glossy buckthorn, and invasive honeysuckles form dense mid-story layers that shade out native grasses and forbs, accelerating succession to closed canopy conditions. Herbaceous invaders such as garlic mustard and spotted knapweed further reduce native biodiversity by monopolizing light and soil resources. Aquatic and wetland systems are similarly impacted by species like phragmites and Eurasian watermilfoil, which alter habitat structure and water flow. Without active management, invasive species can significantly diminish habitat quality, reduce wildlife diversity, and increase long-term restoration costs.

Deer Browse

White-tailed deer over browsing is a significant ecological threat in southern Michigan, including Livingston County, particularly in savannah and forest habitats. High deer densities selectively reduce native forbs, shrubs, and oak regeneration, simplifying plant communities and limiting recruitment of canopy species. Preferential browsing can shift species composition toward unpalatable or invasive plants, reduce structural diversity, and impair long-term restoration success. In fire-managed systems, deer pressure can negate gains in native understory recovery if not addressed through population management, protective exclosures, or strategic planting.

- ❖ Strategies:

- Tree shelters or fenced exclosures

pseudoacacia L.) afforestation on soil microbial biomass and activity. iForest (2015) 9: 171-177.

- Encourage hunting access where appropriate
- Monitor browse intensity annually

Habitat Loss & Fragmentation

Urban expansion, residential development, roads, infrastructure, and intensive agriculture all contribute to loss and fragmentation of natural habitats. Fragmentation breaks continuous ecosystems into smaller patches, isolating wildlife populations and reducing connectivity for migration, breeding, and genetic exchange. This property has seen significant habitat loss through mining and timber harvest.

Management Objectives

Genoa Charter Township expressed interest in developing a plan to return the property to a “natural setting” and to return it to its former beauty. Through several meetings with township officials and residents, several interests and goals for the property emerged. They would like to better understand the land and habitats, to improve habitat and biodiversity, to control invasive species and pests, to increase access and enjoyment of the property, and to manage ecosystem health. These interests and motivations can be distilled into 3 main management objectives:

- Improve natural habitat and restore ecosystem health
- Improve access & develop nature trails
- Provide a low-impact natural park for residents and visitors

Field work was performed in Fall 2025 with several site visits to perform ecosystem surveys, property mapping, and plan development. The property is densely covered in shrubs and the topography is steep, which made access throughout the property very difficult. Over three days of field work, ecosystem surveys were completed by “bushwhacking” through the dense growth. Field work results and draft management objectives were presented to township officials and residents for feedback at regular meetings. In January 2026, Genoa Charter Township hosted a Community Workshop where a draft plan was presented to approximately 30-40 interested parties. Participants asked insightful questions, shared useful background information, and offered valuable feedback on the property and plan. All this informs this plan and guides the recommendations that follow.

Natural Habitat & Ecosystem Health

Supporting wildlife and biodiversity through habitat restoration and active management of the property are important goals. The township can realize this goal on this property in several ways. Drawing from the “precautionary principle” that emphasizes caution, management should aim to protect what already exists and strive to do no harm. Active management can help to control habitat threats, introduce helpful disturbances, and foster a connection to land, all of which are all beneficial to wildlife and habitat. Using the Best Management Practices and seeking sound advice will help the township be efficient, while reducing collateral damage and unintended consequences.

Access & Trails

Trails and walkability are important ways to engage with the property and will aid with habitat management work. Trails are useful to allow equipment access, as prescribed fire breaks, and as key access points for management activities (e.g. firewood

collection and hauling). A trail network will facilitate access across the property, allowing for foot-traffic and vehicular access as appropriate. Residents and visitors can enjoy the property via walking trails and experience nature and wildlife.

Nature Park

Management with nature in mind is an important mindset. Habitat restoration and improved access are key elements that allow for residents and visitors to experience and enjoy the property. Feedback throughout the planning process indicates that residents would like to experience the natural elements of the property through outdoor recreation (e.g. walking trails, wildlife viewing). A nature park with active habitat management and good access will provide a natural asset for the benefit of residents and visitors.

Site Access

Map 15: Site access from Brighton Road proposes vehicle access coming off the south side of Brighton Road. Access to/from Brighton Road is subject to Livingston County Road Commission guidelines and standards. This location allows for appropriate site lines and makes use of the historic access from the dump and timber harvest historic uses. Site access includes a 30' wide gravel (or similar) driveway with a 70' by 50' parking area, which accommodates approximately 10 vehicles.

The parking area includes a gravel (or similar) base with wooden (or similar) parking bollards around the perimeter to restrict vehicle access beyond the parking area. A lockable gate is recommended on the south side of the parking area to allow for authorized vehicle access to the property.

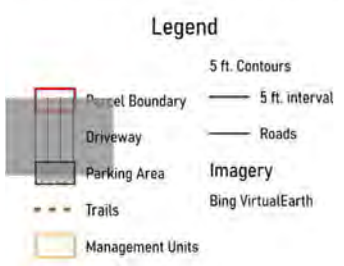
Several amenities are recommended, including entry signage, picnic tables, message board and large map, bicycle parking/lock-up, pull-up bars, balance beam.



There is an opportunity to make a footpath entry in off of Brighton Road on the northeast ridge. Historic DNR marking for trails exists at this location. It's recommended to establish a mowed path out to Brighton Road and install entry signage. A similar footpath and signage could also be established at the southwestern property boundary with Chilson Road.



Site access from Brighton Road





 Version Date: 01/29/2026

Map 15: Site access from Brighton Road

Figure 3: Commercial Driveway Approach Specifications (per Livingston County Road Commission) below details the standard commercial approach driveway. Please note that the Livingston County Road Commission will not require acceleration, deceleration, or right turn lanes. The approach will need to be paved between the back of curb and the right-of-way line. The minimum pavement cross section for a commercial approach is 5" HMA, 7" 21AA, and 10" CL II sand. Exact details for the driveway and parking area will need to comply with the Livingston County Road Commission requirements.

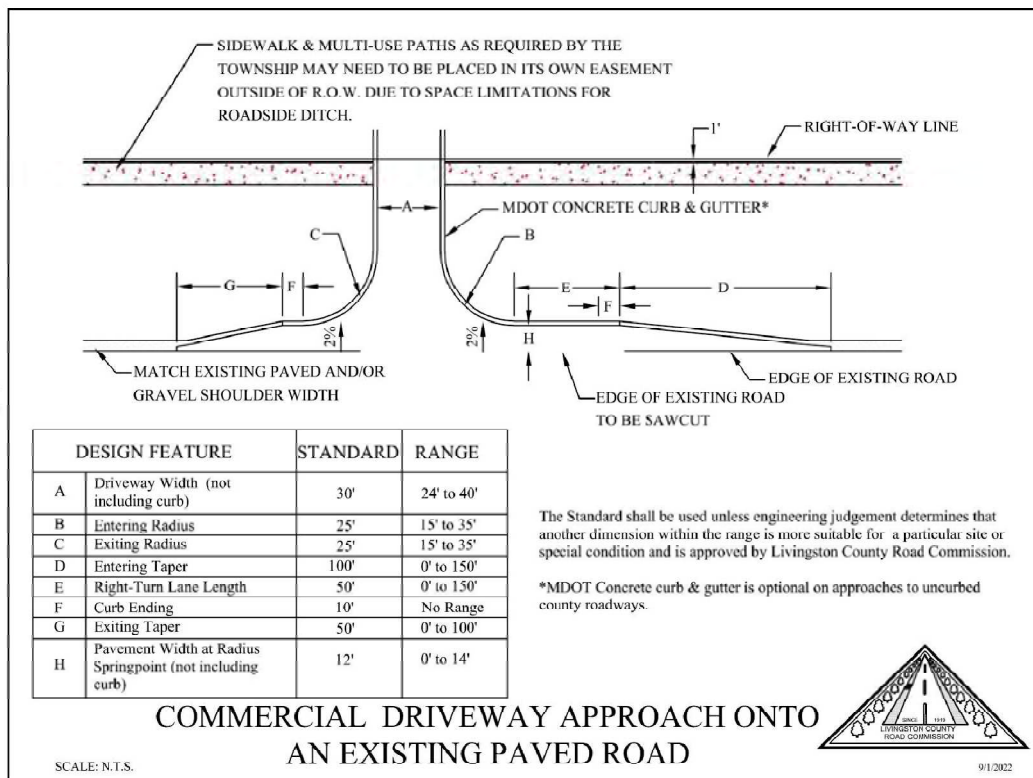


Figure 3: Commercial Driveway Approach Specifications (per Livingston County Road Commission)

Trail Access

Map 16: Site Access & Trails below lays out a plan for 3,120 meters or approximately 2 miles of trails throughout the property. Trail route is laid out to delineate between different management units and follows existing changes in ecosystem types. Trails follow historic logging routes as appropriate. Given the steep topography and historic mining use, the trails also follow grade for safety and stability.










Trails are proposed to be cut through the dense brush with a forestry mulching mower to a minimum width of 8 feet. Minor grading to fill ruts to make a smooth surface may be necessary. A follow-up foliar broadleaf-specific herbicide application to control invasive species will likely be necessary. Seeding of grass to achieve a mow-able trail base may be necessary. The end goal is a wide, smooth, and mow-able trail to allow for foot traffic and occasional equipment or vehicle access.



Site Access & Trails


Trail segment length is measured from intersection to intersection.

Legend

	Parcel Boundary		5 ft. Contours
	Driveway		5 ft. interval
	Parking Area		Roads
	Trails		Imagery
			Bing VirtualEarth

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Map 16: Site Access & Trails

Management Techniques

Effective invasive species management relies on an integrated, adaptive approach tailored to site conditions and species biology.

- **Prevention & Early Detection:** Preventing introduction is the most cost-effective strategy. This includes equipment cleaning, using certified weed-free materials, and monitoring sites regularly to detect and eradicate new infestations early (Early Detection and Rapid Response – EDRR).
- **Mechanical and Manual Vegetation Management**
Selective thinning, mowing, brush cutting, girdling, and hand-pulling are used to control woody encroachment, reduce fuel loads, and promote desired structure. In forested systems, thinning can increase light availability, enhance understory diversity, and accelerate structural heterogeneity. Use of a forestry mulching mower can reduce dense brush and allow for follow-up herbicide treatment. Follow-up is typically required to address resprouts or seedbanks.
- **Grazing Management (Where Applicable)**
Prescribed grazing can mimic historical disturbance regimes, manage vegetation structure, and reduce invasive species when carefully timed and monitored. Goats are often used as a natural grazing disturbance – they will eat most brush and vines.
- **Chemical Control:** Targeted herbicide application (e.g., foliar spray, cut-stump, basal bark treatment) is often necessary for woody or persistent species. Applications should follow label requirements and be timed to maximize efficacy while minimizing non-target impacts.
- **Prescribed Fire & Disturbance Management:** Prescribed burning is a foundational tool in fire-adapted systems such as prairies, savannas, barrens, and some forest types. Fire reduces woody encroachment, suppresses invasive species, recycles nutrients, and stimulates native plant regeneration. Burn prescriptions are developed with defined frequency, seasonality, intensity, and safety protocols.
- **Ecological Restoration and Native Seeding**
Where native seed banks are depleted, restoration may include site preparation, native seed installation, and plug planting using locally adapted genotypes. Techniques vary by habitat type and may involve drill seeding, broadcast seeding, or interseeding following disturbance.
- **Wildlife Habitat Enhancements**
Structural features such as coarse woody debris, snags, nest boxes, pollinator habitat, and brush piles may be incorporated to increase habitat value.

Management may also address connectivity through corridor establishment and edge management.

These habitat management techniques are phased and aligned with regulatory requirements and habitat goals. Effective restoration includes disturbance-based management, invasive species control, structural enhancement, and rigorous monitoring within an adaptive framework that supports ecological resilience over decades. The following section outlines different management units for the property and recommends management techniques to achieve habitat goals.

Management Units

The property is divided into 14 management units, which are delineated by a combination of trails, topography, soils, and habitats. Each management unit is named after habitat goals for the unit. Defined management units divide property and habitats into smaller, more practical areas. Management units help us to understand habitats and wildlife needs, to plan appropriate management activities, to organize information and records about the area, and to facilitate good communication about the property.

A tailored discussion of each management is discussed in the pages that follow. A Unit Description of the unit is provided, followed by an overview of Current Conditions. A brief, Long-Term Vision (20-50 Years) is provided before a detailed Restoration Strategies and Actions section.



Topography & Management Units

- Legend**
- Parcel Boundary
 - Management Units
 - Driveway
 - 5 ft. Contours
 - 5 ft. Interval
 - Parking Area
 - Roads
 - Trails

Name	Acres	Ecosystem
Central Deciduous Savannah	6.11	Mixed shrubland
Central Mixed Conifer Woodland	5.99	Conifer dominant
East Buffer Deciduous Forest	4.67	Mature deciduous
East Deciduous Savannah	5.67	Mixed shrubland
Historic Dump Area	2.71	Former dump
Mixed Conifer Woodland	8.52	Conifer dominant
North Deciduous Savannah 1	2.58	Mixed shrubland
North Deciduous Savannah 2	4.71	Mixed shrubland
Northeast Buffer Deciduous Forest	2.42	Mature deciduous
Northwest Buffer Deciduous Forest	1.37	Mature deciduous
South Deciduous Savannah	16.41	Mixed shrubland
South Lowland Deciduous Forest	4.27	Mixed deciduous
West Deciduous Savannah	7.29	Mixed shrubland
West Mixed Conifer Savannah	3.88	Conifer dominant

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0 250 500 ft

Map 17: Topography & Management Units

Historic Dump Area

Unit Description

This 2.71-acre unit is currently a mixed woodland and open vegetated grassland. The boundaries of the unit are the approximately extent of the former Township Dump (see earlier discussion of Township Dump).

Any activity on the former dump site should make sure topsoil is not disturbed and vegetation is not removed.

Current Conditions

The northern part of the management exhibits a closed-canopy mixed deciduous woodland. The central part of the unit has a large patch of young regenerating Black locust. The remaining areas are open with cool-season grasses.

This management unit is a former dump site that has naturally revegetated and is currently dominated by black locust (*Robinia pseudoacacia*) and mixed deciduous forest species. The legacy

landfill conditions create a high risk of buried debris, unstable substrates, and potential contamination; therefore, soil disturbance is strictly avoided. Management actions will rely exclusively on low-impact, above-ground techniques.



Map 18: Management Unit Map

Black locust is functioning as an early-successional canopy dominant. While native to parts of the eastern U.S., it behaves invasively outside its historical range and spreads aggressively through root suckering and clonal expansion. The current stand structure is likely even-aged in patches, with dense shade, limited herbaceous diversity, and potential colonization by other invasive species (e.g., buckthorn, honeysuckle, autumn olive, garlic mustard).

The topography of this unit reflects the parcel's mining and trash dump history and has been significantly altered. Most of the unit had sand and gravel removed during mining, leaving a swale depression with slopes. This was filled in with trash and refuse and then covered with topsoil in the 1960-70s. Currently, the unit is flat with dirt piles blocking the historic vehicle access from Brighton Road.

Long-Term Vision (20-50 Years)

The site will function as a stable, mixed deciduous woodland with limited black locust confined to minor canopy components rather than dominant clonal stands. Native midstory and understory species will provide structural diversity while continuous vegetative cover protects the former landfill substrate.

Management Goals

Management will emphasize containment, gradual canopy diversification, and ecological stabilization, rather than complete eradication or aggressive disturbance.

- ❖ Contain and reduce black locust dominance without triggering root suckering or soil destabilization.
- ❖ Prevent establishment and spread of secondary invasive species.
- ❖ Maintain continuous vegetative cover to stabilize the capped substrate.
- ❖ Encourage gradual transition toward a mixed native deciduous woodland through natural regeneration.
- ❖ Protect site integrity by eliminating mechanical soil disturbance.

Management Constraints

- ❖ No excavation, stump removal, or mechanical grubbing.
- ❖ No heavy equipment use.
- ❖ No prescribed fire (due to underground uncertainties).
- ❖ Minimal foot traffic in unstable areas.
- ❖ Herbicide use limited to targeted, low-volume application methods.

Restoration Strategies and Actions

Outlined below are recommended restoration strategies and actions:

1. Black Locust Management Strategy

Black locust spreads vigorously via root suckers when cut improperly. Management must be deliberate and phased.

❖ Prioritization

- Map dense clonal patches.
- Identify areas where locusts are suppressing desirable regeneration.
- Prioritize edges and expanding fronts before interior cores.

❖ Control Methods

- Cut-Stump Treatment (Primary Method)
 - Cut stems at ground level.
 - Immediately apply systemic herbicide (e.g., triclopyr or glyphosate labeled for woody species) directly to cambium.
 - Conduct treatment late summer through early fall for optimal translocation.
 - Avoid cutting without herbicide application.
- Basal Bark Treatment (For Smaller Stems <6" DBH)
 - Apply triclopyr ester in oil carrier to lower 12–18 inches of bark.
 - No cutting required.
 - Minimal site disturbance.
- Phased Reduction
 - Do not remove more than 30–40% of locust basal area per year.
 - Stagger treatments across 3–5 years to avoid mass suckering.
 - Monitor for 2–3 years post-treatment and spot-treat resprouts.

2. Invasive species control

Common invasive shrubs and herbaceous species should be managed early to prevent replacement dominance after locust reduction.

❖ Shrubs (e.g., buckthorn, honeysuckle, autumn olive)

- Cut-stump or basal bark treatments.
- Hand tools only.

❖ Herbaceous Species (e.g., garlic mustard, dame's rocket)

- Hand-pulling where feasible (ensure minimal soil disturbance).
- Foliar herbicide application for larger infestations using low-pressure backpack sprayers.

Maintain intact leaf litter and avoid exposing soil.

3. Native Woodland Enhancement

Because soil disturbance is restricted, regeneration will rely primarily on:

- Natural seed rain from adjacent native canopy species.
- Existing suppressed native saplings released through gradual canopy thinning.
- Optional: dormant-season overseeding of native woodland species without soil preparation (broadcast into leaf litter).
- Avoid tree planting that requires augering or digging unless small hand tools can be used without penetrating cap integrity.

4. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

- ❖ Annual (Years 1–5):
 - Black locusts resprout density
 - Canopy composition shifts
 - Invasive species presence
- ❖ Every 5 Years:
 - Transition toward mixed oak-hickory-maple woodland structure
 - Evaluate need for additional phased locust reduction

Adjust management actions based on monitoring results.

Northwest Buffer Deciduous Forest

Unit Description

This 1.37-acre unit is a Closed-Canopy Mature Deciduous Forest. The unit is bounded by Brighton Road to the north and the parcel property line to the west. The proposed access driveway is the eastern unit boundary. The southern unit boundary is where the forest changes from mature trees to clearcut shrubs and trees.

Current Conditions

This unit is characterized by medium-aged closed canopy forest. Common overstory trees are present, including Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood. This unit was not cut during the 2021 timber harvest.



Figure 4: Looking north at Brighton Road

The unit has a dense tree canopy (>80% cover), which limits the sunlight reaching the forest floor and may be suppressing understory vegetation and regeneration. The midstory and understory are somewhat open, with several invasive species filling in space. Invasive species noted include Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard. Black locust resprouts are present on the edges of the unit, where more sunlight reaches the ground.

The topography is rolling with a 1000 ft. high spot toward the center of the unit. The land slopes downward to the north where it meets Brighton Road. Soils are a Fox-Boyer complex, in which “the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.”⁷

Long-Term Vision (20–50 Years)

A resilient, diverse deciduous forest with:

- ❖ Mixed age structure and diverse native overstory
- ❖ Native understory and ground flora

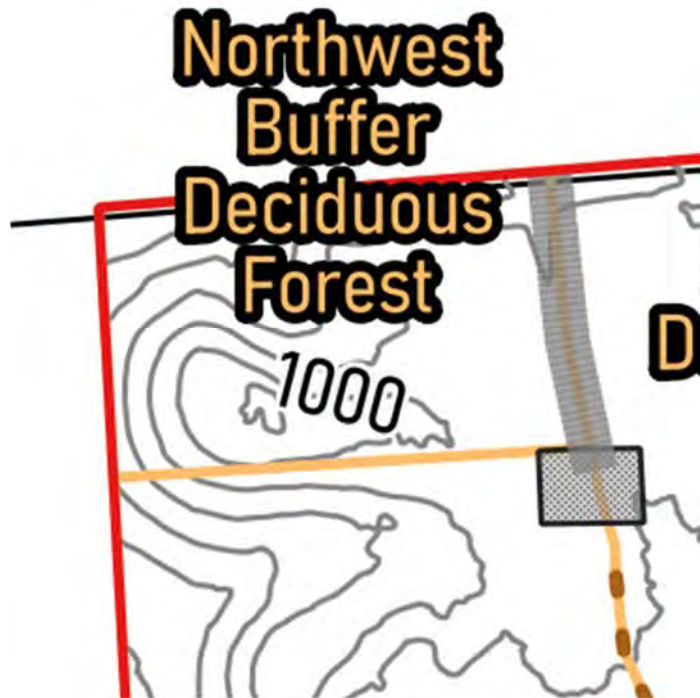
⁷ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

- ❖ Healthy wildlife populations
- ❖ Increased resistance to pests, disease, and climate variability

Restoration Strategies and Actions

Goals for this management unit are to reduce invasive species abundance, prevent establishment of new invasive species, restore native ground layer vegetation, and diversify forest age and structure.

The target habitat is a Dry-mesic Southern Forest, which are oak-dominated forests that grow in well-drained sandy soils typical of this management unit. The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes:



Map 19: Zoom in on Northwest Buffer Deciduous Forest Unit

https://mnfi.anr.msu.edu/abstracts/ecology/Dry-Mesic_Southern_Forest.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive Species Management

Goal: Control invasive species.

- Priority Invasives: Oriental bittersweet, Autumn olive, Multiflora rose, Glossy & common buckthorn, Garlic mustard
- ❖ Actions
 - Control invasive woody shrubs and herbs
 - Mechanical removal (cut-stump)
 - Targeted herbicide application to cut-stump
 - Foliar herbicide application to leaves during active growing season
 - Basal bark herbicide treatment to bottom twelve inches of stem
 - “Hack and squirt” treatment to larger diameter shrubs
- ❖ Approach

- Early detection & rapid response
 - Survey annually for new and emerging invasive species threats. Michigan Invasive Species: Identify and Report: www.michigan.gov/invasives/id-report
- Treat invasives before opening canopy
- Control/thin invasive shrubs and vines using Best Management Practices
 - Michigan Natural Features Inventory Best Control Practice Guides: <https://mnfi.anr.msu.edu/publications/best-control-practice-guides>
- ❖ Monitor annually for invasive re-sprouts and seed bank emergence
 - Repeat invasive species control as necessary

2. Understory & Ground Layer Restoration

Goal: Restore native ground layer vegetation.

- ❖ Actions
 - Control invasive shrubs and herbs
 - Promote native species such as: Native spring ephemerals, Witch hazel, Serviceberry, Ironwood
 - Avoid soil disturbance

3. Canopy Management and Tree Regeneration (Selective & Small-Scale)

Objective: Increase species diversity, age structure, and break up closed canopy without converting forest type.

- ❖ Actions
 - Implement single-tree selection and small group selection cuts (0.1–0.5 acres)
 - Target declining or poor-form trees
 - Target overrepresented shade-tolerant species (e.g. maple)
 - Process larger trees and branches as firewood
 - Make small brush piles with branches and shrubs to allow biomass to decompose on site
- ❖ Retain
 - Large, healthy mast-producing oaks
 - Legacy trees and wildlife trees
- ❖ Create 5–15% canopy openness over time
- ❖ Time operations for winter to reduce soil compaction and seed bank disturbance

4. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

- ❖ Annual (Years 1–5):
 - Regeneration success
 - Invasive species presence
- ❖ Every 5 Years:
 - Canopy closure
 - Species composition shifts
 - Wildlife indicators
- ❖ Success Indicators
 - Multiple age classes present
 - Increased regeneration of target species
 - Reduced invasive coverage
 - Visible understory recovery

Adjust management actions based on monitoring results.

Timeline Overview

Year	Key Activities
0	Assessment & planning
1–2	Invasive control, initial canopy thinning
2–4	Regeneration monitoring, supplemental planting
5	Review & adaptive adjustments
10+	Repeat selective thinning as needed

Northeast Buffer Deciduous Forest

Unit Description

This 2.42-acre unit is a Closed-Canopy Mature Deciduous Forest. The unit is bounded by Brighton Road to the north and the parcel property line to the east. The western unit boundary is approximately where the mature forest transitions into open conditions at the top of the hill. The southern unit boundary is where the forest changes from mature trees to clearcut shrubs and trees. The unit includes a spur south along the eastern edge of the property, which includes the buffer of standing forest that was not cut during the 2021 timber harvest.

Current Conditions

This unit is characterized by a mature even-aged forest structure with several large (DBH > 2.5 feet) sawlog trees. Common overstory trees are present, including Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood. This unit was not cut during the 2021 timber harvest, so the age and structure may be representative of the woodlands and forest that used to be on site.

The unit has a dense tree canopy (>80% cover), which limits the sunlight reaching the forest floor and may be suppressing understory vegetation and regeneration. The midstory and understory are relatively clear and open, with several invasive species present. Invasive species noted include Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.

The topography is steeply sloping with elevations ranging from 975-1000 feet and slopes of 18-25 degrees. Soils are a Fox-Boyer complex, which are a deep, well-drained sandy moraines. "The parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained."⁸



Figure 5: Large Red oak, 2.86 DBH (diameter at breast height)

⁸ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

Long-Term Vision (20–50 Years)

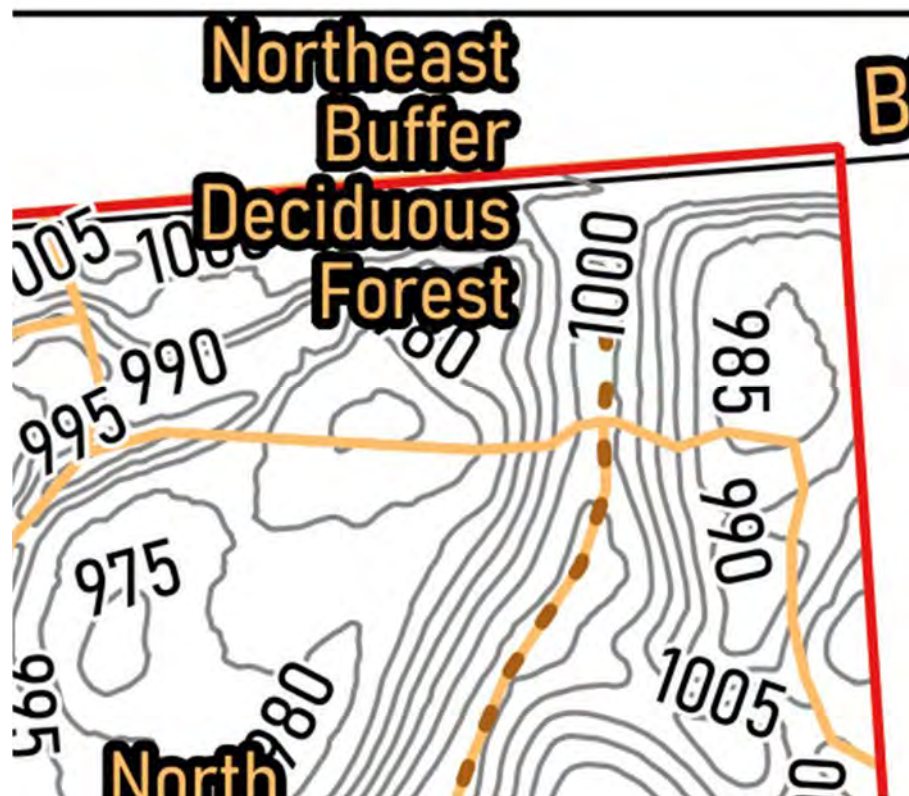
A resilient, diverse deciduous forest with:

- ❖ Mixed age structure
- ❖ Native understory and ground flora
- ❖ Healthy wildlife populations
- ❖ Increased resistance to pests, disease, and climate variability

Restoration Strategies and Actions

Goals for this management unit are to reduce invasive species abundance, prevent establishment of new invasive species, restore native ground layer vegetation, and diversify forest age and structure.

The target habitat is a Dry-mesic Southern Forest, which are oak-dominated forests that grow in well-drained sandy soils typical of this management unit. The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes:



Map 20: Zoom in on Northeast Buffer Deciduous Forest Unit

https://mnfi.anr.msu.edu/abstracts/ecology/Dry-Mesic_Southern_Forest.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive Species Management

Goal: Control invasive species.

- Priority Invasives: Oriental bittersweet, Autumn olive, Multiflora rose, Glossy & common buckthorn, Garlic mustard
- ❖ Actions
 - Control invasive woody shrubs and herbs
 - Mechanical removal (cut-stump)
 - Targeted herbicide application to cut-stump
 - Foliar herbicide application to leaves during active growing season
 - Basal bark herbicide treatment to bottom twelve inches of stem
 - “Hack and squirt” treatment to larger diameter shrubs
- ❖ Approach
 - Early detection & rapid response
 - Survey annually for new and emerging invasive species threats. Michigan Invasive Species: Identify and Report: www.michigan.gov/invasives/id-report
 - Treat invasives before opening canopy
 - Control/thin invasive shrubs and vines using Best Management Practices
 - Michigan Natural Features Inventory Best Control Practice Guides: <https://mnfi.anr.msu.edu/publications/best-control-practice-guides>
- ❖ Monitor annually for invasive re-sprouts and seed bank emergence
 - Repeat invasive species control as necessary

2. Understory & Ground Layer Restoration

Goal: Restore native ground layer vegetation.

- ❖ Actions
 - Control invasive shrubs and herbs
 - Promote native species such as: Native spring ephemerals, Witch hazel, Serviceberry, Ironwood
 - Avoid soil disturbance

3. Canopy Management and Tree Regeneration (Selective & Small-Scale)

Objective: Increase species diversity, age structure, and break up closed canopy without converting forest type.

- ❖ Actions
 - Implement single-tree selection and small group selection cuts (0.1–0.5 acres)
 - Target declining or poor-form trees
 - Target overrepresented shade-tolerant species (e.g. maple)
 - Process larger trees and branches as firewood

- Make small brush piles with branches and shrubs to allow biomass to decompose on site
- ❖ Retain
 - Large, healthy mast-producing oaks
 - Legacy trees and wildlife trees
- ❖ Create 5–15% canopy openness over time
- ❖ Time operations for winter to reduce soil compaction and seed bank disturbance

4. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

- ❖ Annual (Years 1–5):
 - Regeneration success
 - Invasive species presence
- ❖ Every 5 Years:
 - Canopy closure
 - Species composition shifts
 - Wildlife indicators
- ❖ Success Indicators
 - Multiple age classes present
 - Increased regeneration of target species
 - Reduced invasive coverage
 - Visible understory recovery

Adjust management actions based on monitoring results.

Timeline Overview

Year	Key Activities
0	Assessment & planning
1–2	Invasive control, initial canopy thinning
2–4	Regeneration monitoring, supplemental planting
5	Review & adaptive adjustments
10+	Repeat selective thinning as needed

East Buffer Deciduous Forest

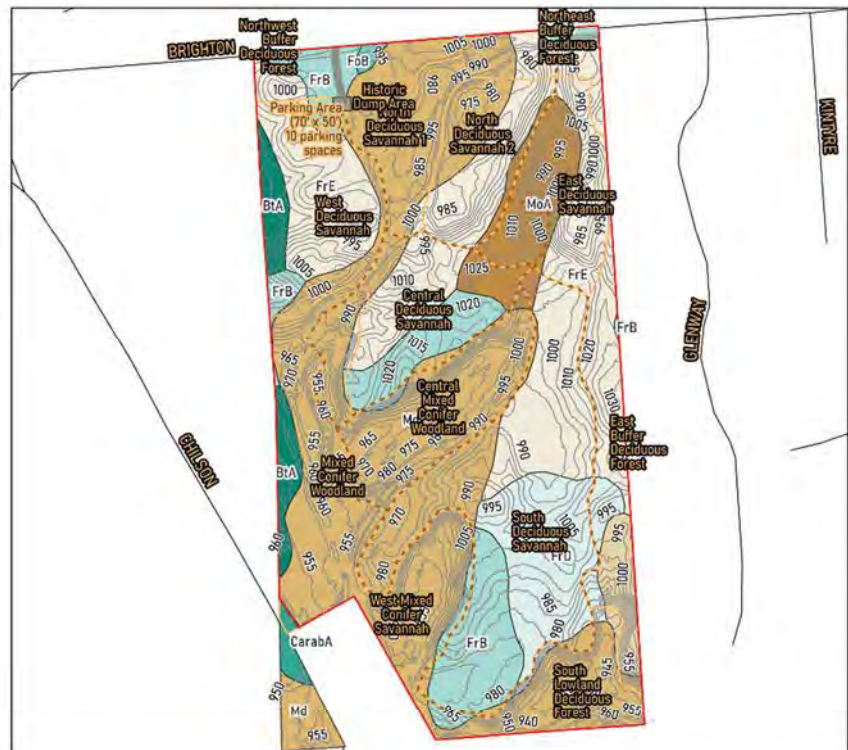
Unit Description

This 4.67-acre unit is a Closed-Canopy Mature Deciduous Forest. This unit is a long and narrow buffer strip along the eastern property line. The unit has the parcel property line to the east. The western unit boundary is where the mature forest abruptly stops at the 2021 timber clear-cut area and the ground falls away. The unit is a linear ridge of high ground (1000-1030 ft.). Several 1-acre parcels with homes abut the property line. These parcels are generally forested. The East Buffer Deciduous Forest unit constitutes a high-quality, healthy, mature deciduous forest.

Current Conditions

This unit is characterized by a mature even-aged forest structure with several large (DBH > 2.5 feet) sawlog trees. Common overstory trees are present, including Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood. This unit was not cut during the 2021 timber harvest, so the age and structure may be representative of the woodlands and forest that used to be on site.

The unit has a dense tree canopy (>80% cover), which limits the sunlight reaching the forest floor and may be suppressing understory vegetation and regeneration. The midstory and understory are relatively clear and open, with several invasive species present. Invasive species noted include Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 21: Management unit map

The topography is steeply sloping with elevations ranging from 950-1030 feet and 25-40 percent slopes. Soils are a Fox-Boyer complex, which are a deep, well-drained sandy moraines. "The parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained." ⁹

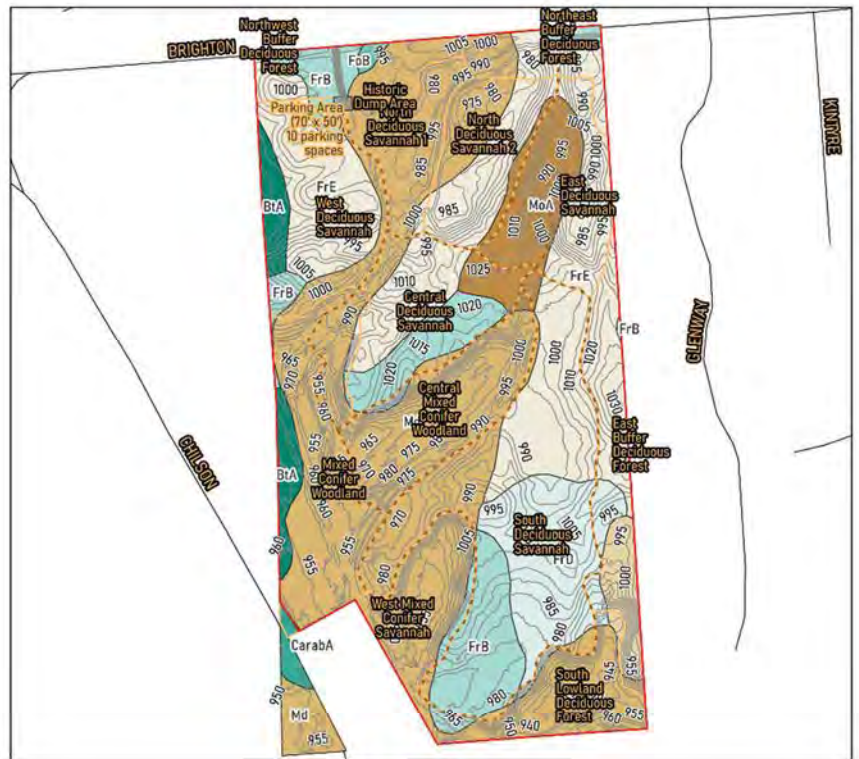
Long-Term Vision (20-50 Years)

A resilient, diverse deciduous forest with:

- ❖ Mixed age structure
- ❖ Native understory and ground flora
- ❖ Healthy wildlife populations
- ❖ Increased resistance to pests, disease, and climate variability

Restoration Strategies and Actions

Goals for this management unit are to reduce invasive species abundance, prevent establishment of new invasive species, restore native ground layer vegetation, and diversify forest age and structure.



⁹ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

The target habitat is a Dry-mesic Southern Forest, which are oak-dominated forests that grow in well-drained sandy soils typical of this management unit. The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes: https://mnfi.anr.msu.edu/abstracts/ecology/Dry-Mesic_Southern_Forest.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive Species

Management

Map 22: Management Unit Map

Goal: Control invasive species.

- Priority Invasives:
Oriental bittersweet,
Autumn olive, Multifloral
rose, Glossy & common
buckthorn, Garlic
mustard
- ❖ Actions
 - Control invasive woody shrubs and herbs
 - Mechanical removal (cut-stump)
 - Targeted herbicide application to cut-stump
 - Foliar herbicide application to leaves during active growing season
 - Basal bark herbicide treatment to bottom twelve inches of stem
 - “Hack and squirt” treatment to larger diameter shrubs
- ❖ Approach
 - Early detection & rapid response
 - Survey annually for new and emerging invasive species threats. Michigan Invasive Species: Identify and Report: www.michigan.gov/invasives/id-report
 - Treat invasives before opening canopy
 - Control/thin invasive shrubs and vines using Best Management Practices
 - Michigan Natural Features Inventory Best Control Practice Guides: <https://mnfi.anr.msu.edu/publications/best-control-practice-guides>
- ❖ Monitor annually for invasive re-sprouts and seed bank emergence
 - Repeat invasive species control as necessary

2. Understory & Ground Layer Restoration

Goal: Restore native ground layer vegetation.

❖ Actions

- Control invasive shrubs, grasses, and forbs
- Promote native species such as: Native spring ephemerals, Witch hazel, Serviceberry, Ironwood
- Avoid soil disturbance

3. Canopy Management and Tree Regeneration (Selective & Small-Scale)

Objective: Increase species diversity, age structure, and break up closed canopy without converting forest type.

❖ Actions

- Implement single-tree selection and small group selection cuts (0.1–0.5 acres)
 - Target declining or poor-form trees
 - Target overrepresented shade-tolerant species (e.g. maple)
 - Process larger trees and branches as firewood
 - Make small brush piles with branches and shrubs to allow biomass to decompose on site

❖ Retain

- Large, healthy mast-producing oaks
- Legacy trees and wildlife trees

❖ Create 5–15% canopy openness over time

❖ Time operations for winter to reduce soil compaction and seed bank disturbance

4. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1–5):

- Regeneration success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Multiple age classes present
- Increased regeneration of target species
- Reduced invasive coverage
- Visible understory recovery

Adjust management actions based on monitoring results.

Timeline Overview

Year	Key Activities
0	Assessment & planning
1-2	Invasive control, initial canopy thinning
2-4	Regeneration monitoring, supplemental planting
5	Review & adaptive adjustments
10+	Repeat selective thinning as needed

East Deciduous Savannah

Unit Description

This 5.67-acre unit is a Deciduous Savannah. The unit is located south of the Northeast Buffer Deciduous Forest unit and has the parcel property line to the east. During the 2021 timber harvest, trees were felled up to the property line (and even across onto neighboring properties). The western margin of the unit is a SW-NE trending approximately 1000-foot ridge, which will also have an access trail established along it. The southern unit boundary is a W-E trending access trail, which follows historic logging ruts.



Figure 6: South view across East Deciduous Savannah unit

Current Conditions

This unit is characterized as a dense shrubland of shrubs and vines with isolated tree regeneration. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. The occasional poorly formed overstory tree still remains and there is some native tree regeneration of common overstory trees (Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood). After a clearcut, the resulting sunlight reaching the ground causes a flush of fast growing and aggressive species. This unit has a high load of invasive species present, including Common buckthorn, Oriental bittersweet, Autumn olive, Multifloral rose, and Garlic mustard. An isolated patch of phragmites was noted on the western ridge trail.

The topography of this unit reflects the parcel's sand and gravel mining history and has been deeply altered. There are three steeply sloping mine pits that are approximately 20-30 feet deep and are steeply sloped.

The FrE—Fox-Boyer complex has slopes of 18 to 25 percent. “This component is on moraines, and the parent material consists of loamy over stratified sandy and gravelly

glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.”¹⁰

The MoA—Wawasee loam component has slopes of 0 to 2 percent. “This component is on ground moraines on till plains. The parent material consists of calcareous loamy till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.” ¹¹

Long-Term Vision (20–50 Years)

In 20–25 years, this 5.67-acre unit will function as a high-quality Black Oak Barrens–influenced savannah, defined by an open canopy (10–30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory, sassafras, black cherry, cottonwood), and minimal mid-story development.

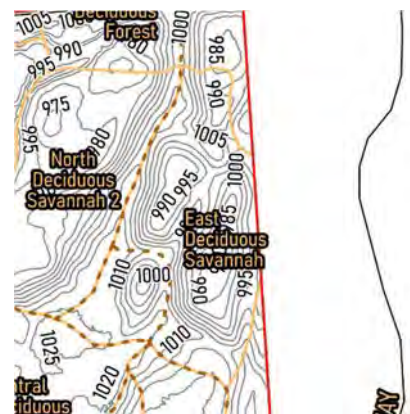
The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2–4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses



Map 23: Zoom in on East Deciduous Savannah Unit

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¹⁰ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

¹¹ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow invasive vegetation to green up before herbicide treatment
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts

2. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (removal), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

3. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).
- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browse with tree sleeves.

- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

4. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2-5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2-4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

5. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1-5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly
- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

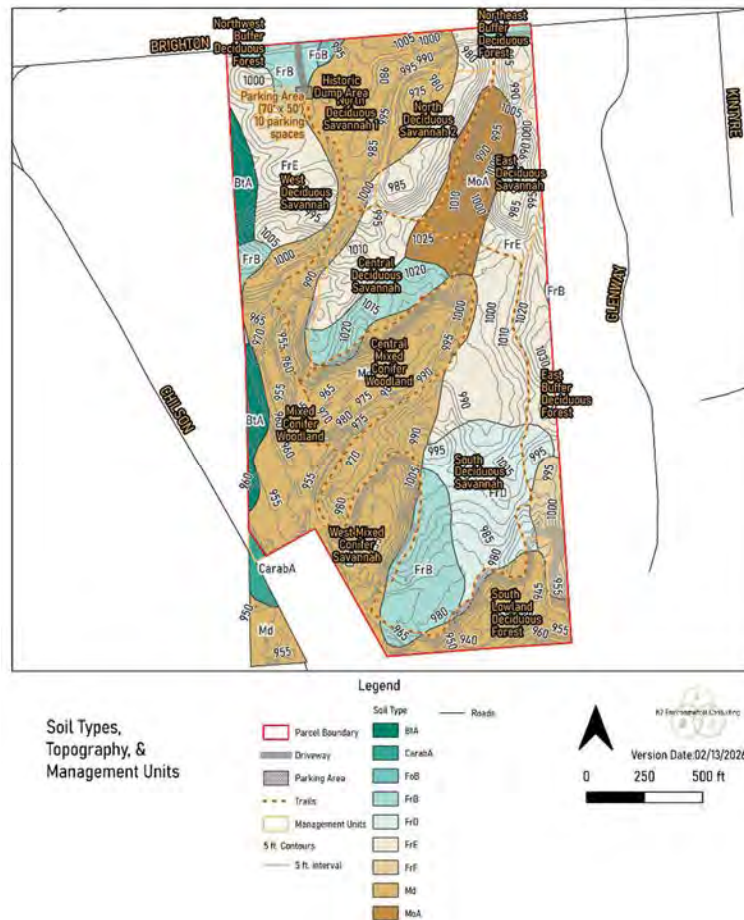
North Deciduous Savannah 1

Unit Description

This 2.58-acre unit is a Deciduous Savannah. The unit is bounded by the West Deciduous Savannah and Historic Dump Area to the west, Central Deciduous Savannah to the south, and North Deciduous Savannah 1 to the east. A trail is planned on the western margin between this unit and the West Deciduous Savannah unit. A north-south trending ridge at 995 ft. elevation is the eastern margin of the unit. *The western margin abuts the Historic Dump Area and care should be taken to NOT disturb the western hillslope and expose any trash or refuse.*

Current Conditions

This unit is characterized a shrubland with mixed open grassy areas, particularly in the low area at the center of th unit. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. There are ample Black locust resprouts throughout the unit, particularly on the western slope. There is also some native tree regeneration of common overstory deciduous trees (Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood). Several invasive species were noted: Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 24: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been deeply altered. The unit is basically an old gravel pit with the central depression of the unit at 980 ft. elevation with 15-20 ft. tall ridges making up the western and

eastern margins of the unit. The western ridge appears to be where the township dump was covered over and revegetated following closure.

Soils of the unit are characterized as Md – Made Land, which reflects the mining history and removal of sand and gravel.

Long-Term Vision (20–50 Years)

In 20–25 years, this 2.58-acre unit will function as a high-quality Black Oak Barrens-influenced savannah, defined by an open canopy (10–30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory, sassafras, black cherry, cottonwood), and minimal mid-story development. A mature forest of Black locust will cover the western margin and stabilize the slope while covering the edge of the Historic Dump Area.

The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2–4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees that support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses and forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Do not disturb the western margin of the unit that covers Historic Dump Area.
- Thin Black locust resprouts to one or two stems and do not treat with herbicide. Choose leader stems to mature into trees.
- Define an edge to Black locust colony and treat the out edges to contain the root network.
- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow mulched invasive vegetation to green up before herbicide treatment
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts

2. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (invasive species control), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

3. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).
- Retain Black locust on western margin of the unit to keep Historic Dump Area cover intact.
- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browsing with tree sleeves.
- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

4. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2-5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2-4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

5. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1-5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly
- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

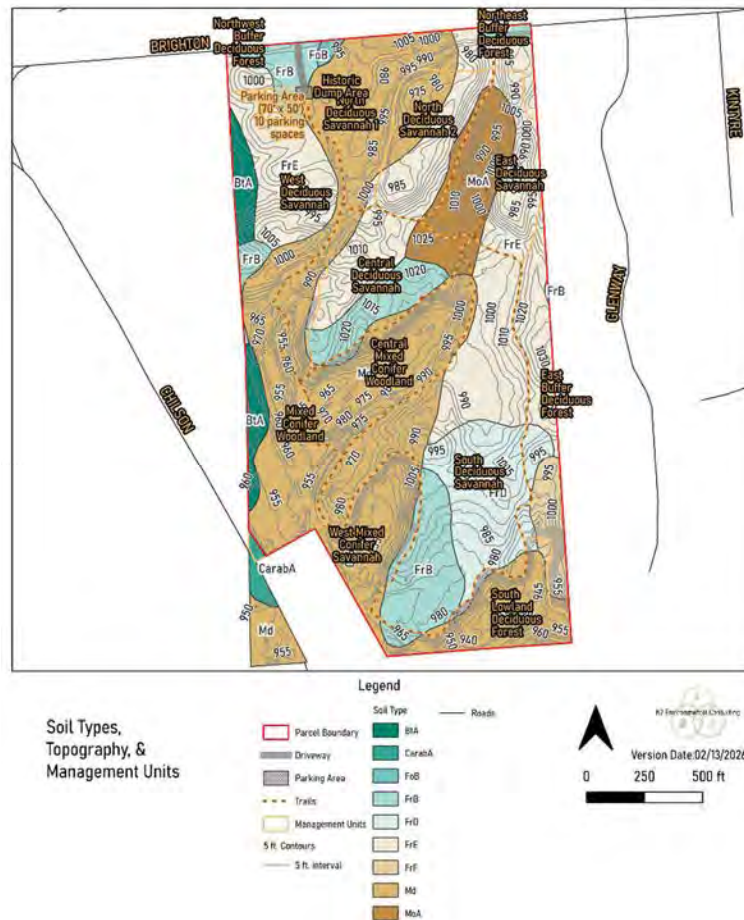
North Deciduous Savannah 2

Unit Description

This 4.71-acre unit is a Deciduous Savannah. The unit is bounded by Deciduous Savannah 1 to the west, Central Deciduous Savannah to the south, and East Deciduous Savannah to the east. To the north is the Northeast Buffer Deciduous Forest. The trail is planned for the southern and eastern margins of the unit. The western and eastern margins of the unit follow north-south trending ridges leftover from the mining use.

Current Conditions

This unit is characterized as a dense shrubland of shrubs and vines with isolated tree regeneration. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. The occasional poorly formed overstory tree still remains and there is some native tree regeneration of common overstory deciduous trees (Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood). After a clearcut, the resulting sunlight reaching the ground causes a flush of fast growing and aggressive species. This unit has a high load of invasive species present, including Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 25: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been deeply altered. The unit is basically an old gravel pit with the central depression of the unit at 975 ft. elevation with 20-30 ft. tall ridges making up the western, southern, and eastern margins of the unit.

Soils of the unit are the Fox-Boyer FrE complex, which has a slope of 18 to 25 percent. “This component is on moraines, and the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.”¹² Approximately half of the unit is characterized as Md, which is Made Land – reflecting the mining history.

Long-Term Vision (20–50 Years)

In 20–25 years, this 4.71-acre unit will function as a high-quality Black Oak Barrens-influenced savannah, defined by an open canopy (10–30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory), and minimal mid-story development.

The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2–4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees that support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses and forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

¹² Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

Outlined below are recommended restoration strategies and actions:

6. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow invasive vegetation to green up before herbicide treatment
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts



Figure 7: Characteristic view of clear-cut regrowth

7. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (removal), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

8. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).

- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browsing with tree sleeves.
- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

9. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2-5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2-4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

10. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1-5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly
- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

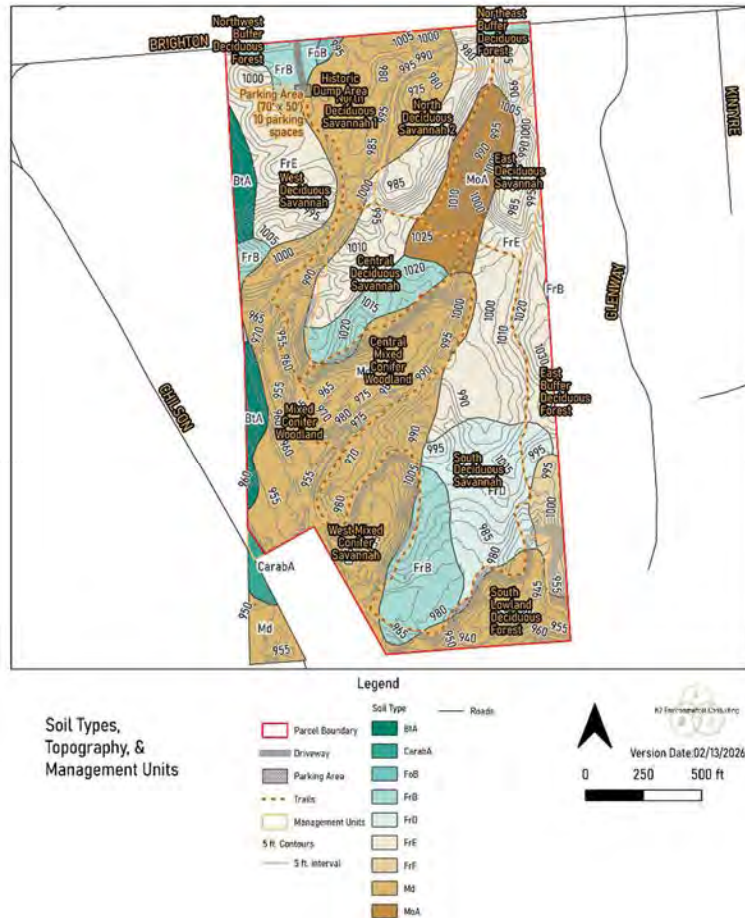
West Deciduous Savannah

Unit Description

This 7.29-acre unit is a Deciduous Savannah. The property line is the western boundary, Central Deciduous Savannah to the south and a curving eastern boundary shares margins with Northwest Buffer Deciduous Forest, Historic Dump Area, North Deciduous 1, and Mixed Conifer Woodland. There is a proposed trail that follows the eastern boundary of this unit.

Current Conditions

This unit is characterized as a dense shrubland of shrubs and vines with isolated tree regeneration. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. The occasional poorly formed overstory tree still remains and there is some native tree regeneration of common overstory deciduous trees (Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood). After a clearcut, the resulting sunlight reaching the ground causes a flush of fast growing and aggressive species. This unit has a high load of invasive species present, including Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 26: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. The eastern side of the unit is higher at 990-995 ft. with slopes to the west that drop approximately to 20 feet to the property line. There are two main 990 ft. lobes that may reflect grading and smoothing related to the historic

township dump. The southern part of the unit has two taller mounds (1000 ft. and 1015 ft.) with steep slopes and several ravines that were likely mined.

The majority of soils of the unit are the Fox-Boyer FrE complex, which has a slope of 18 to 25 percent. "This component is on moraines, and the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained."¹³ Approximately half of the unit is characterized as Md, which is Made Land – reflecting the mining history.

The western part of the unit has Boyer-Oshtemo loamy sands, which are "on outwash plains. The parent material consists of loamy over sandy and gravelly glaciofluvial deposits. The natural drainage class is well drained."¹⁴

The southern end of the unit has soils of a Fox-Boyer complex, in which "the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained."¹⁵

Long-Term Vision (20–50 Years)

In 20–25 years, this 7.29-acre unit will function as a high-quality Black Oak Barrens-influenced savannah, defined by an open canopy (10–30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory, sassafras, black cherry, cottonwood), and minimal mid-story development.

The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2–4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

¹³ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

¹⁴ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

¹⁵ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees that support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses and forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Black locust can be cut with a chainsaw, treated with cut-stump herbicide treatment, and processed into firewood or fence posts.
- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow invasive vegetation to green up before herbicide treatment.
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts

2. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (removal), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

3. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).
- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browsing with tree sleeves.
- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

4. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2–5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2–4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

5. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1–5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly

- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

Central Deciduous Savannah

Unit Description

This 6.11-acre unit is currently a Mixed Shrubland. The western boundary is shared with West Deciduous Savannah and Mixed Conifer Woodland. To the south and east, the unit boundary is a trail between this unit and Central Mixed Conifer Woodland. The northern boundary is the trail between this unit and several of the Deciduous Savannah units to the north.

Current Conditions

This unit is characterized as a dense shrubland of shrubs and vines with isolated tree regeneration. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. The occasional poorly formed overstory tree still remains and there is some native tree regeneration of common overstory deciduous trees (Black cherry, Shagbark hickory, White oak, Red oak, Sassafras, and Cottonwood). After a clearcut, the resulting sunlight reaching the ground causes a flush of fast growing and aggressive species. This unit has a high load of invasive species present, including Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 27: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. There are several higher mounds (1015 ft. and 1025 ft.) with generally undulating topography between them.

The majority of soils of the unit are the Fox-Boyer FrE complex, which has a slope of 18 to 25 percent, and FrB complex, which has a slope of 2-6%. "This component is on moraines, and the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained."¹⁶

Long-Term Vision (20–50 Years)

In 20–25 years, this 6.11-acre unit will function as a high-quality Black Oak Barrens–influenced savannah, defined by an open canopy (10–30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory, sassafras, black cherry, cottonwood), and minimal mid-story development.

The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2–4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees that support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses and forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

¹⁶ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

Outlined below are recommended restoration strategies and actions:

1. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Black locust can be cut with a chainsaw, treated with cut-stump herbicide treatment, and processed into firewood or fence posts.
- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow invasive vegetation to green up before herbicide treatment.
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts

2. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (removal), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

3. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).
- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browsing with tree sleeves.
- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

4. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2-5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2-4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

5. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1-5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly
- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

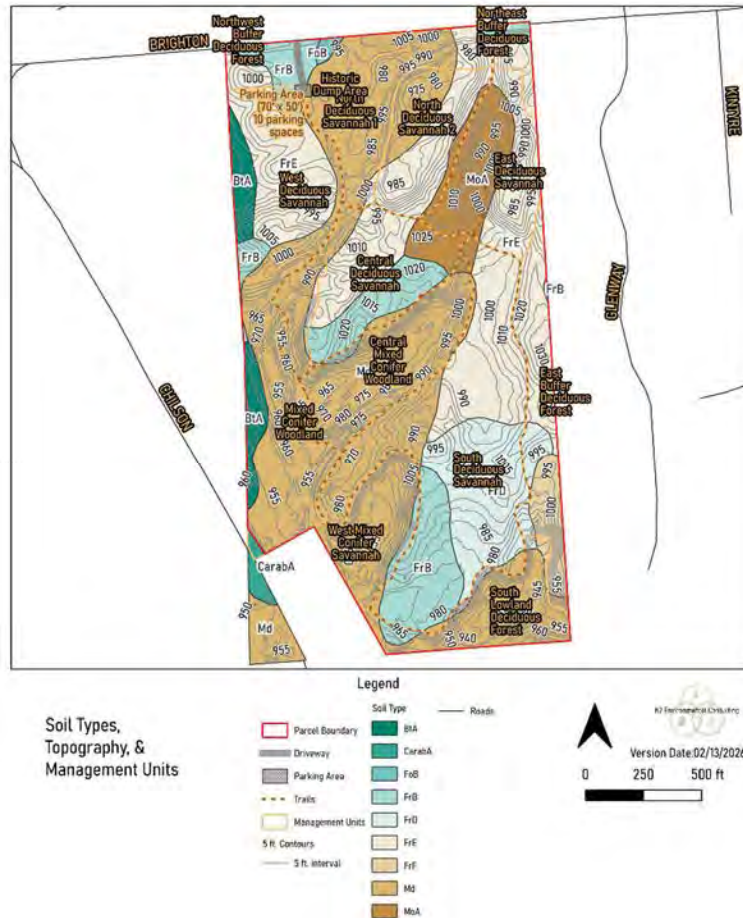
South Deciduous Savannah

Unit Description

This 6.11-acre unit is currently a Mixed Shrubland. The western boundary is shared with West Deciduous Savannah and Mixed Conifer Woodland. To the south and east, the unit boundary is a trail between this unit and Central Mixed Conifer Woodland. The northern boundary is the trail between this unit and several of the Deciduous Savannah units to the north.

Current Conditions

This unit is characterized as a dense shrubland of shrubs and vines with isolated tree regeneration. This area was clear-cut during the 2021 timber harvest reducing the overstory canopy to virtually zero. The occasional poorly formed overstory tree still remains and there is some native tree regeneration of common overstory deciduous trees (Black cherry, Hickory, White oaks, Red oaks, Sassafras, and Cottonwood). After a clearcut, the resulting sunlight reaching the ground causes a flush of fast growing and aggressive species. This unit has a high load of invasive species present, including Common buckthorn, Oriental bittersweet, Autumn olive, Multiflora rose, and Garlic mustard.



Map 28: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. There are several higher mounds (1015 ft. and 1025 ft) with generally undulating topography between them.

The majority of soils of the unit are the Fox-Boyer FrE complex, which has a slope of 18 to 25 percent, and FrB complex, which has a slope of 2-6%. "This component is on moraines, and the parent material consists of loamy over stratified sandy and gravelly glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained."¹⁷

Long-Term Vision (20-50 Years)

In 20-25 years, this 6.11-acre unit will function as a high-quality Black Oak Barrens-influenced savannah, defined by an open canopy (10-30% cover) dominated by mature oaks with scattered secondary native tree species (e.g. hickory, sassafras, black cherry, cottonwood), and minimal mid-story development.

The ground layer will be composed of diverse native warm-season grasses and conservative savannah forbs, with native cover exceeding 70% and invasive species maintained below 5%. Prescribed fire on a 2-4-year rotation will sustain structure, promote oak regeneration, and prevent woody encroachment.

The site will represent a resilient, ecologically functional savannah contributing to regional biodiversity within Livingston County and requiring only periodic disturbance and targeted invasive control to maintain long-term integrity.

Restoration Strategies and Actions

Goals for this unit are to restore and maintain a resilient deciduous savannah community with native grasses, wildflowers, and scattered fire-tolerant oaks and other native trees that support regional biodiversity.

The target ecosystem for this management unit is Black Oak Barrens, which is a fire-dependent savannah type ecosystem. The canopy ranges from 5 to 60 percent, with oaks and hickories being the dominate tree species. The ground layer typically has species found in both forest and prairie communities with a diversity of grasses and forbs. Historically, Black Oak Barrens were common in Livingston County (see Map 4: Land Cover Circa 1800).

¹⁷ Map Unit Description (Brief, Generated)---Livingston County, Michigan. Natural Resources Conservation Service. Web Soil Survey. Accessed 2/11/2026.

The Community Abstract by the Michigan Natural Features Inventory provides a detailed description of the ecology and processes of Black Oak Barrens:

https://mnfi.anr.msu.edu/abstracts/ecology/Oak_Barrens.pdf

Outlined below are recommended restoration strategies and actions:

1. Invasive species management

Goal: Suppress invasive species (woody and herbaceous) to <5% cover across the unit.

❖ Actions

- Black locust can be cut with a chainsaw, treated with cut-stump herbicide treatment, and processed into firewood or fence posts.
- Use forestry-grade mower to mulch invasive vegetation onto the ground. Avoid regenerating native trees and any established native shrub ground layer.
- Allow invasive vegetation to green up before herbicide treatment.
- Treat invasive vegetation (foliar spray) with an herbicide that targets broadleaf species (e.g. Garlon 3A)
- Repeat herbicide treatment as necessary to address resprouts

2. Establish native savannah ground layer

Goal: Increase native groundcover (grasses & forbs) to >60% cover within 5 years.

❖ Actions

- Control invasive species first (woody and herbaceous) and prepare soil for planting
- After disturbance (removal), seed with a locally appropriate native mix of grasses (e.g., little bluestem, big bluestem) and forbs
- Plant plugs in high-priority areas if seedling establishment is slow

3. Native tree regeneration and planting

Goal: Regenerate open tree canopy (~10–30% cover) of native, fire-tolerant species (oak/hickory).

❖ Actions

- Remove or thin invasive and fire-intolerant species (e.g., maple, autumn olive, honeysuckle).
- Retain fire-tolerant oak and hickory; target a sparse canopy with widely spaced trees.
- Protect regenerating native trees from deer browsing with tree sleeves.
- Protect regenerating native trees from herbicide overspray
- Use mechanical removal, girdling, or selective herbicide application on stumps

4. Establish disturbance regime

Goal: Implement a disturbance regime (prescribed fire or surrogate) that mimics historic fire return intervals (e.g. every 2-5 years).

❖ Actions

- Prescribed Fire: Develop a detailed burn plan with local fire officials and obtain permits. Ideal burns are early spring or late fall under safe conditions. Burning on a 2-4-year rotation is recommended for savannas.
- Fire Surrogates: Where fire is impractical (small area, proximate development), use mowing or targeted grazing on a similar rotation.

5. Monitoring & Adaptive Management

Monitoring Schedule

Use photo-monitoring points and GIS mapping to track change through time.

❖ Annual (Years 1-5):

- Regeneration success
- Planting success
- Invasive species presence

❖ Every 5 Years:

- Canopy closure
- Species composition shifts
- Wildlife indicators

❖ Success Indicators

- Native cover increases yearly
- Reduction in invasive cover
- Successful prescribed burns conducted on rotation (or fire surrogate)

Adjust management actions based on monitoring results.

Mixed Conifer Woodland

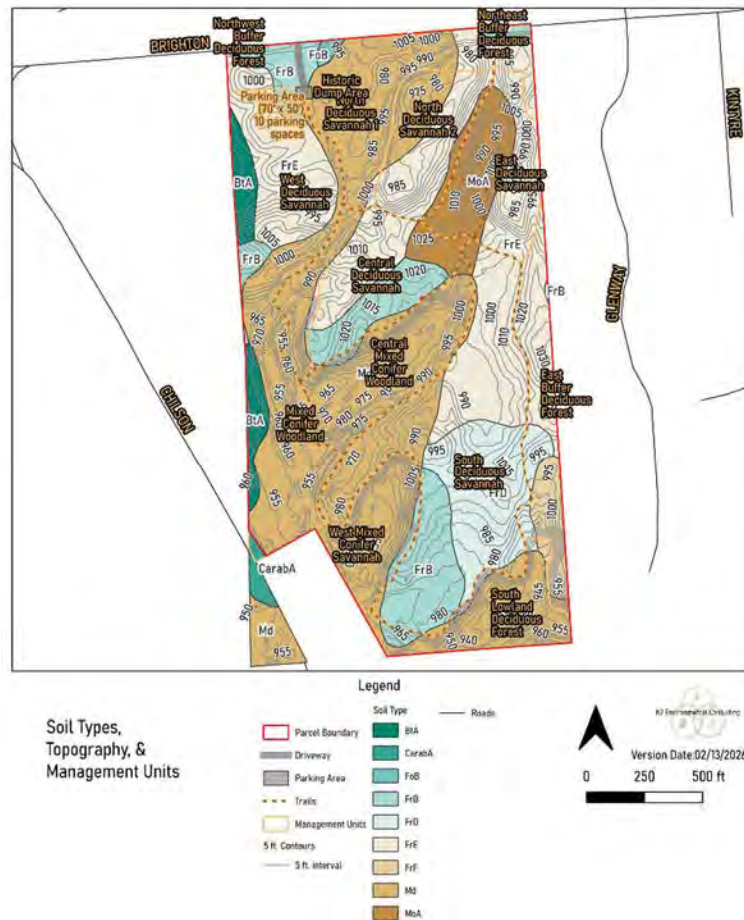
Unit Description

This 6.11-acre unit is currently a Mixed Conifer Woodland. The property line is the western edge of the unit. This unit generally follows the edges of a significantly mined out lobe-shaped swale when viewed in the map below. This area was heavily mined and is deeply altered. There is a trail that generally follows the down into the swale when approached from the north. The unit boundaries are generally the trail, edge of swale/topography, and ecological. See the map for details.

Current Conditions

This unit is characterized as a mixed conifer forest ecosystem where evergreens like red pine, white pine, and eastern red cedar occur. These woodlands are shaped by local soil moisture, hydrology, and disturbance patterns, and they provide important habitat diversity in a region otherwise dominated by deciduous forests. These woodlands are dominated by Red pine and Scots pine.

The management unit consists of a mixed conifer woodland dominated by red pine, eastern white pine, and Scots pine, with hardwood associates such as oak and maple. The stand structure includes a closed to semi-closed canopy, patchy conifer regeneration, and a variable understory influenced by shade and deer browse. Heavy presence of invasive species including autumn olive, buckthorn, honeysuckle, and oriental bittersweet. Soils of the unit are characterized as Md – Made Land, which reflects the mining history and removal of sand and gravel.



Map 29: Management Unit Map

Soils are likely well-drained sandy loams to loamy sands, with localized mesic pockets.

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. The central valley of the unit trends down from 990 to 955 ft.

- ❖ Red pine (*Pinus resinosa*), also known as Norway pine, is a native evergreen conifer of the northeastern and north-central United States and southeastern Canada. In Michigan, it is most abundant in the northern Lower and Upper Peninsulas but is occasionally planted or naturally occurring in the southern Lower Peninsula. It typically grows 60–90 feet tall with a straight trunk, open rounded crown, and distinctive reddish, flaky bark that develops into broad plates with age. Its dark green needles occur in bundles of two and are notably long and flexible.

Red pine thrives on well-drained, sandy or loamy soils and is well adapted to fire-influenced ecosystems, historically forming relatively even-aged stands following periodic surface fires. It is moderately shade-intolerant and regenerates best in open, full-sun conditions. Ecologically, red pine provides important habitat and seed resources for birds and small mammals and contributes structural diversity in mixed pine-oak systems. Today, many red pine stands are managed for timber production, while restoration efforts often focus on increasing structural complexity and reintroducing fire to mimic natural disturbance patterns.

- ❖ Scots pine (*Pinus sylvestris*) is a fast-growing, medium to large evergreen conifer native to Europe and Asia and widely planted across North America. It is easily recognized by its distinctive orange-brown, flaky upper bark and blue-green needles borne in pairs. Typically reaching 40–70 feet tall (sometimes taller under ideal conditions), Scots pine tolerates a wide range of soils, including dry, sandy, and nutrient-poor sites, making it a common choice for windbreaks, reforestation plantings, and former Christmas tree farms.

Ecologically, it establishes readily in open, disturbed areas and can outcompete native vegetation, particularly in sandy or fire-adapted ecosystems. While it provides cover and limited wildlife value, it supports fewer native insects and birds compared to native pines such as eastern white pine. In parts of the Great Lakes region, Scots pine is considered non-native and sometimes invasive, especially where it spreads into oak barrens, prairies, or savannas.

Long-Term Vision (20–50 Years)

The mixed conifer woodland will develop into a structurally diverse, multi-aged forest with sustained conifer recruitment, healthy understory composition, and enhanced wildlife habitat. Management will emulate natural disturbance patterns while maintaining ecological resilience and long-term forest productivity.

Management Goals

- ❖ Sustain and increase native conifer presence within a mixed woodland matrix.
- ❖ Promote uneven-aged structure and long-term regeneration.
- ❖ Reduce invasive shrub and herbaceous species common to southeastern Michigan.
- ❖ Improve habitat value for wildlife while maintaining ecological resilience.
- ❖ Mitigate deer browse impacts on regeneration.

1. Invasive Species Control

Common invasive threats include oriental bittersweet, buckthorn, autumn olive, garlic mustard, and invasive honeysuckles.

- Conduct early-season and late-season surveys annually.
- Apply cut-stump herbicide treatments for woody shrubs, consider forest mulch mowing as appropriate.
- Spot-treat herbaceous invasives prior to seed set.
- Monitor treated areas for a minimum of five years.
- Priority areas include canopy gaps, woodland edges, and disturbed soils.

2. Stand Thinning & Structural Diversification

Objective: Increase light penetration and promote regeneration.

- Conduct selective thinning to reduce basal area to approximately 80–110 ft² per acre, depending on site productivity.
- Prioritize removal of suppressed, poor-form, or non-native conifers (e.g., Scots pine where present).
- Create small canopy gaps (0.1–0.25 acre) to encourage red and white pine recruitment.
- Retain scattered legacy trees, snags, and coarse woody debris.
- Thinning interval: 10–15 years.

3. Regeneration Enhancement

- Assess natural regeneration 1–2 growing seasons post-thinning.
- Supplement plant native conifers (locally sourced red pine and eastern white pine) where seedling density is below 300 stems per acre in treated gaps.
- Use tree shelters or temporary fencing in high-browse areas.
- Light soil scarification may be used in sandy upland sites to expose mineral soil favorable for pine germination.

4. Monitoring & Adaptive Management

Monitoring every 2–3 years should track:

- Conifer regeneration density and survival
- Invasive species percent cover
- Basal area and canopy closure
- Browse intensity
- Understory diversity trends

Management actions should be adjusted based on regeneration success and observed ecological response.

Central Mixed Conifer Woodland

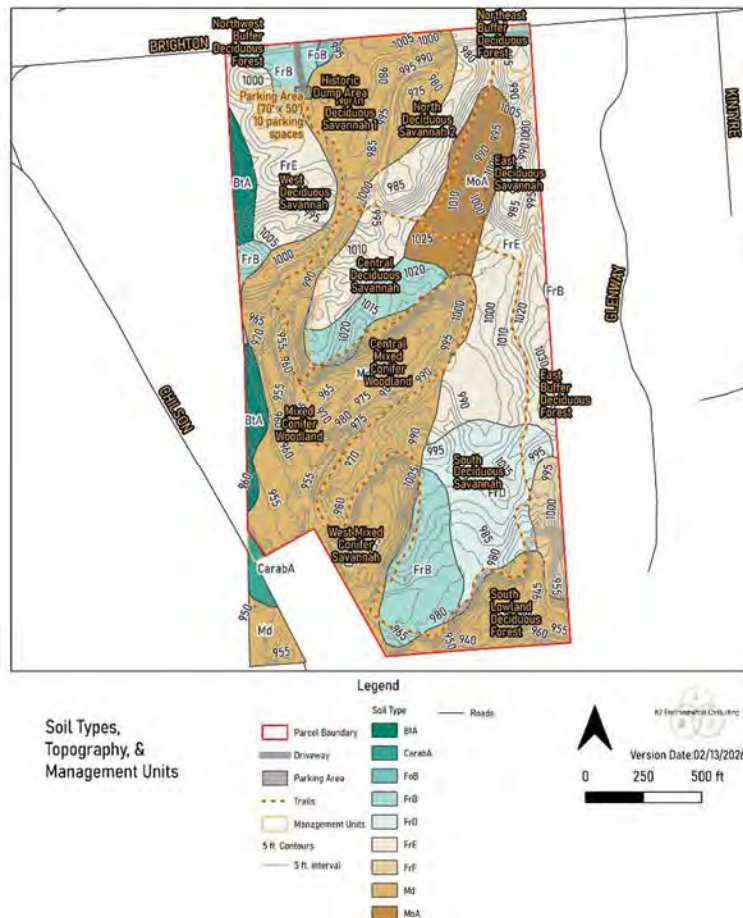
Unit Description

This 5.99-acre unit is currently a Mixed Conifer Woodland. This unit generally follows the edges of a significantly mined out lobe-shaped swale when viewed in the map below. This area was heavily mined and is deeply altered. The boundary between this unit and others is a proposed trail that follows topography and ecosystem change. See the map for details.

Current Conditions

This unit is characterized as a mixed conifer forest ecosystem where evergreens like red pine, white pine, and eastern red cedar occur. These woodlands are shaped by local soil moisture, hydrology, and disturbance patterns, and they provide important habitat diversity in a region otherwise dominated by deciduous forests. These woodlands are dominated by Red pine and Scots pine.

The management unit consists of a mixed conifer woodland dominated by red pine, eastern white pine, and Scots pine, with hardwood associates such as oak and maple. The stand structure includes a closed to semi-closed canopy, patchy conifer regeneration, and a variable understory influenced by shade and deer browse. Heavy presence of invasive species including autumn olive, buckthorn, honeysuckle, and oriental bittersweet. Soils of the unit are characterized as Md – Made Land, which reflects the mining history and removal of sand and gravel. Soils are likely well-drained sandy loams to loamy sands, with localized mesic pockets.



Map 30: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. The central valley of the unit trends down from 990 to 955 ft.

- ❖ Red pine (*Pinus resinosa*), also known as Norway pine, is a native evergreen conifer of the northeastern and north-central United States and southeastern Canada. In Michigan, it is most abundant in the northern Lower and Upper Peninsulas but is occasionally planted or naturally occurring in the southern Lower Peninsula. It typically grows 60–90 feet tall with a straight trunk, open rounded crown, and distinctive reddish, flaky bark that develops into broad plates with age. Its dark green needles occur in bundles of two and are notably long and flexible.

Red pine thrives on well-drained, sandy or loamy soils and is well adapted to fire-influenced ecosystems, historically forming relatively even-aged stands following periodic surface fires. It is moderately shade-intolerant and regenerates best in open, full-sun conditions. Ecologically, red pine provides important habitat and seed resources for birds and small mammals and contributes structural diversity in mixed pine-oak systems. Today, many red pine stands are managed for timber production, while restoration efforts often focus on increasing structural complexity and reintroducing fire to mimic natural disturbance patterns.

- ❖ Scots pine (*Pinus sylvestris*) is a fast-growing, medium to large evergreen conifer native to Europe and Asia and widely planted across North America. It is easily recognized by its distinctive orange-brown, flaky upper bark and blue-green needles borne in pairs. Typically reaching 40–70 feet tall (sometimes taller under ideal conditions), Scots pine tolerates a wide range of soils, including dry, sandy, and nutrient-poor sites, making it a common choice for windbreaks, reforestation plantings, and former Christmas tree farms.

Ecologically, it establishes readily in open, disturbed areas and can outcompete native vegetation, particularly in sandy or fire-adapted ecosystems. While it provides cover and limited wildlife value, it supports fewer native insects and birds compared to native pines such as eastern white pine. In parts of the Great Lakes region, Scots pine is considered non-native and sometimes invasive, especially where it spreads into oak barrens, prairies, or savannas.

Long-Term Vision (20–50 Years)

The mixed conifer woodland will develop into a structurally diverse, multi-aged forest with sustained conifer recruitment, healthy understory composition, and enhanced

wildlife habitat. Management will emulate natural disturbance patterns while maintaining ecological resilience and long-term forest productivity.

Management Goals

- ❖ Sustain and increase native conifer presence within a mixed woodland matrix.
- ❖ Promote uneven-aged structure and long-term regeneration.
- ❖ Reduce invasive shrub and herbaceous species common to southeastern Michigan.
- ❖ Improve habitat value for wildlife while maintaining ecological resilience.
- ❖ Mitigate deer browse impacts on regeneration.

1. Invasive Species Control

Common invasive threats include oriental bittersweet, buckthorn, autumn olive, garlic mustard, and invasive honeysuckles.

- Conduct early-season and late-season surveys annually.
- Apply cut-stump herbicide treatments for woody shrubs, consider forest mulch mowing as appropriate.
- Spot-treat herbaceous invasives prior to seed set.
- Monitor treated areas for a minimum of five years.
- Priority areas include canopy gaps, woodland edges, and disturbed soils.

2. Stand Thinning & Structural Diversification

Objective: Increase light penetration and promote regeneration.

- Conduct selective thinning to reduce basal area to approximately 80–110 ft² per acre, depending on site productivity.
- Prioritize removal of suppressed, poor-form, or non-native conifers (e.g., Scots pine where present).
- Create small canopy gaps (0.1–0.25 acre) to encourage red and white pine recruitment.
- Retain scattered legacy trees, snags, and coarse woody debris.
- Thinning interval: 10–15 years.

3. Regeneration Enhancement

- Assess natural regeneration 1–2 growing seasons post-thinning.
- Supplement plant native conifers (locally sourced red pine and eastern white pine) where seedling density is below 300 stems per acre in treated gaps.

- Use tree shelters or temporary fencing in high-browse areas.
- Light soil scarification may be used in sandy upland sites to expose mineral soil favorable for pine germination.

4. Monitoring & Adaptive Management

Monitoring every 2–3 years should track:

- Conifer regeneration density and survival
- Invasive species percent cover
- Basal area and canopy closure
- Browse intensity
- Understory diversity trends

Management actions should be adjusted based on regeneration success and observed ecological response.

West Mixed Conifer Woodland

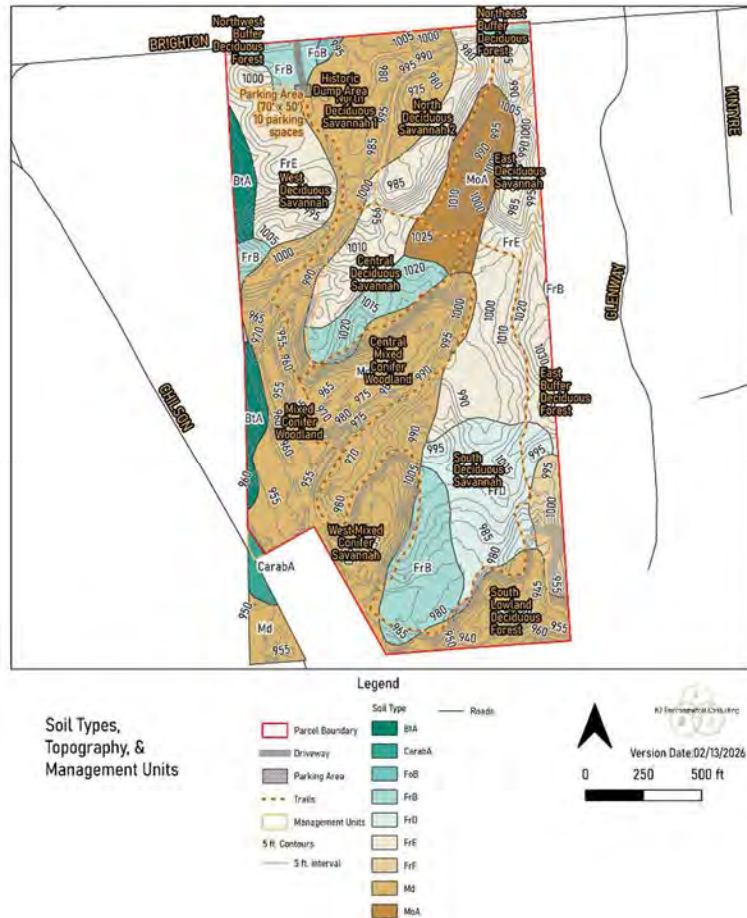
Unit Description

This 3.88-acre unit is currently a Mixed Conifer Woodland. This unit generally follows the edges of a significantly mined out lobe-shaped swale when viewed in the map below. This area was heavily mined and is deeply altered. The boundary between this unit and others is a proposed trail that follows topography and ecosystem change. See the map for details.

Current Conditions

This unit is characterized as a mixed conifer forest ecosystem where evergreens like red pine, white pine, and eastern red cedar occur. These woodlands are shaped by local soil moisture, hydrology, and disturbance patterns, and they provide important habitat diversity in a region otherwise dominated by deciduous forests. These woodlands are dominated by Red pine and Scots pine.

The management unit consists of a mixed conifer woodland dominated by red pine, eastern white pine, and Scots pine, with hardwood associates such as oak and maple. The stand structure includes a closed to semi-closed canopy, patchy conifer regeneration, and a variable understory influenced by shade and deer browse. Heavy presence of invasive species including autumn olive, buckthorn, honeysuckle, and oriental bittersweet. Soils of the unit are characterized as Md – Made Land, which reflects the mining history and removal of sand and gravel. Soils are likely well-drained sandy loams to loamy sands, with localized mesic pockets.



Map 31: Management Unit Map

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. The central valley of the unit trends down from 990 to 955 ft.

- ❖ Red pine (*Pinus resinosa*), also known as Norway pine, is a native evergreen conifer of the northeastern and north-central United States and southeastern Canada. In Michigan, it is most abundant in the northern Lower and Upper Peninsulas but is occasionally planted or naturally occurring in the southern Lower Peninsula. It typically grows 60–90 feet tall with a straight trunk, open rounded crown, and distinctive reddish, flaky bark that develops into broad plates with age. Its dark green needles occur in bundles of two and are notably long and flexible.

Red pine thrives on well-drained, sandy or loamy soils and is well adapted to fire-influenced ecosystems, historically forming relatively even-aged stands following periodic surface fires. It is moderately shade-intolerant and regenerates best in open, full-sun conditions. Ecologically, red pine provides important habitat and seed resources for birds and small mammals and contributes structural diversity in mixed pine-oak systems. Today, many red pine stands are managed for timber production, while restoration efforts often focus on increasing structural complexity and reintroducing fire to mimic natural disturbance patterns.

- ❖ Scots pine (*Pinus sylvestris*) is a fast-growing, medium to large evergreen conifer native to Europe and Asia and widely planted across North America. It is easily recognized by its distinctive orange-brown, flaky upper bark and blue-green needles borne in pairs. Typically reaching 40–70 feet tall (sometimes taller under ideal conditions), Scots pine tolerates a wide range of soils, including dry, sandy, and nutrient-poor sites, making it a common choice for windbreaks, reforestation plantings, and former Christmas tree farms.

Ecologically, it establishes readily in open, disturbed areas and can outcompete native vegetation, particularly in sandy or fire-adapted ecosystems. While it provides cover and limited wildlife value, it supports fewer native insects and birds compared to native pines such as eastern white pine. In parts of the Great Lakes region, Scots pine is considered non-native and sometimes invasive, especially where it spreads into oak barrens, prairies, or savannas.

Long-Term Vision (20–50 Years)

The mixed conifer woodland will develop into a structurally diverse, multi-aged forest with sustained conifer recruitment, healthy understory composition, and enhanced

wildlife habitat. Management will emulate natural disturbance patterns while maintaining ecological resilience and long-term forest productivity.

Management Goals

- ❖ Sustain and increase native conifer presence within a mixed woodland matrix.
- ❖ Promote uneven-aged structure and long-term regeneration.
- ❖ Reduce invasive shrub and herbaceous species common to southeastern Michigan.
- ❖ Improve habitat value for wildlife while maintaining ecological resilience.
- ❖ Mitigate deer browse impacts on regeneration.

1. Invasive Species Control

Common invasive threats include oriental bittersweet, buckthorn, autumn olive, garlic mustard, and invasive honeysuckles.

- Conduct early-season and late-season surveys annually.
- Apply cut-stump herbicide treatments for woody shrubs, consider forest mulch mowing as appropriate.
- Spot-treat herbaceous invasives prior to seed set.
- Monitor treated areas for a minimum of five years.
- Priority areas include canopy gaps, woodland edges, and disturbed soils.

2. Stand Thinning & Structural Diversification

Objective: Increase light penetration and promote regeneration.

- Conduct selective thinning to reduce basal area to approximately 80–110 ft² per acre, depending on site productivity.
- Prioritize removal of suppressed, poor-form, or non-native conifers (e.g., Scots pine where present).
- Create small canopy gaps (0.1–0.25 acre) to encourage red and white pine recruitment.
- Retain scattered legacy trees, snags, and coarse woody debris.
- Thinning interval: 10–15 years.

3. Regeneration Enhancement

- Assess natural regeneration 1–2 growing seasons post-thinning.
- Supplement plant native conifers (locally sourced red pine and eastern white pine) where seedling density is below 300 stems per acre in treated gaps.
- Use tree shelters or temporary fencing in high-browse areas.

- Light soil scarification may be used in sandy upland sites to expose mineral soil favorable for pine germination.

4. Monitoring & Adaptive Management

Monitoring every 2–3 years should track:

- Conifer regeneration density and survival
- Invasive species percent cover
- Basal area and canopy closure
- Browse intensity
- Understory diversity trends

Management actions should be adjusted based on regeneration success and observed ecological response.

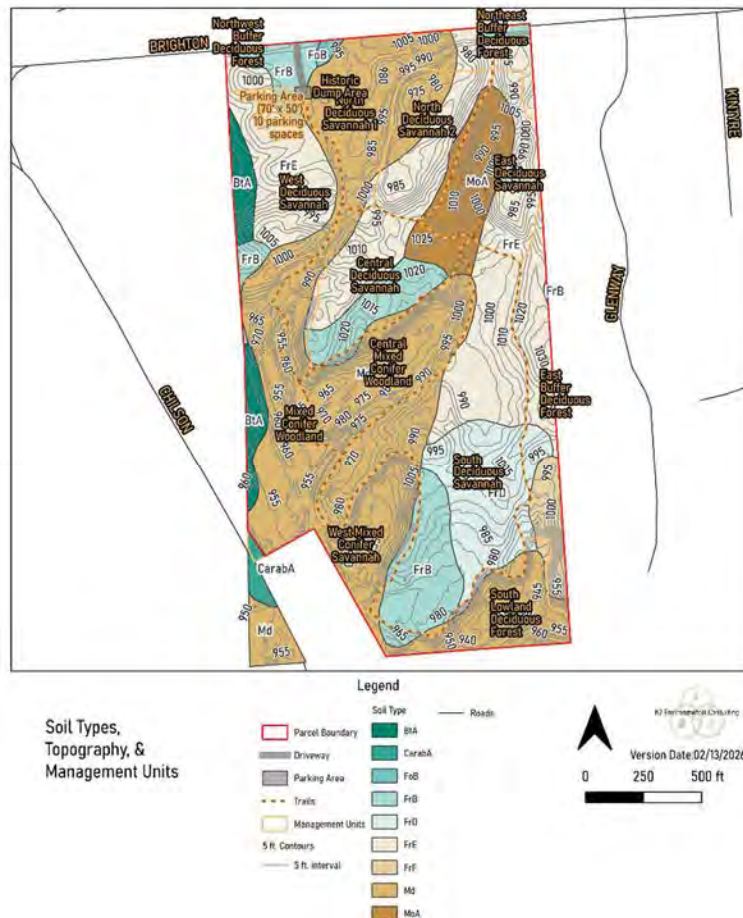
South Lowland Deciduous Forest

Unit Description

This 4.27-acre consists of a lowland deciduous forest characterized by significant Eastern cottonwood (*Populus deltoides*) overstory. The site occurs on hydric to seasonally saturated soils, likely influenced by shallow groundwater and poorly drained depressional systems. This unit has the southern and eastern property lines as borders with a proposed trail forming the hypotenuse of the triangle-shaped unit. See the map for details.

Current Conditions

This unit has semi-closed to closed canopy structure with Cottonwood dominating. Associated canopy and subcanopy species may include silver maple, green ash, American elm, and scattered boxelder. Red and white oaks were noted. The understory may be variable depending on hydrology and local disturbance history, potentially including native shrubs and sedges alongside invasive species.



Map 32: Management Unit Map

This forest type provides critical ecological functions including flood attenuation, sediment capture, nutrient cycling, carbon storage, and habitat for amphibians, migratory birds, and wetland-dependent wildlife. Eastern cottonwood is an early-successional, disturbance-dependent species. It establishes following flood events on exposed mineral soils and typically forms even-aged stands. Without disturbance, stands transition toward mixed floodplain hardwood systems.

Heavy presence of invasive species including autumn olive, buckthorn, honeysuckle, and oriental bittersweet. Soils of the unit are characterized as Md – Made Land, which reflects the mining history and removal of sand and gravel. Soils are likely well-drained sandy loams to loamy sands, with localized mesic pockets.

The topography of this unit reflects the parcel's sand and gravel mining history and has been significantly altered. This unit has the lowest elevations with depressions at 935 ft. with surrounding elevations of 950-975 ft. There is an open pond to the southeast just outside the property at 931 ft., which suggests the level of the water table to be at approximately 930 ft.

Long-Term Vision (20–50 Years)

Over 20–25 years, the site will transition from a primarily even-aged cottonwood canopy toward a structurally complex, mixed floodplain forest with multiple age classes, diverse native regeneration, reduced invasive cover, and intact hydrologic function. Cottonwood will remain as an important early-successional and wildlife component but will be complemented by a more resilient, self-sustaining forest community.

Management Goals

- ❖ Control invasive plant species to <10% relative cover.
- ❖ Maintain and enhance structural diversity across canopy, subcanopy, shrub, and ground layers.
- ❖ Promote native regeneration, especially shade-tolerant floodplain associates.
- ❖ Protect and restore natural hydrology where feasible.
- ❖ Increase climate resilience through species diversification and age-class distribution.
- ❖ Retain wildlife habitat features, including snags and coarse woody debris.

1. Invasive Species Control

Objective: Reduce invasive plant cover to <10% of total vegetative cover.

- Targeted cut-stump herbicide treatment for woody invasives, consider forestry mulch mowing as appropriate.
- Foliar herbicide application in late summer for dense understory infestations.
- Hand-pulling in high-quality or sensitive microhabitats.
- Follow-up monitoring annually for 3–5 years.
- Avoid soil disturbance in saturated conditions to prevent compaction.

2. Regeneration & Species Diversification

Objective: Develop a multi-aged, diverse floodplain forest.

- Conduct gap creation (0.1–0.25-acre patches) where canopy stagnation limits regeneration.
- Underplant shade-tolerant floodplain species if natural recruitment is insufficient.
- Protect regeneration from deer browse using tree shelters or exclosures where necessary.
- Encourage natural coarse woody debris accumulation.
- Target long-term canopy composition that includes silver maple, swamp white oak, elm, and other native associates.

3. Monitoring & Adaptive Management

Monitoring every 2–3 years should track:

- Overstory composition and health
- Regeneration density by species
- Invasive species cover (%)
- Deer browse intensity
- Hydrologic observations

Management actions should be adjusted based on regeneration success and observed ecological response.



MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Township Manager

DATE: May 27, 2026

RE: Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation Special Assessment District

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

Agenda items #9 and #10 propose the initiation of a new Special Assessment District for the rehabilitation of Lindsey Drive, a public road located within the Herbst Estates Subdivision. Lindsey Drive runs along the east side of Hubert Road, south of Grand River Avenue — directly across from the Grand Beach No. 3 Special Assessment District, which also appears on Monday's agenda. Please refer to the area map below.



SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

When the Grand Beach No. 3 Road Rehabilitation District was first initiated, the Road Commission recommended considering Lindsey Drive for inclusion, as it was in comparably poor condition. At that time, however, adding Lindsey Drive was not feasible, as it would have increased costs for property owners in the Grand Beach No. 3 district. After learning of the project across the street, residents of Lindsey Drive reached out to explore a similar rehabilitation effort for their road. The Road

Commission is supportive of proceeding with this project, as crews will already be working in the area for the Grand Beach No. 3 project.

Lindsey Drive spans 0.08 miles and has been rated in poor condition, a 1 out of 10 on the PASER scale, by the Livingston County Road Commission. The road was originally constructed more than 46 years ago. At the request of subdivision residents, I have worked with the Road Commission to develop cost estimates, informational materials, and petitions for the project. The Road Commission has prepared a plan to crush, reshape, and repave the existing roadway, including all related improvements, at an estimated cost of \$60,000. Their letter dated April 29, 2026 is attached for reference.

Given the relatively small size of the district — comprising only 9 parcels — an informational packet was prepared and distributed to guide residents through the process and launch the petition phase. A copy of those materials is attached. As of this writing, the Township has received and certified petitions from 8 of the 9 property owners, representing over 88% of the parcels within the proposed district. It is worth noting that the ninth parcel is a vacant lot that, while not part of the subdivision, fronts on Lindsey Drive which is its sole point of street access.

Per Township policy, the Township's contribution to the project would be \$1,500 per parcel, totaling \$13,500, with an administration fee of \$2,000. Staff recommends a 10-year repayment period for the assessment. All parcels have an equal benefit in the improvement therefore the project cost allocation is as follows:

Lindsay Drive SAD						
PROJECT COST		\$			60,000.00	
ADMINISTRATIVE COSTS		\$			2,000.00	
TOWNSHIP CONTRIBUTION *		\$			(13,500.00)	*
TOTAL		\$			48,500.00	
INTEREST %					2	
NUMBER OF PROPERTIES					9	
TOTAL PER PARCEL		\$	5,388.89			
YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING		
1	\$ 646.67	\$ 107.78	\$ 538.89	\$ 4,849.99		
2	\$ 635.89	\$ 97.00	\$ 538.89	\$ 4,311.10		
3	\$ 625.11	\$ 86.22	\$ 538.89	\$ 3,772.22		
4	\$ 614.33	\$ 75.44	\$ 538.89	\$ 3,233.33		
5	\$ 603.56	\$ 64.67	\$ 538.89	\$ 2,694.44		
6	\$ 592.78	\$ 53.89	\$ 538.89	\$ 2,155.55		
7	\$ 582.00	\$ 43.11	\$ 538.89	\$ 1,616.67		
8	\$ 571.22	\$ 32.33	\$ 538.89	\$ 1,077.78		
9	\$ 560.44	\$ 21.56	\$ 538.89	\$ 538.89		
10	\$ 549.66	\$ 10.78	\$ 538.89	\$ -		
	\$ 5,981.66	\$ 592.78	\$ 5,388.88			

* \$1500 PER PARCEL

If approved, the project would be completed during the current construction season and assessed on the winter 2026 tax roll. As you may recall, Fund 202, through which Special Assessment Districts are administered, is currently operating with limited reserves. However, we have analyzed the financial impact of adding this district alongside the Grand Beach No. 3 project and are confident that, with the necessary budget adjustments, the fund can support both. I have attached the budget analysis for your review. Upon approval of the district, the necessary budget amendments will be brought forward for your consideration.

I look forward to discussing this with you at Monday's meeting. If you choose to initiate the district, I request your consideration of Resolution 1 and Resolution 2 with disposition via roll call as follows:

(Requires Roll Call)

Resolution #1

Moved by _____ and supported by _____ to approve **Resolution #1** to proceed with the **Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project** (winter tax 2026) and direct preparation of the plans and cost estimates

Resolution #2

Moved by _____ and supported by _____ to approve **Resolution #2** to approve the **Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project** (winter tax 2026), to schedule the first public hearing for June 15, 2026 and to direct the issuance of statutory notice.

Sincerely,



Kelly VanMarter



April 29, 2026

Mrs. Kelly VanMarter
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

Re: Herbst Estates Subdivision Rehabilitation Estimate

Dear Mrs. VanMarter,

The following is a road rehabilitation estimate for Lindsey Drive in Herbst Estates subdivision, per your request:

The above-mentioned 0.08 miles of roadway appears to be in poor condition, rating as a of 1 out of 10 on the Pavement Surface Evaluation and Rating scale (PASER). The Livingston County Road Commission Engineering staff recommends this road be rehabilitated utilizing the following method:

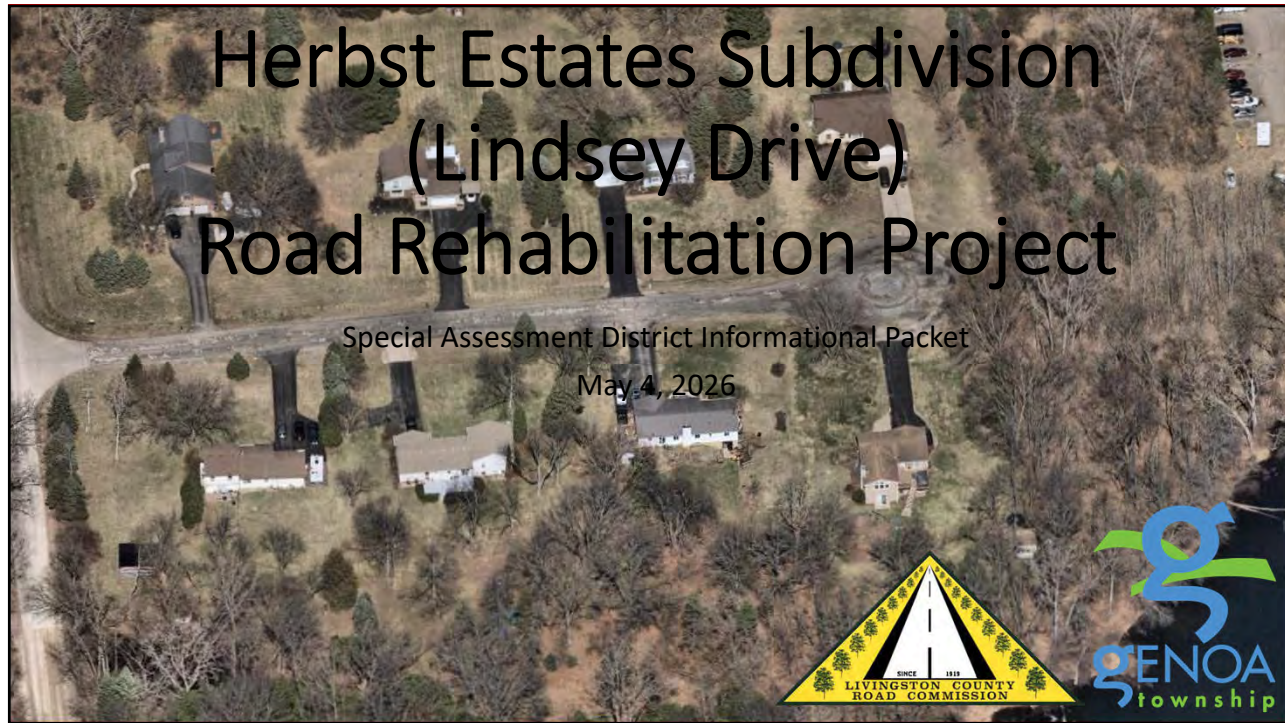
- Crush & Shape existing asphalt
- 4" HMA overlay
- Subgrade undercutting and base improvements, as necessary
- Driveway Repair, as necessary

The proposed cost of this project is **\$60,000** altogether with the necessary related work. The above price is based on anticipated contract prices for our 2025 Pavement Preservation Program (PPP) and is subject to change.

If you have any questions or concerns, please contact me.

Sincerely,

Dylan Abbas,
Construction Engineer
(517)518-3015 Direct



Background:

- The roads in Herbst Estates were constructed over 46 years ago.



Conditions:

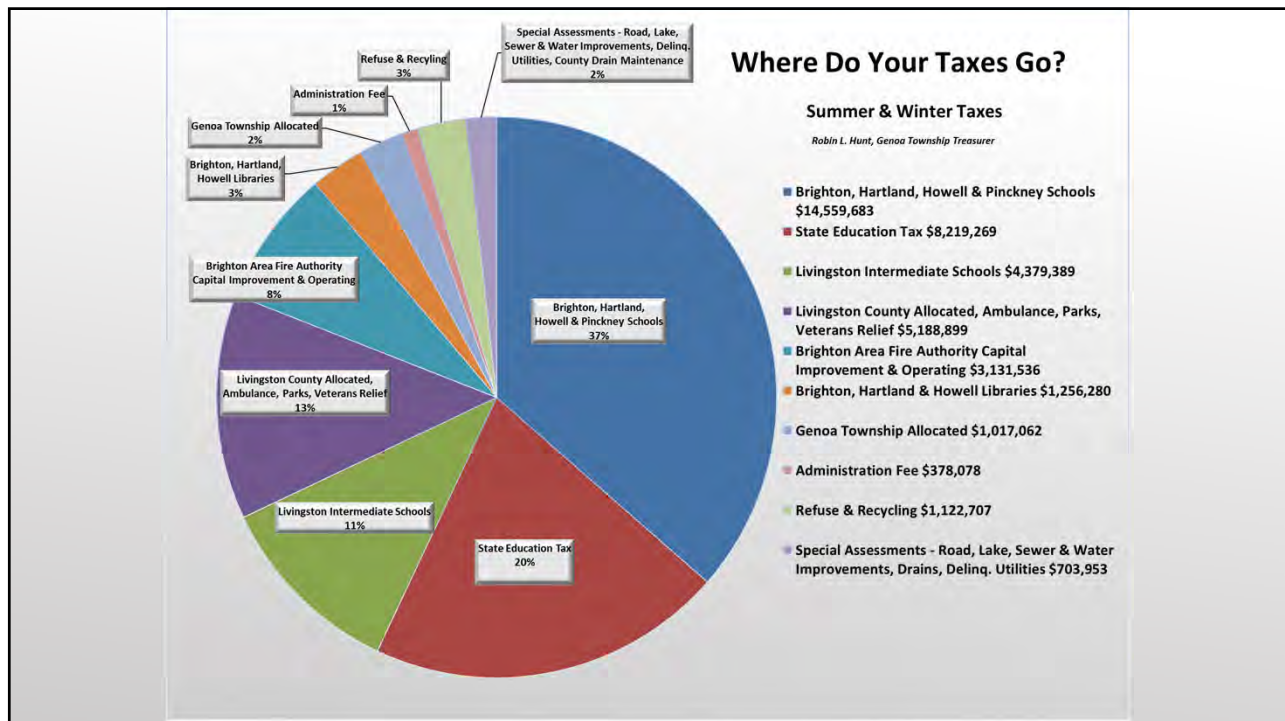


Why is the Township doing this?

- The Township was contacted by a neighbor who is interested in improving your subdivision road.
- The Township's role is to help by providing a mechanism to finance the project.
- There is a cost benefit due the project now because a similar project is being considered for Rink Drive, Simon Drive and Mahinske Drive.

Why isn't the Township fixing the roads? Isn't that why I pay taxes?

- Property taxes are not dedicated to roads. Unlike a city, Township government has zero jurisdiction over roads and there is no road millage to help pay for roads.



Why isn't the County fixing the roads? Isn't that why I pay taxes?

- The County is funded through Act 51, which provides revenue from state gas tax and vehicle registration fees.
 - The County's revenue from Act 51 struggles to provide enough funding even for its two main expenses:
 - Primary asphalt road rehabilitations (Grand River, Latson, Dorr, etc)
 - Day to day maintenance of all roads (pothole patching, grading, shoulders, signals, signs, etc)
 - Michigan gas tax is below the national average and ranks in the bottom six states in per capita road funding.
 - The Livingston County Road Commission receives no direct revenue from growth and development and is not part of the Livingston County general government.

How do we get our roads fixed?

- Public Act 188 of 1954 allows for the Township, through the special assessment process, to assist residents by providing funding and financing for the cost of the improvement, and then levying and collecting the special assessment to pay off the debt.
- The Township has used this law successfully for many years to help residents improve both public and private roads in the Township.

What is the Township's Role?



- The Township is the finance mechanism only, this is a Livingston County Road Commission project, requested by the homeowners.
- The Township's participation is VOLUNTARY.
- The project is initiated by petitions signed by residents.

What is the project?

- Lindsey Drive in Genoa Township is 0.08 miles of roadway.
- The Livingston County Road Commission has prepared a project cost estimate of \$60,000.
- The estimate includes:
 - Crushing and shaping the existing asphalt;
 - Perform subgrade undercutting and base improvements as necessary;
 - Install 4" of hot mix asphalt.
 - Driveway repair, as necessary

Township Contribution

- Your elected officials recognize that subdivision road projects improve and maintain property values and can help to improve the quality of life for residents who live on those roadways.
- For this reason, the Township Board has established a policy whereby, at their discretion, they may agree to help fund a public road improvement project at 25% of the project cost or \$1,500 per home or whichever is less.
 - For this project, it would be 25% of the project cost which is \$13,500.
- The Township may only participate in one project per subdivision every 10 years.

Assumptions:

- Apportionment - Assessments must be apportioned on a benefit basis. For subdivision road projects, assessments are typically allocated on a pro-rata basis.
- Duration – We are suggesting a 10 year assessment duration. The Board ultimately determines the term.
- Contribution – The Township Board may choose to contribute Township funds to the project.

Project Area

- 9 parcels included in the district of which one is vacant. All owners benefit equally.



What is the cost?

COST ESTIMATE FROM THE COUNTY ROAD COMMISSION	\$60,000
ADMINISTRATION COSTS (Publications/Mailings/Staff Time)	\$2,000
TOTAL OVERALL PROJECT COST	\$62,000
TOWNSHIP CONTRIBUTION (\$1500 per parcel)	(\$13,500)
NET PROJECT COST	\$48,500

Financing Costs – 2% interest

Cost per Parcel

- Total per parcel cost of \$5,388.89.
- Annual principal payment of \$538.89 for 10 years.
- 2% Interest is accrued on outstanding balance per year.

YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	\$ 646.67	\$ 107.78	\$ 538.89	\$ 4,849.99
2	\$ 635.89	\$ 97.00	\$ 538.89	\$ 4,311.10
3	\$ 625.11	\$ 86.22	\$ 538.89	\$ 3,772.22
4	\$ 614.33	\$ 75.44	\$ 538.89	\$ 3,233.33
5	\$ 603.56	\$ 64.67	\$ 538.89	\$ 2,694.44
6	\$ 592.78	\$ 53.89	\$ 538.89	\$ 2,155.55
7	\$ 582.00	\$ 43.11	\$ 538.89	\$ 1,616.67
8	\$ 571.22	\$ 32.33	\$ 538.89	\$ 1,077.78
9	\$ 560.44	\$ 21.56	\$ 538.89	\$ 538.89
10	\$ 549.66	\$ 10.78	\$ 538.89	\$ -
	\$ 5,981.66	\$ 592.78	\$ 5,388.88	

What is next?

- Over 50% of the property owners (5 parcels) must file a petition supporting the project.
- The more support the better. The Board prefers to see at least 66% support (6 parcels)
- Petitions are available from the Township.
- One petition per parcel.

Petition Sufficiency

- All owners of a property who are listed on the deed must sign the petition for it to be valid for each parcel.
- For a trust, the Township Assessor will need documentation from the trust to verify that the person signing the petition is authorized by the trust to do so.
- Signed petitions should be returned to the Assessor's Office by JUNE 1, 2026.

Example Petition One Per Property

Each owner listed on the deed or each trustee listed on a Trust must fill out this section with date, signature and printed name.

The law requires the person circulating the petition to complete this section. You can circulate your own petition.

Public Act 188 of 1954 Proceedings - PETITION FOR ROAD IMPROVEMENT
For Herbet Estates Subdivision Rehabilitation (Linsley Drive) located in
Section 13, Genoa Charter Township, Livingston County, MI

We, the undersigned, pursuant to the provisions of Public Act 188, as amended, do hereby petition the Genoa Charter Township Board to establish a special assessment district for the purpose of road rehabilitation for Linsley Drive in the Herbet Estates subdivision to include grading and shaping the existing asphalt paves to placing four inches (4") of hot mix asphalt. The project will also include subgrade undercutting, hose improvements and driveway repair, as necessary. More than fifty (50%) percent of the property owners with frontage on Linsley Drive who will benefit, request this improvement by petitioning the Genoa Charter Township Board.

We, the undersigned, do consent to the allocation of cost by special assessment to each benefited property for the improvement to be assessed against each property within the special assessment district to be formed. Further, it is understood that the estimated cost for the district is \$69,000.00 plus \$2,000 for administration costs at 2% interest for a period of ten (10) years. The Township Board may agree to contribute \$13,500 which is \$1,500 per parcel, due to the fact that this project benefits a public road. With the Township contribution to the project, the total cost to be divided between all properties would be \$48,500 which is a principal cost per parcel of \$5,388.89 (\$538.89 annually) for ten years per parcel with 2% interest on the outstanding balance. Further, it is understood that the benefited property owners will be first assessed on the Winter 2026 tax roll for the road rehabilitation project to be implemented in the construction season of Summer/fall 2026, depending on weather. Further, that this assessment will be in place for ten (10) years with the establishment of this special assessment district. The costs thereof, including expenses connected with publications and legal costs will be assessed against each parcel of land within said proposed district and will be divided into equal annual installments in accordance with MCL 41.721 as amended.

PROPERTY ADDRESS: _____

PROPERTY OWNERS INFORMATION (All owners listed on the deed must sign)

Owner #1:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #2:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #3:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #4:	Date Signed: _____	Signature: _____	Printed Name: _____

Is property under ownership in a Trust? Yes No *if yes, trust paperwork must be attached for proof of ownership*

CONTACT INFORMATION: (for office use only)
 Phone #: _____ Email: _____

CIRCULATOR STATEMENT (MUST BE COMPLETED): *The following section is to be completed by the person who circulated this petition. Owners can circulate their own petition and would complete the following as the circulator.*

STATE OF MICHIGAN
 COUNTY OF LIVINGSTON
 I depose and say that I circulated the foregoing petition, and that each signature is of an owner of property fronting upon Linsley Drive in Genoa Charter Township, Livingston County, Michigan.

Signature of Circulator: _____ Printed Name of Circulator: _____

OFFICE USE: Parcel #: _____ Approved: Yes No

Property Address

If the property is in a trust, the Township will need a copy of the trust paperwork for verification

Please provide your contact information here

Act 188 Example of Time Frame for Process Steps



Public Hearings

- Direct mailing will be sent via USPS to each record owner in the district. Publications will also be posted in the Livingston Daily newspaper.
- Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board.
- First hearing – objections to creating and/or need for the district.
- Second hearing – objections to the assessments and correct errors.

Protests and Appeals

- Record owners of land have the right to comment and object to the project. Appearance and protest at the hearing OR filing of a written objection is REQUIRED to appeal the amount of the assessment to the Michigan Tax Tribunal.
- Once the roll is confirmed, Public Act 64 of 1998 provides a 30 day period for challenging special assessments with the Michigan Tax Tribunal.

Frequently Asked Questions?

- **Can I pay off early to avoid interest?**
 - Yes.
- **What if costs exceed the estimate?**
 - If a cost increase exceeds 10% of the original estimate, additional notice and public hearings are required.
- **What if I sell my property?**
 - We do not require that the assessment be paid off, however, many mortgage companies do require pay off upon sale.
- **What if one of the owners listed on the deed is deceased?**
 - A copy of the death certificate shall be verified by the Township Assessor.

GL Number	Description	2026-27 ACTIVITY as of 5/27/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
Fund: 202 SAD ROADS AND LAKES				INCREASE
Account Category: Revenues				
000				
202-000-452-001	INTEREST	1,212	12,000	12,000
202-000-699-000	TRANSFER IN - FUND # 101	0	100,000	100,000
Total 000:		1,212	112,000	112,000
448				
202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	64	1,000	1,000
Total 448:		64	1,000	1,000
478				
202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	559	14,967	14,967
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	0	1,796	1,796
Total 478:		559	16,763	16,763
484				
202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	883	0	0
Total 484:		883	0	0
485				
202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	0	0	0
Total 485:		0	0	0
487				
202-487-628-005	EDWIN DR (S25-29) -SAD PRINCIPAL	311	0	0
202-487-665-001	EDWIN DR (S25-29) -INTEREST	0	0	0
Total 487:		311	0	0
489				
202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	0	2,200	2,200
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	0	220	220
Total 489:		0	2,420	2,420
490				
202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	0	6,900	6,900
202-490-665-001	DARLENE DR (W21-30) -INTEREST	0	690	690
Total 490:		0	7,590	7,590
491				
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	815	8,564	8,564
202-491-665-001	ELMHURST (S20-26) -INTEREST	0	171	171
Total 491:		815	8,735	8,735
492				
202-492-628-005	MCMAMARA (S23-32) -SAD PRINCIPAL	0	14,708	14,708
202-492-665-001	MCMAMARA (S23-32) -INTEREST	0	2,059	2,059
Total 492:		0	16,767	16,767
494				
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	0	9,575	9,575
202-494-665-001	STILLRIVER (S23-32) -INTEREST	0	1,340	1,340
Total 494:		0	10,915	10,915
495				
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPAL	0	3,514	3,514
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	0	492	492
Total 495:		0	4,006	4,006
496				
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPAL	1,742	36,900	36,900
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	0	5,904	5,904
Total 496:		1,742	42,804	42,804

GL Number	Description	2026-27 ACTIVITY as of 5/27/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
497				
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPAL	604	12,275	12,275
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	0	3,191	3,191
Total 497:		604	15,466	15,466
498				
202-498-628-005	LAKEWOOD KNOLL (W24-38) -SAD PRINCIPAL	1,800	35,633	35,633
202-498-665-001	LAKEWOOD KNOLL (W24-38) -INTEREST	0	9,265	9,265
Total 498:		1,800	44,898	44,898
499				
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	0	55,600	55,600
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	0	8,896	8,896
Total 499:		0	64,496	64,496
500				
202-500-628-005	GENOA ESTATES 1 (W25-34) -SAD PRINCIPAL	0	25,000	25,000
202-500-665-001	GENOA ESTATES 1 (W25-34) -INTEREST	0	4,500	4,500
Total 500:		0	29,500	29,500
501				
202-501-628-005	TIMBER GREEN (W25-39) - SAD PRINCIPAL	0	14,054	14,054
202-501-665-001	TIMBER GREEN (W25-39) - INTEREST	0	3,935	3,935
Total 501:		0	17,989	17,989
502				
202-502-628-005	FOREST VIEW (S26-35) -SAD PRINCIPAL	0	30,250	30,250
202-502-665-001	FOREST VIEW (S26-35) - INTEREST	0	6,050	6,050
Total 502:		0	36,300	36,300
503				
202-503-628-005	NORTHSHORE COMMONS (S26-35) - SAD PRINCI	24,686	40,320	40,320
202-503-665-001	NORTHSHORE COMMONS (S26-35) - INTEREST	0	8,064	8,064
Total 503:		24,686	48,384	48,384
504				
202-504-628-005	GRAND BEACH NO.3 (W26-35) - SAD PRINCIPAL	0	0	18,400
202-504-665-001	GRAND BEACH NO.3 (W26-35) - INTEREST	0	0	3,680
Total 504:		0	0	22,080
505				
202-505-628-005	LINDSEY DRIVE (W26-35) - SAD PRINCIPAL	0	0	4,850
202-505-665-001	LINDSEY DRIVE (W26-35) - INTEREST	0	0	970
Total 505:		0	0	5,820
570				
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	2,562	41,850	41,850
Total 570:		2,562	41,850	41,850
571				
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	3,125	22,396	23,436
Total 571:		3,125	22,396	23,436
572				
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	0	14,105	14,105
Total 572:		0	14,105	14,105
573				
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	443	18,049	18,049
Total 573:		443	18,049	18,049

GL Number	Description	2026-27 ACTIVITY as of 5/27/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
575				
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	0	7,600	7,600
Total 575:		0	7,600	7,600
576				
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPAL	0	2,789	2,789
Total 576:		0	2,789	2,789
577				
202-577-628-005	ROUND LAKE (S26-30) - SAD PRINCIPAL	0	29,920	29,920
Total 577:		0	29,920	29,920
Estimated Revenues		38,806	616,742	645,682
Account Category: Appropriations				
223				
202-223-801-000	AUDIT	0	5,000	5,000
Total 223:		0	5,000	5,000
448				
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	0	1,000	1,000
Total 448:		0	1,000	1,000
478				
202-478-801-075	HOMESTEAD (S22-31) -PROJECT EXPENSE	0	0	0
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	0	6,100	6,100
Total 478:		0	6,100	6,100
502				
202-502-801-075	FOREST VIEW (S26-35) - PROJECT EXPENSE	0	375,000	375,000
202-502-801-076	FOREST VIEW (S26-35) - ADMIN EXPENSE	0	4,000	4,000
Total 502:		0	379,000	379,000
503				
202-503-801-075	NORTHSHORE COMMONS (S26-35) - PROJECT EX	143	399,200	399,200
202-503-801-076	NORTHSHORE COMMONS (S26-35) - ADMIN EXPE	0	4,000	4,000
Total 503:		143	403,200	403,200
504				
202-504-801-075	GRAND BEACH NO.3 (W26-35) - PROJECT EXPENSE	0	0	240,000
202-504-801-076	GRAND BEACH NO.3 (W26-35) - ADMIN EXPENSE	0	0	4,000
Total 504:		0	0	244,000
505				
202-505-801-075	LINDSEY DRIVE (W26-35) - PROJECT EXPENSE	0	0	60,000
202-505-801-076	LINDSEY DRIVE (W26-35) - ADMIN EXPENSE	0	0	2,000
Total 505:		0	0	62,000
570				
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	15,452	55,000	55,000
Total 570:		15,452	55,000	55,000
571				
202-571-801-075	PARDEE LK (W21-25) -PROJECT EXPENSE	6,664	25,000	25,000
202-571-801-076	PARDEE LAKE - ADMIN EXPENSE	0	4,000	4,000
Total 571:		6,664	29,000	29,000
572				
202-572-801-075	GRAND BEACH (W21-25) -PROJECT EXPENSE	4,101	14,800	14,800
202-572-801-076	GRAND BEACH - ADMIN EXPENSE	0	4,000	4,000
Total 572:		4,101	18,800	18,800

GL Number	Description	2026-27 ACTIVITY as of 5/27/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
573				
202-573-801-075	E/W CROOKED LK (S23-27) -PROJECT EXPENSE	0	15,910	15,910
Total 573:		0	15,910	15,910
575				
202-575-801-075	BAETCKE LK (S23-27) -PROJECT EXPENSE	0	7,250	7,250
Total 575:		0	7,250	7,250
576				
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	0	2,264	2,264
Total 576:		0	2,264	2,264
577				
202-577-801-075	ROUND LAKE (S26-30) - PROJECT EXPENSE	0	28,610	28,610
202-577-801-076	ROUND LAKE (S26-30) - ADMIN EXPENSE	0	4,000	4,000
Total 577:		0	32,610	32,610
852				
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	0	35,000	35,000
Total 852:		0	35,000	35,000
906				
202-906-956-000	MISC EXPENSE	50	1,000	1,000
Total 906:		50	1,000	1,000
Appropriations		26,408	991,134	1,297,134
Fund 202 - SAD ROADS AND LAKES:				
TOTAL ESTIMATED REVENUES		38,806	616,742	645,682
TOTAL APPROPRIATIONS		26,408	991,134	1,297,134
NET OF REVENUES & APPROPRIATIONS:		12,397	(374,392)	(651,452)
BANK BALANCE		667,541	293,149	16,089

Resolution #1
Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation
Special Assessment Project
(winter tax 2026)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at the Township Hall on June 1, 2026, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution to Proceed with the Project and Direct
Preparation of the Plans and Cost Estimates

WHEREAS, the Board of Trustees of the Township has received petitions which have been signed by property owners with frontage upon Lindsey Drive which is in the Herbst Estates Subdivision located east of Hubert Road in Section 13. The petitions are requesting a road rehabilitation project as described in Exhibit A (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended; and

WHEREAS, the Assessor has checked the signatures on the petitions by record owners of land within the Township contained within the district described above and had prepared and filed a report setting forth the percentage of record owners of lands within the district who signed the petitions which amounted to over eighty-eight percent (88%) of parcels and over ninety-four percent (94%) of frontage; and

WHEREAS, the creation of a Special Assessment District for the **Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation Special Assessment Project** (winter tax 2026) is appropriate pursuant to Section 2 of Act No. 188, Michigan Public Acts of 1954.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Supervisor is directed to have plans prepared by the Livingston County Road Commission illustrating the Project, the location of the Project, and an estimate of the cost of the Project subject to quarterly periodic redetermination of costs, pursuant to MCL 41.724(4).

2. The plans and estimates identified in paragraph 1, when prepared, shall be filed with the Township Manager.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on June 1, 2026, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Clerk
Genoa Charter Township

**EXHIBIT A
THE PROJECT**

**LINDSEY DRIVE (HERBST ESTATES SUBDIVISION) ROAD REHABILITATION PROJECT
(WINTER TAX 2026)**

**DESCRIPTION OF PROJECT
A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

This public road improvement project (the “Project”) involves rehabilitating Lindsey Drive which is east of Hubert Road in the Herbst Estates subdivision. The project includes a crush and shape of the existing asphalt pavement and placing a four inch (4”) overlay of new hot mix asphalt. The project also includes subgrade undercutting, base improvements, and driveway repair as necessary. This project benefits the property owners with frontage on Lindsay Drive which includes lots 1-8 in the Herbst Estates Subdivision and vacant parcel 4711-13-100-059 with access from the cul-de-sac in Section 13 of Genoa Charter Township.

The total construction cost of the project is \$60,000. There are 9 parcels which front on the road. A supermajority of homeowners representing over 88% of property owners and over 94% of frontage have signed petitions. The Township is contributing \$13,500 to the project which is \$1500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$5,388.89. The annual principle payment per parcel is \$538.89 with 2% interest applied to the outstanding balance.

Resolution #2
Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation
Special Assessment Project
(winter tax 2026)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township of Livingston County, Michigan (the “Township”) held at the Township Hall on June 1, 2026 at 6:30 p.m. there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution to Approve the Project, Schedule the First Hearing for June 15, 2026
And Direct the Issuance of Statutory Notices

WHEREAS, the Board of Trustees of Genoa Charter Township has decided to make road improvements in the Township which project shall be known as the Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation Project (winter tax 2026) as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans describing the Project and its location in the Township and a preliminary estimate of the cost of the Project, prepared by the Livingston County Road Commission have been filed with the Township Manager;

WHEREAS, after reviewing the plans and cost estimate, the Board of Trustees desires to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of Genoa Charter Township has determined to levy special assessments against the lands specially benefited by the Project, and to expend funds of the Township therefore in anticipation of the collection of such special assessments to defray all or part of the cost of the Project, all pursuant to and as authorized by Act. No. 188, Public Acts of Michigan 1954, as;

WHEREAS, the special assessment district for the Project has been tentatively determined by the Township Manager and is described in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intention to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to make the improvement and tentatively designates the special assessment district against which the cost of the improvement and maintenance is to be assessed as described in Exhibit B.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Project and the proposed Special Assessment District for the Project which is known as the “Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation Special Assessment District (winter tax 2026).”
4. The public hearing will be held on June 15, 2026 at 6:30 p.m., at the offices of Genoa Charter Township, 2911 Dorr Road, Brighton, Michigan 48116.
5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed

by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before June 5, 2026. Following the mailing of the notices, the Township Manager shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before June 5, 2026 and once on or before June 12, 2026. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

A vote on the foregoing resolution was taken as was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The Undersigned, being duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Board of Trustees at a meeting of the Township Board on June 1, 2026, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of the Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act. No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy
Genoa Charter Township Clerk

**EXHIBIT A
THE PROJECT**

**LINDSEY DRIVE (HERBST ESTATES SUBDIVISION) ROAD REHABILITATION PROJECT
(WINTER TAX 2026)**

**DESCRIPTION OF PROJECT
A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

This public road improvement project (the "Project") involves rehabilitating Lindsey Drive which is east of Hubert Road in the Herbst Estates subdivision. The project includes a crush and shape of the existing asphalt pavement and placing a four inch (4") overlay of new hot mix asphalt. The project also includes subgrade undercutting, base improvements, and driveway repair as necessary. This project benefits the property owners with frontage on Lindsay Drive which includes lots 1-8 in the Herbst Estates Subdivision and vacant parcel 4711-13-100-059 with access from the cul-de-sac in Section 13 of Genoa Charter Township.

The total construction cost of the project is \$60,000. There are 9 parcels which front on the road. A supermajority of homeowners representing over 88% of property owners and over 94% of frontage have signed petitions. The Township is contributing \$13,500 to the project which is \$1500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$5,388.89. The annual principle payment per parcel is \$538.89 with 2% interest applied to the outstanding balance.

EXHIBIT B

The District

The Lindsey Drive (Herbst Estates Subdivision) Road Rehabilitation Special Assessment Project (winter tax 2026) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map below and includes the specific properties that are identified by the following permanent parcel numbers:

PARCEL NO.	OWNER NAME	PROPERTY ADDRESS
4711-13-100-059	CONELY JOHN & JENNIFER LTS 9.3	VACANT
4711-13-101-001	DELYON GERARD & JO ANN	7022 LINDSEY DR
4711-13-101-002	PATTERSON GRANT	7054 LINDSEY DR
4711-13-101-003	RYMARZ NATHAN	7086 LINDSEY DR
4711-13-101-004	YOUNG MICHAEL R & DONNA F	7118 LINDSEY DR
4711-13-101-005	STEPHENS ERIC & STEPHANIE	7121 LINDSEY DR
4711-13-101-006	SAMS REVOCABLE TRUST	7089 LINDSEY DR
4711-13-101-007	KERUL KATELYN	7057 LINDSEY DR
4711-13-101-008	NANKEE ADAM J	7025 LINDSEY DR

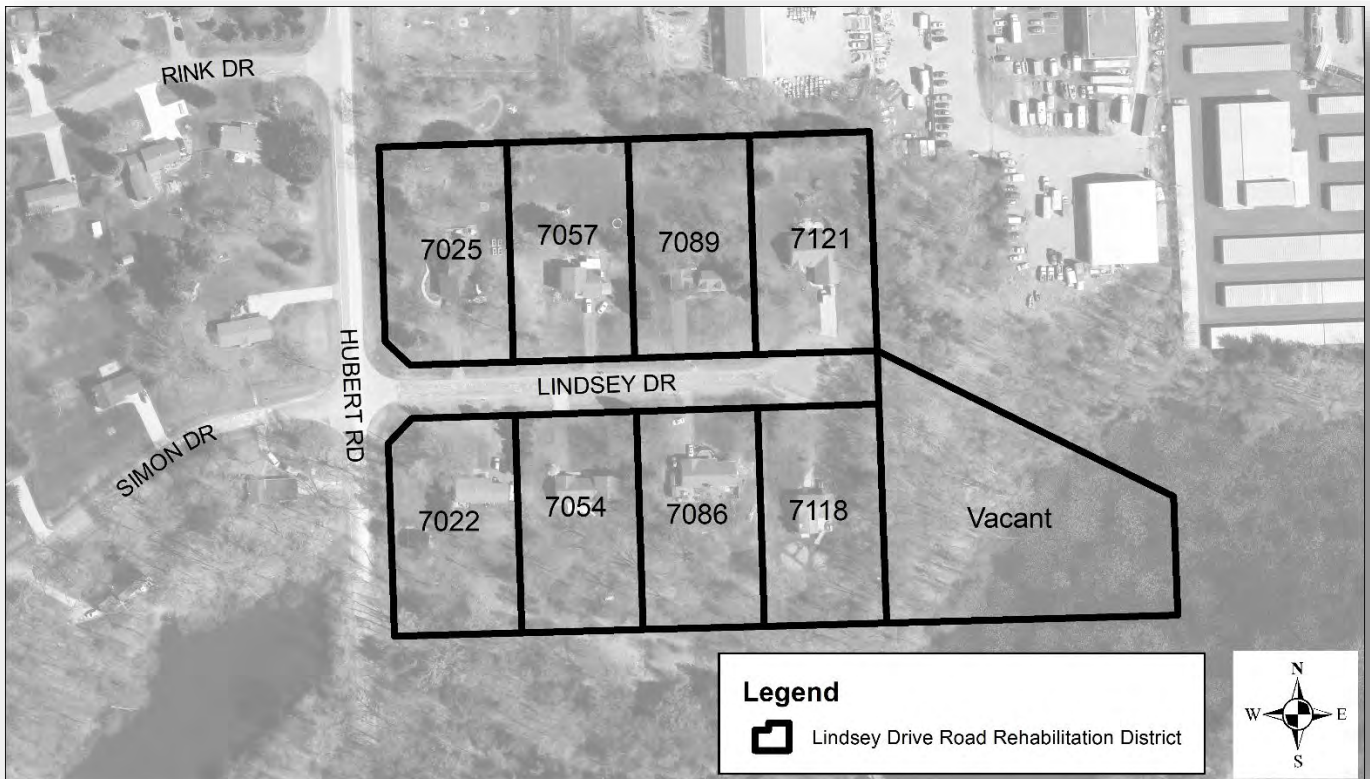


EXHIBIT C – NOTICE OF PUBLIC HEARING

**GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING – JUNE 15, 2026 AT 6:30PM
UPON A PROPOSED LINDSEY DRIVE (HERBST ESTATES SUBDIVISION)
ROAD REHABILITATION PROJECT AND SPECIAL ASSESSMENT DISTRICT
(Winter Tax 2026)**

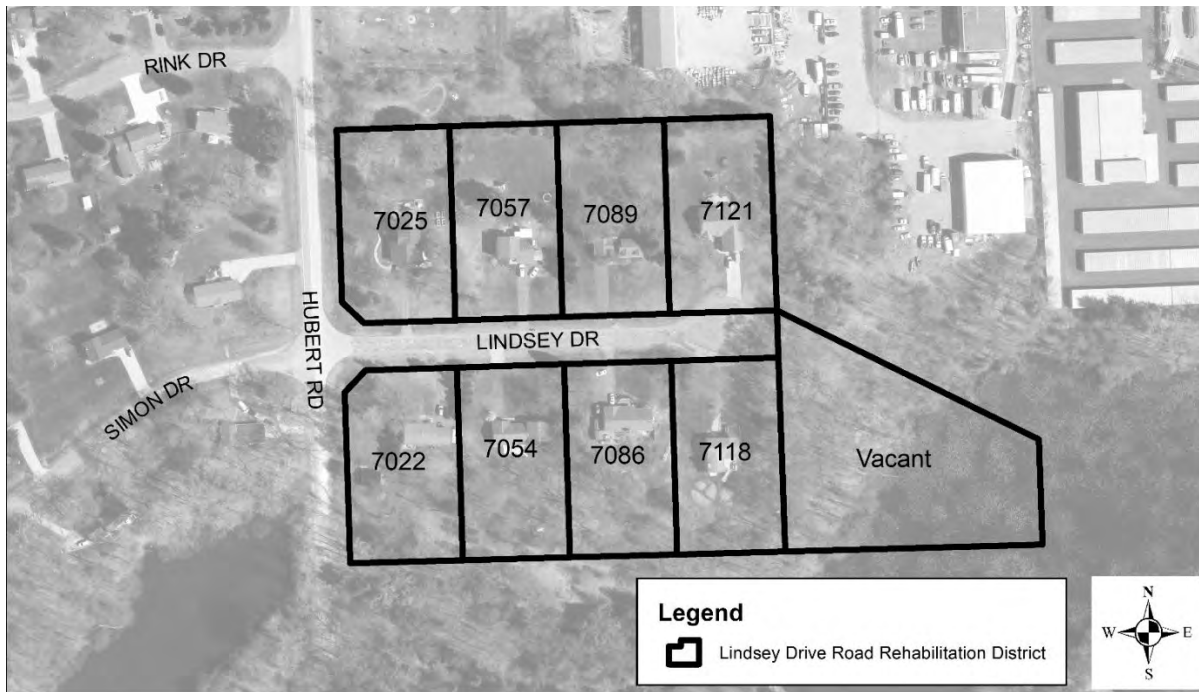
NOTICE IS HEREBY GIVEN:

- (1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on June 15, 2026 at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district and to hear any objections thereto and to the proposed project as follows:

**LINDSEY DRIVE (HERBST ESTATES SUBDIVISION) ROAD REHABILITATION PROJECT
SPECIAL ASSESSMENT DISTRICT (winter tax 2026)**

- (2) This public road improvement project (the “Project”) involves rehabilitating Lindsey Drive which is east of Hubert Road in the Herbst Estates subdivision. The project includes a crush and shape of the existing asphalt pavement prior to placing a four inch (4”) overlay of new hot mix asphalt. The project also includes subgrade undercutting, base improvements, and driveway repair as necessary. This project benefits the property owners with frontage on Lindsay Drive which includes lots 1-8 in the Herbst Estates Subdivision and vacant parcel 4711-13-100-059 with access from the cul-de-sac in Section 13 of Genoa Charter Township.
- (3) The total construction cost of the project is \$60,000. There are 9 parcels which front on the road. A supermajority of homeowners representing over 88% of property owners and over 94% of frontage have signed petitions. The Township is contributing \$13,500 to the project which is \$1500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$5,388.89. The annual principle payment per parcel is \$538.89 with 2% interest applied to the outstanding balance.
- (4) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map and includes the specific properties that are identified by the following parcel numbers and addresses:

PARCEL NO.	OWNER NAME	PROPERTY ADDRESS
4711-13-100-059	CONELY JOHN & JENNIFER LTS 9.3	VACANT
4711-13-101-001	DELYON GERARD & JO ANN	7022 LINDSEY DR
4711-13-101-002	PATTERSON GRANT	7054 LINDSEY DR
4711-13-101-003	RYMARZ NATHAN	7086 LINDSEY DR
4711-13-101-004	YOUNG MICHAEL R & DONNA F	7118 LINDSEY DR
4711-13-101-005	STEPHENS ERIC & STEPHANIE	7121 LINDSEY DR
4711-13-101-006	SAMS REVOCABLE TRUST	7089 LINDSEY DR
4711-13-101-007	KERUL KATELYN	7057 LINDSEY DR
4711-13-101-008	NANKEE ADAM J	7025 LINDSEY DR



(5) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(6) The plan and cost estimate from the Livingston County Road Commission for the proposed project and the boundaries of the Special Assessment District are now on file in the office of the Township Manager and Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. The Township has received petitions signed by 8 property owners which is 88% percent of property owners and consists of 94% of the road frontage within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to object to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall appear and protest at the hearing or shall file an objection in writing with the Township Manager before the close of the June 15, 2026 hearing or within such further times as the Township Board may grant.

All interested persons are invited to be present at the hearing to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Township Manager. Individuals with disabilities requiring such aids or services should contact the Manager at the address or phone number listed below.

This notice is given by order of the Genoa Charter Township Board.

Dated: June 1, 2026

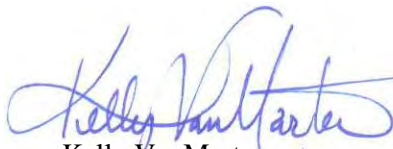

 Kelly VanMarter
 Township Manager
 2911 Dorr Road, Brighton, MI 48116
 Phone: 810-227-5225
 Email: kelly@genoa.org

EXHIBIT D

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)

COUNTY OF LIVINGSTON)

Kathleen Murphy, being first duly sworn, deposes and says that she personally prepared for mailing, and did on June 5, 2026, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kathleen Murphy
Genoa Charter Township



BRIGHTON AREA FIRE AUTHORITY

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

May 20, 2026

Susan Domen
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Approval for Public Fireworks Display
Cleary University 3750 Cleary Dr.
Friday, June 12, 2026 9:10 -9:30 pm

Pyrotechnic: Dueling Dragons
3298 E. Allen Road
Howell, MI 48855

Dear Susan,

The Brighton Area Fire Authority has reviewed the request to provide a public fireworks display scheduled for Friday, June 12, 2026 at Cleary University Cougar Stadium.

We understand that Genoa has received the proposal to approve the Display Fireworks Permit as of May 5th and that the largest shell will be **1.75"** in diameter. The application included a site map showing proper separation distance from the launch site to the shoreline. This separation meets the requirements of NFPA 1123, Code for Fireworks Display, and it will be sufficient as long as there is a means provided to maintain the viewing public this distance away from the launch site. It is recommended that some form of visual and physical barrier be provided to assist with crowd control along with responsible staff to monitor.

The fire authority will visit and inspect the display set-up prior to the scheduled launch time while you are setting it up. We will also review the safety & emergency plan at this time.

Please feel free to contact me to discuss any questions or concerns that you may have, (810)229-6640.

Cordially,

A handwritten signature in blue ink, appearing to read "Arthur Slavik".

Arthur Slavik
Lieutenant Fire Inspector

cc:Kelly VanMarter/Amy Ruthig

C-Cue	Type	Qty	Description	Type	Cnt	Dur	ML	Stk
MAQ			Opening - 3Positions Cabled					
C1-01	PB25	1	M-25 Air Burst Silver @00sec	Cake3	25	21		✓
C1-01	PB26	1	M-25 Air Burst Silver	Cake3	25	0		✓
C1-02		1	2Minute 30Seconds @00sec	Cake5	72	150		✓
C1-02		1	2Minute 30Seconds	Cake5	72	0		✓
C1-02		1	2Minute 30Seconds	Cake5	72	0		✓
C1-03	PB2	1	Immortal (Don't Tell Them)	Cake5	12	21		✓
C1-04	PB2	1	Crushed (Don't Tell Them)	Cake5	12	21		✓
C1-05	PB4	1	Juiced (Don't Tell Them)	Cake5	12	21		✓

MAQ			Act One - 2Positions Cabled					
C1-06	PB4	1	Fire & Ice (Don't Tell Them)	Cake5	12	21		✓
C1-07	PB6	1	Hammer (Don't Tell Them)	Cake5	12	21		✓
C1-08	PB6	1	Kraken (Don't Tell Them)	Cake5	12	21		✓
C1-09		1	Franken Mine	Cake2	100	22		
C1-09		1	Franken Mine	Cake2	100	0		
C1-09		1	Franken Mine	Cake2	100	0		
C1-10	PB7	1	M-25 Gold Willow	Cake3	25	21		✓
C1-10	PB8	1	M-25 Gold Willow	Cake3	25	0		✓
C1-11	PB7	1	M-25 Blue Willow	Cake3	25	21		✓
C1-11	PB8	1	M-25 Blue Willow	Cake3	25	0		✓
C1-12	PB7	1	M-25 Air Burst Silver @00sec	Cake3	25	21		✓
C1-12	PB8	1	M-25 Air Burst Silver	Cake3	25	0		✓

MAQ			Act Two - 2Positions					
C2-01	PB9	1	Midnight Howler	Cake5	36	29	✓	✓
C2-01	PB10	1	Midnight Howler	Cake5	36	0	✓	✓
C2-02	PB9	1	Ghost Neon Night	Cake5	25	15	✓	✓
C2-02	PB10	1	Ghost Neon Night	Cake5	25	0	✓	✓
C2-03	PB11	1	Neon Galaxcy	Cake5	25	21	✓	✓
C2-03	PB12	1	Neon Galaxcy	Cake5	25	0	✓	✓
C2-04	PB11	1	Neon Screamer	W Fan5	18	30	✓	✓
C2-04	PB12	1	Neon Screamer	W Fan5	18	0	✓	✓

MAQ			Mid Show - 2Positions					
C2-05	PB13	1	Weeping Willow	Cake5	18	21		
C2-05	PB14	1	Weeping Willow	Cake5	18	0		
C2-06	PB13	1	Miller Time	Cake5	70	60	✓	✓
C2-06	PB14	1	Miller Time	Cake5	70	0	✓	✓
C2-07	PB15	1	Kronos	Cake5	16	21	✓	✓
C2-07	PB16	1	Kronos	Cake5	16	0	✓	✓
C2-08	PB15	1	Imminent Threat	Cake5	12	35	✓	✓
C2-08	PB16	1	Imminent Threat	Cake5	12	0	✓	✓
C2-09	PB17	1	Sea Demon	Cake5	28	17	✓	✓
C2-09	PB18	1	Sea Demon	Cake5	28	0	✓	✓
C2-10	PB17	1	Screamin Demon	Cake5	25	26	✓	✓
C2-10	PB18	1	Screamin Demon	Cake5	25	0	✓	✓

MAQ			Act Three - 2Positions					
C2-11	PB19	1	Liquid Sunshine	Cake5	10	38		✓
C2-11	PB20	1	Liquid Sunshine	Cake5	10	0		✓
C2-12	PB19	1	8 Ball	Cake5	8	25	✓	✓
C2-12	PB20	1	8 Ball	Cake5	8	0	✓	✓
C2-13	PB21	1	Screw Loose	Cake5	36	30	✓	✓
C2-13	PB22	1	Screw Loose	Cake5	36	0	✓	✓
C2-14		1	Shock Wave	NOAB	9	32		
C2-14		1	Shock Wave	NOAB	9	0		
C2-15	PB23	1	Midnight Sun	Cake5	33	55		✓
C2-15	PB24	1	Midnight Sun	Cake5	33	0		✓
C2-16	PB23	1	Great Escape	Cake5	24	27	✓	✓
C2-16	PB24	1	Great Escape	Cake5	24	0	✓	✓

MAQ			Pre Finale - 2Positions					
C3-01		1	Neon Graffiti	Zipper5	110	39	✓	✓
C3-02		1	Neon Butterflies	Fan5	54	20	✓	✓
C3-03		1	Sky Shredder	V Fan5	36	41	✓	✓
C3-04		1	Shock & Awl	NOAB	9	32	✓	
C3-05		1	Tunguska Blast	Cake5	30	28		✓
C3-06		1	The Omen	W Fan5	20	20	✓	✓
C3-07		1	Neon Spectrum	Zipper5	115	24	✓	✓
C3-08		1	Colormania	Cake5	181	30	✓	✓
C3-09		1	Inner Circle	NOAB	9	20	✓	✓
C3-10		1	Chroma Chameleon Premium	Zipper5	99	21	✓	✓

MAQ			Finale - 1Position					
C4-01		1	Category 5 Cake 1 Typhoon	Zipper5	180	21	✓	✓
C4-02		1	Pantheon	Cake1500	240	15	✓	
C4-03		1	Category 5 Cake 2 Hurricane	Zipper5	180	21	✓	✓
C4-04		1	The Dragon Cake 1	Cake1500	154	90	✓	✓
C4-05		1	The Dragon Cake 2	Cake1500	48	90	✓	✓
C4-06		1	The Dragon Cake 3	Cake1500	36	90	✓	✓
C4-07		3	Electric Echo	Finale 1500	105	20	✓	✓
C4-08		1	Battle Cake1	Cake1000	40	48	✓	✓
C4-09		1	Battle Cake 2	Cake1000	40	0	✓	✓
C4-10		1	Independence Day Cake 1	Finale 1500	20	21	✓	✓
C4-11		1	Independence Day Cake 2	Finale 1500	20	21	✓	✓
C4-12		1	Independence Day Cake 3	Finale 1501	20	21	✓	✓
C4-13		1	Wicked Waterfall	Cake5	30	30		✓
C4-13		1	Wicked Waterfall	Cake5	30	0		✓
C4-14		1	M-100 Air Burst	Cake1000	100	11		✓
C4-14		1	Wicked Waterfall	Cake5	30	15		✓
C4-14		1	Wicked Waterfall	Cake5	30	0		✓

POLICY NUMBER: PY/25-0088

PYROTECHNIC LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED

Underwriter's at Lloyd's, London: Referred to in this endorsement as either the "Insurer" or the "Underwriters"

This endorsement modifies insurance provided under the following:

SECTION III. PERSONS INSURED

In consideration of the premium charged for the Policy, it is hereby understood and agreed that the following entity(ies) as shown in the schedule below is an additional insured pursuant to Section III.

Primary and Non-Contributory

The insurance provided to the Additional Insured scheduled below shall be primary and not contributory with any other insurance maintained by the Additional Insured where this is required by way of a written contract with **Named Insured**.

Waiver of subrogation

The **Named Insured** waives any right of subrogation the **Named Insured** may have against any person or organization, where required by the Insured's written contract with the Additional, because of payments made by the **Named Insured** for **Damages** and **Claims Expenses** arising out of the **Named Insured's** operations in accordance with the written contract.

Additional Insured:

Genoa Charter Township

06/01/2026

c/o Cleary University; Genoa Charter Township

3750 Cleary Drive, Howell, MI 48843

All other terms, exclusions and conditions of this Policy remain unchanged.



U.S. Department of Justice
 Bureau of Alcohol, Tobacco, Firearms and Explosives
 Federal Explosives Licensing Center
 244 Needy Road
 Martinsburg, West Virginia 25405

901090: MH/FLS
 5400
 File Number: 4MI01641

06/16/2022

SUBJECT: **RESPONSIBLE PERSON LETTER OF CLEARANCE** for:

PAUL VAUGHN BROWN

OWNER
 (517)612-1658

3298 E ALLEN RD,
 HOWELL, MI 48855

and is **ONLY** valid under the following Federal explosives license/permit:

4-MI-093-54-5G-01641

BROWN, PAUL VAUGHN
 3298 EAST ALLEN ROAD
 HOWELL, MI 48855

Dear PAUL BROWN:

You have been approved as a responsible person under the above-listed Federal explosive license or permit. You may lawfully direct the management or policies of the business or operations as they pertain to explosives. You may also lawfully transport, ship, receive or possess explosive materials incident to your duties as a responsible person. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Marna Howard
 Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
 Chief, FELC
 Attn.: LOC Correction
 244 Needy Road
 Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
 Chief, FELC
 Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

4MI01641-R-06/16/2022-BROWN-PAUL-VAUGHN-OWNER

PAUL VAUGHN BROWN

Responsible Person Letter of Clearance for:



Paul Bown
515 West Highland Rd
Howell, MI 48843

Dear Paul,

As we discussed, in case of poor weather conditions or other events beyond our control that prevent you from firing your display(s), I will provide you with contingent storage of fireworks in my magazines. You will be allowed to store your fireworks for up to 375 days.

My type 20 explosives number is 4-MI-12625

Sincerely,

Aaron Enzer
President

Dear ATF,

This letter is not dated as it does not expire and does not require being reissued per guidance received from the EIPB. As long as license number 4-MI-12625 is valid and the person addressed on this letter has an ATF license, ACE Pyro will provide contingency storage to the person to whom this letter is addressed.



Wolverine FIREWORKS

205 West Seidlers Rd. • Kawkawlin, MI 48631
Phone: 989.662.0121 • Fax: 989.662.0122

Display, Inc.

— Visit us at www.wolverinefireworks.com —

April 6, 2026

Paul Vaughn Brown
515 West Highland Rd., Apt E-9
Howell, MI 48843

Re: Contingency Storage Letter

The purpose of this letter is to inform you that your request for a contingency storage plan with our company has been granted.

The **Contingency Fee** for a contingency storage plan and letter is **\$ 25.00**. Invoice is enclosed; please make checks payable to **Wolverine Fireworks Display, Inc.**

- *Please note: This contingency storage plan will remain valid for the period of your current federal license (Type 54).*

*** Valid from April 6, 2026 through April 6, 2029 ***

- It will be your sole responsibility to request a continued contingency storage plan by calling or writing our office to have this updated.

We appreciate your business and look forward to an exciting and SAFE season. Should you have any further questions or concerns with respect to your contingency storage plan, please do not hesitate to contact our office by calling (989) 662-0121.

Respectfully,



Allan A. Streu
Vice-President



Wolverine FIREWORKS

205 West Seidlers Rd. • Kawkawlin, MI 48631
Phone: 989.662.0121 • Fax: 989.662.0122

Display, Inc.

— Visit us at www.wolverinefireworks.com —

April 6, 2026

Paul Vaughn Brown
515 West Highland Rd., Apt E-9
Howell, MI 48843

In the case of inclement weather Paul Vaughn Brown will be allowed to return merchandise and store such in our magazine bunkers. This merchandise must have been bought from *Wolverine Fireworks Display, Inc.* and is subject to inspection. Our storage bunkers consist of *Type IV* classification.

Please note: This contingency storage plan will remain valid for the period of current federal license.

*** Valid from April 6, 2026 through April 6, 2029 ***

It will be the sole responsibility of Paul Vaughn Brown to contact the office of *Wolverine Fireworks Display, Inc.* in the case of a cancellation of the proposed event; so that he may return product for storage.



Authorized Signature

WOLVERINE FIREWORKS DISPLAY, INC.
BATFE LICENSE # 4-MI-017-24-7C-05846

CLEARY UNIVERSITY Summerfest



CLEARY UNIVERSITY 2026 Proposed Pyrotechnic Plan

Display Site:

42°58'North -83°88'West Elevation < than 25'
Approximate size 235Dia 44,000sq ft
NFPA 1123 Table 5.1.3 Min Safe Distance = 210'
Fallout area is 358' Diameter per A.3.3.11



Discharge Sites A/B/C:

Approximate 42°58'North 83°88' West
A - Approximate size = 100' x 25' 2500 ft
B - NA
C - NA



Spectator Viewing Area:

42°35'13.7"North 83°52'59.0"West
440' to Bleachers / Spectators
238' to Stadium Seating / Spectators



Structures:

538' to Cleary Drive/Johnson Center
255' to Harbor Freight
461' to Duncan Chiropractic Group



Parking:

405' to Cleary Drive/Johnson Center
480' to Harbor Freight
410' to Duncan Chiropractic Group



Note:

1. All mortars used in this display are 1.75"ID or less
2. All Mortars are constructed of Fiberglass and fall under NFPA 1123 Table A.4.3.8d for Adequate Wall Thickness

Control Site:

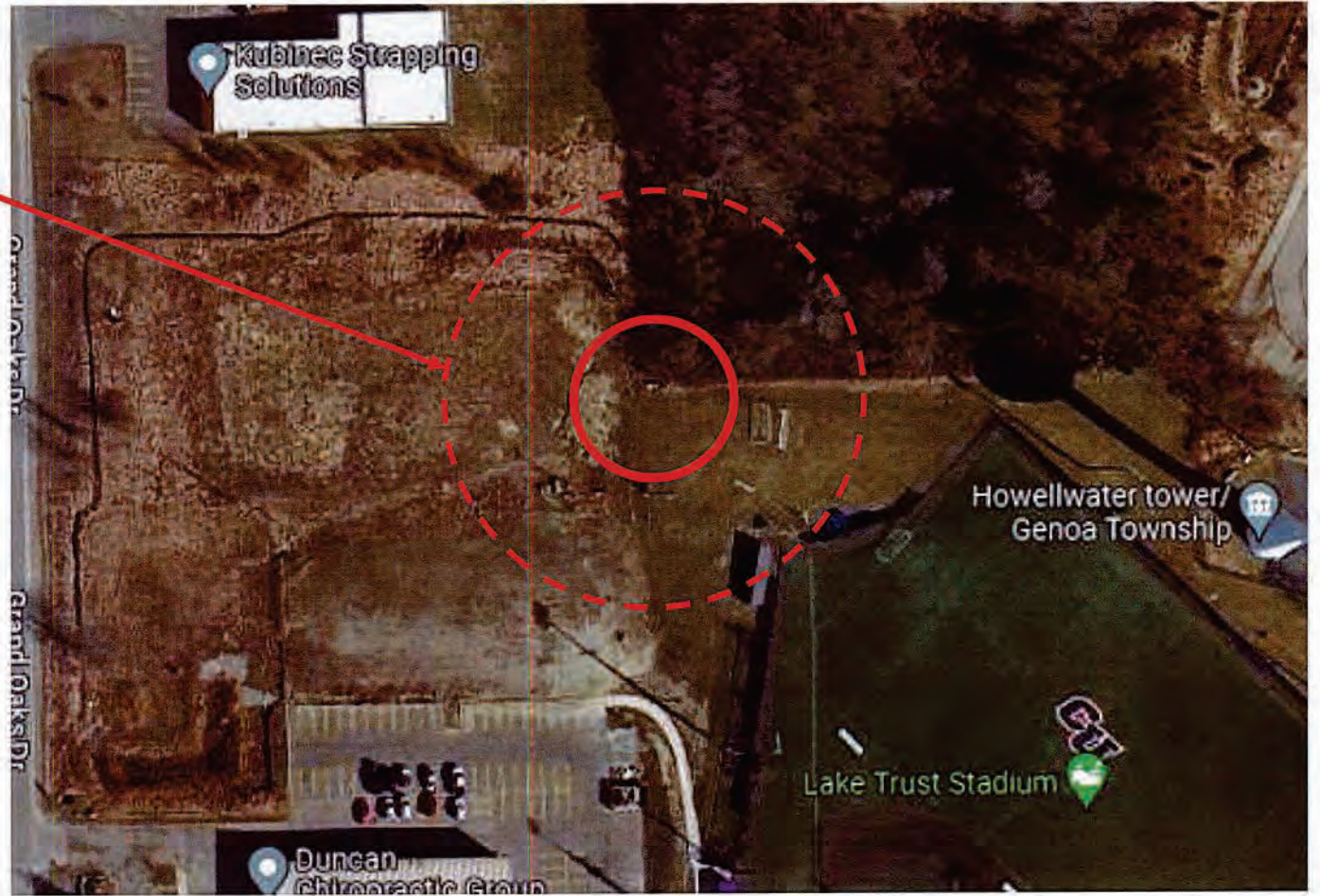
42° 58"N 83°88"W Approximate
250' to Display Site A



DISPLAY KEY



Proposed Discharge Site
North/West Corner of Outfield
Overhead View @ 100meters
A = 2500 Sq Ft
B = NA
C = NA
Total = 2500 Sq Ft





BRIGHTON AREA FIRE AUTHORITY

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

May 26, 2026

Kelly VanMarter/Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Approval for Public Fireworks Display
Oak Pointe Fireworks Display 4500 Club Dr.
Monday, July 3, 2026 10:00 pm

Pyrotechnic: Chris Renema (ACE Pyro)
9700 Burmeister Rd.
Manchester, MI 48158

Kelly/Amy,

The Brighton Area Fire Authority has reviewed the request to provide a public fireworks display scheduled for Wednesday July 3, 2026 on Crooked Lake sponsored by Oak Pointe.

We understand that Genoa has received the application to approve the Display Fireworks Permit as of May 7th and that the largest shell will be 4" in diameter. The application included a site map showing proper separation distance from the launch site to the shoreline. This separation meets the requirements of NFPA 1123, Code for Fireworks Display, and it will be sufficient as long as there is a means provided to maintain the viewing public this distance away from the launch site. It is recommended that some form of visual and physical barrier be provided to assist with crowd control along with responsible staff to monitor.

Call and set up an inspection prior to the scheduled launch time while you are setting it up. We will also review the safety & emergency plan at this time.

Please feel free to contact me to discuss any questions or concerns that you may have, (810)229-6640.

Cordially,

A handwritten signature in black ink that reads "Art Slavik 342".

Art Slavik
Lt. Fire Inspector

2026 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- Agricultural or Wildlife Fireworks
 Articles Pyrotechnic
 Display Fireworks
 Public Display
 Private Display
 Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT Ace Pyro LLC		ADDRESS OF APPLICANT 9700 Burnmeister Rd, Manchester MI 48158	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Chris Renema		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 9700 Burnmeister Rd, Manchester MI 48158	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR Shadow Diaz		ADDRESS OF PYROTECHNIC OPERATOR 9700 Burnmeister Rd, Manchester MI 48158	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE 8	NO. DISPLAYS 50+	WHERE Michigan	
NAME OF ASSISTANT Ross Trumbauer		ADDRESS OF ASSISTANT 9700 Burnmeister Rd, Manchester Mi, 48158	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT Derek Salagan		ADDRESS OF OTHER ASSISTANT 9700 Burnmeister Rd, Manchester MI 48158	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY
Show will be shot from water between islands and shore approximately 42 32'14.22"N 83 51'27.01"W

DATE OF PROPOSED DISPLAY: **7/3/2026**
 TIME OF PROPOSED DISPLAY: **10 PM**

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1128 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

Product will be stored at storage facility until day of show

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) 1,000,000	NAME OF BONDING CORPORATION OR INSURANCE COMPANY Britton Gallagher
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 1375 E. 9th Street, 30th Floor Cleveland OH 44114	

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
300+	3in Display Shells
100+	4in Display Shells
2+	Display Cakes
2+	Water Cakes

SIGNATURE OF APPLICANT Chris Renema	DATE 5/7/26
---	-----------------------



NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: ACE PYRO LLC

Federal Explosives license/permit no.: 4-MI-161-20-9D-12625

NOTICE DATE: 04/01/2026

Expiration Date: **April 1, 2029**

Explosives License/Permit Type: 20-MANUFACTURER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

- WARNING.** Only those individuals listed below as **RESPONSIBLE PERSONS** and **EMPLOYEE POSSESSORS** with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- "DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you **MUST** take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you **MUST** remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- CHANGE IN RESPONSIBLE PERSONS.** You **MUST** report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons **MUST** include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are **NOT** required, however they will be required upon renewal of the license or permit.
- CHANGE OF EMPLOYEES.** You **MUST** report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for **EACH** employee.

Premises Address: 13001 E AUSTIN RD
 MANCHESTER, MI 48158

Mailing Address:
 ACE PYRO LLC
 13001 E AUSTIN RD
 MANCHESTER, MI 48158

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and **MUST** be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a **SUMMARY** of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying **ALL** individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 1
Number of EMPLOYEE POSSESSOR(S): 10

LAST NAME, First Name, Middle Name	Clearance Status
------------------------------------	------------------

RESPONSIBLE PERSONS:

0001 ENZER, AARON ANDREW	Cleared
--------------------------	---------

EMPLOYEE POSSESSORS:

0001 BAUER, JOSHUA THOMAS	Cleared
0002 CLARK, RICHARD CHARLES	Cleared
0003 DONLEY, JON STUART II	Cleared
0004 EVANS, KATIE LYNN	Cleared

continued

LAST NAME, First Name, Middle Name	Clearance Status
------------------------------------	------------------

0005 NOLAN, ROBERT DENNIS	Cleared
0006 PEPE, JOHN	Cleared
0007 POEGL, CHRISTOPHER MICHAEL	Cleared
0008 POET, LISA MARIE	Cleared
0009 SCHMITT, MICHAEL JOSEPH	Cleared
0010 WALKER, BRENDAN MICHAEL	Cleared

4-01 (11-2015) 555.333 Explosives License - April 1, 2026 - ACE PYRO LLC OF 13001 E AUSTIN RD, MANCHESTER, MI 48158



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/4/2028

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C No. Ext): 216-658-7100 FAX (A/C No.): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Ace Pyro LLC 13001 E Austin Road Manchester MI 48158	INSURER A: Third Coast Insurance Company NAIC # 10713	
	INSURER B: Allianz Global Corporate & Specialty SE	
	INSURER C: HDI Global Specialty SE	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER: 110019481** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC			PYTP0000021-00	11/1/2025	11/1/2028	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			PYTA0000013-00	11/1/2025	11/1/2028	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			25ABEX0200	11/1/2025	11/1/2028	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability #2			18HX3630	11/1/2025	11/1/2028	Each Occurrence \$6,000,000 Aggregate \$5,000,000 Total Excess Limits \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Genoa Township, the Oak Pointe Homeowners Association and Oak Pointe Marina
Event Location: From floating platform(s) in West Crooked Lake, GPS Coordinates 42°32'12.82"N 83°51'17.99"W
Event Date: 7/3/2028 RD: 7/4/2026

CERTIFICATE HOLDER Oak Pointe Country Club 4500 Club Drive Brighton MI 48116	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

Disposal Instructions

After the designated 30-minute cool down time after the show, the crew shall inspect all racks and cakes as well as the designated fallout zone for leftover product that failed. That product will then be repackaged in the appropriate placarded boxes and returned to the company's storage magazines that night for proper inspection and disposal if needed.

in accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Chief ATF
Correspondence To
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit Number
4-MI-161-20-9D-12625

Chief, Federal Explosives Licensing Center (FELC)
Shawn Stevens

Expiration Date
April 1, 2029

Licensee/Permittee Name
ACE PYRO LLC

Business Premises Address (Changes? Notify the FELC at least 30 days before the move.)

**13001 E AUSTIN RD
MANCHESTER, MI 48158-**

Type of License or Permit

20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a purchaser of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature deemed to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

**ACE PYRO LLC
13001 E AUSTIN RD
MANCHESTER, MI 48158-**

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Small text: Previous Edition is Obsolete ACE PYRO LLC 13001 E AUSTIN RD MANCHESTER MI 48158-12625 2029-20 MANUFACTURER OF EXPLOSIVES

ATF Form 5400 14/5400 15 Part 1
Revised September 2611

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 30 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse, child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for the benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

It Here X

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **ACE PYRO LLC**

Business Name:

License/Permit Number: **4-MI-161-20-9D-12625**

License/Permit Type: **20-MANUFACTURER OF EXPLOSIVES**

Expiration: **April 1, 2029**

License Note: Not Valid for the Sale or Other Disposition of Explosives.

280ft fallout zone for 4in shells according to nfpa1123





MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Manager
DATE: May 27, 2026
RE: Resolution Honoring the Retirement of Laura Gambino

The Board is asked to approve Resolution No. 260601, formally honoring Laura Gambino upon her retirement after 23 years of dedicated service as Deputy Assessor of Genoa Charter Township.

Laura joined the Township on September 17, 2003 and concludes her service on June 5, 2026. During her tenure, she made significant contributions to the Assessing Department, including navigating complex land-use permits, managing assessments through economic downturns, supporting State-mandated audits, and overseeing the implementation of Disabled Veterans exemptions and Michigan State Tax Commission mandates. She served under 3 elected Supervisors and is widely regarded as a mentor and cornerstone of the department.

Beyond her many professional accomplishments, Laura has been so much more than a colleague to those of us fortunate enough to work alongside her. Over the years, she became a trusted friend and a true member of our Township family. Her absence will be felt deeply, and she will be missed more than words can fully express.

We are thrilled to know that Laura plans to embrace retirement to the fullest, with hopes of spending more time traveling and out on the golf course. This resolution recognizes not only her professionalism and institutional knowledge, but the lasting legacy of excellence and friendship she leaves behind.

Approval of this resolution will allow the Township Board to formally express its gratitude and best wishes to Laura upon her retirement.

(Requires Roll Call)

Moved by _____ and supported by _____ to approve **Resolution 260601** honoring Laura Gambino for her 23 years of dedicated service.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

RESOLUTION NO. 260601
A FORMAL RESOLUTION OF THE BOARD OF TRUSTEES OF
GENOA CHARTER TOWNSHIP HONORING LAURA GAMBINO
FOR 23 YEARS OF DEDICATED SERVICE

WHEREAS, Laura Gambino has served Genoa Charter Township with distinction and an unwavering commitment as the Deputy Assessor from September 17, 2003 to June 5, 2026; and

WHEREAS, throughout her tenure, Laura’s dedication, deep institutional knowledge, and technical expertise were instrumental in creating and maintaining the highest standards within the Assessing Department; and

WHEREAS, she navigated complex land-use permits for new construction, expertly managed assessments during a difficult economic recession despite limited market sales data, compiled information for State-mandated audits, assisted with the implementation of the Disabled Veterans exemptions and ensured the seamless implementation of evolving mandates from the Michigan State Tax Commission, including the statewide overhaul of personal property requirements; and

WHEREAS, Laura has consistently demonstrated exemplary professionalism working with 3 elected Supervisors and the Assessor, serving as a valuable mentor and inspiration to colleagues and staff, and fostering a positive and collaborative work environment; and

NOW, THEREFORE, BE IT RESOLVED that we recognize Laura Gambino not only for her professional accomplishments but for the integrity and steadiness she brought to the department, leaving behind a legacy of excellence that will serve as a benchmark for years to come.

BE IT FURTHER RESOLVED, that the Genoa Township Board expresses its deepest gratitude and congratulations to Laura Gambino on her well-earned retirement; and

BE IT FURTHER RESOLVED, that we wish Laura and her family continued health, happiness, and prosperity in all future endeavors; and

BE IT FINALLY RESOLVED, that a copy of this resolution presented to Laura Gambino as a lasting token of our respect and appreciation.

ADOPTED this 1st day of June, 2026, by the Genoa Township Board of Trustees.

Kevin Spicher, Supervisor

Debra Rojewski, Assessor



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: May 27, 2026
RE: Article 13 Ordinance Amendment

This memo is to request consideration of the recommendation by the Township Planning Commission and Livingston County Planning Commission, please find attached the proposed ordinance amendment to Article 13, entitled "Environmental Protection Regulations."

The proposed amendment was previously scheduled for consideration at the April 20, 2026 Township Board meeting. Following review by the Township's legal counsel, several revisions were made to the proposed amendment. As a result, the amendment was returned to the Planning Commission for further review and consideration prior to being resubmitted to the Township Board.

The Planning Commission reviewed and recommended approval with the revisions at the May 11, 2026 meeting.

The proposed zoning text amendment is to amend Zoning Ordinance Section 13.02 Wetland Protection Standards, 13.05 Performance Standards, and 13.07 Hazardous Materials and Fuel Storage within Article 13 entitled "Environmental Protection Standards".

The proposed zoning text amendments for Section 13.02 include but not limited to setbacks increased from regulated wetlands, requirement for demarcation signs along the natural-features buffer for newly created parcels and removal of recreation areas being allowed within the natural-features buffer.

As discussed at the Planning Commission meeting on May 11, 2026, and following further discussion with staff and management, I respectfully request that the prohibition on the use of chemical pesticides and phosphorus-based fertilizers be removed from the proposed language due to the limited practical avenues for enforcement.

The proposed zoning text amendments for Section 13.05 includes the amendment to 13.05.10 for Above Ground Storage of Toxic and Hazardous Materials as follows: The above ground storage of toxic and hazardous material must comply with Section 13.07 Hazardous Materials and Fuel Storage and revisions to below ground storage tanks.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

The proposed zoning text amendments for Section 13.07 include but not limited to allow two (2) five-hundred (500) gallon fuel storage tanks, increase in setbacks from residential zoning and wetlands, and requirements for temporary fuel storage tanks.

As required pursuant to the Charter Township Act (Act 359 of 1947), the board has introduced and staff has published notice of the proposed text amendment. Consideration for adoption is therefore requested. If the Board is in support of the property ordinance amendment, I offer the following motion for consideration:

Please note the ordinance requires adoption by a majority of the membership on roll call vote.

Moved by , supported by to approve and adopt Ordinance Number Z-26-01 amending Article 13 Environmental Protection Standards.

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

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is positioned above the typed name.

Amy Ruthig, Planning Director

GENOA CHARTER TOWNSHIP

ORDINANCE NO. Z-26-01

**AN ORDINANCE TO AMEND ZONING ORDINANCE ARTICLE 13 ENTITLED
“ENVIRONMENTAL PROTECTION REGULATIONS”**

The Charter Township of Genoa hereby ordains:

SECTION 1. SHORT TITLE: This ordinance shall be known as the “Section 13.02 Wetland Protection Standards, Section 13.05 Performance Standards and Section 13.07 Hazardous Materials and Fuel Storage Amendment”.

An amendment to Section 13.02, 13.05 and 13.07 to Article 13 of the Zoning Ordinance and reads in its entirety as follows:

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.

13.02.01 Applicability

(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.

13.02.04 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) The sign shall be installed on a metal post and maintained in a legible condition at all times, including replacement if damaged, defaced, or missing. If the sign is located within designated open space, the homeowners' association shall be responsible for maintenance and replacement. If the sign is located on private property, the property owner shall be responsible for maintenance and replacement.
- (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(s) shall be approved by the Township prior to installation.

(e) Buildings and structures shall be setback thirty-five (35) feet from a regulated wetland to ensure that there is no encroachment into the buffer during construction.

(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) A trail may be allowed in the undisturbed natural buffer. Trails shall be a maximum of seven -feet (7) in width, with associated cutting of vegetation minimized. No tilling or heavy machinery is allowed. Trail shall only contain natural organic porous materials 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.

Sec. 13.05. PERFORMANCE STANDARDS

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.

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:

(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 adhere to State of Michigan requirements.

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 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".

SECTION 2. VALIDITY AND SEVERABILITY. If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER. Any ordinances or parts of ordinances that conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4: SAVINGS: This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

SECTION 5: EFFECTIVE DATE: These ordinance amendments were adopted by the Genoa Charter Township Board of Trustees at the regular meeting held April 20, 2026 and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

On the question: "SHALL THIS ORDINANCE NOW PASS" the following vote was recorded:

Ayes:
Nays:
Absent:

I hereby approve the adoption of the foregoing Ordinance this day of April, 2026.

Rick Soucy
Township Clerk

Kevin Spicher
Township Supervisor

Township Board First Reading:	April 6, 2026
Date of Posting of Ordinance:	Proposed April 7, 2026
Date of Publication of Ordinance:	Proposed April 10, 2026
Township Board Second Reading and Adoption:	Proposed April 20, 2026
Date of Publication of Ordinance Adoption:	Proposed April 24, 2026
Effective Date:	Proposed May 1, 2026

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
May 11, 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. 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 Rassel, 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.

Mr. Jeff Dhaenens of 5494 Sharp Drive stated he was in a data center in Lansing so he can answer some questions that the commissioners may have this evening. He recommended the commissions think about enforcement when making changes to an ordinance.

The call to the public was closed at 6:32 pm.

OPEN PUBLIC HEARING # 1...Consideration of a previously recommended ordinance amendment to Article 13 entitled "Environmental Protection Regulation" related to "Hazardous Materials and Fuel Storage and Wetland Protection Standards" due to Attorney review.

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

Ms. Ruthig reviewed the changes that were recommended by the township attorney. He recommends referencing The Michigan Zoning Enabling Act of 2006 throughout the ordinance. She and the commissioners discussed specific changes, such as enforcement, wetland setback sign design, setbacks for underground storage, etc.

Commissioner Reiber asked for clarification on the text in Sec 13.02 Wetland Protection Standards. Ms. Ruthig will research this and provide the clarification.

Commissioner Rauch thanked staff for their work on this ordinance. He knows that these additions need to be made but requested that other ordinances be reviewed to see how they can be scaled down.

Ms. Ruthig advised that the section regarding pesticides and phosphorous fertilizer may be removed because it will be difficult to enforce.

The call to the public was opened at 6:54 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided information regarding protecting the wetlands that are less than two acres. She asked why there would be any grading or storage within a wetland setback. Commissioner Rauch explained this would be allowed during the detention pond construction. She recommends that the details of the wetland setback signs be included in the ordinance.

The call to the public was closed at 6:58 pm.

Ms. Ruthig and the commissioners discussed non-regulated wetlands and determined that the ordinance language will remain the same as it is currently.

Moved by Commissioner Rassel, supported by Commissioner Rauch, to approve ordinance amendments to Article 13 amendment to Article 13 entitled "Environmental Protection Regulation" related to "Hazardous Materials and Fuel Storage and Wetland Protection Standards". **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Discussion of a preliminary draft ordinance amendment in regards to Data Centers.

Ms. Ruthig stated the township's moratorium on data centers is close to expiring. She showed a preliminary draft ordinance and requested feedback from the commissioners. Recommended changes were discussed.

Ms. Ruthig stated the changes recommended this evening will be reviewed by the township attorney and a draft ordinance will be presented at the June Planning Commission meeting for action.

The call to the public was opened at 7:58 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided recommendations for the ordinance based on this evening's discussion, specifically the number of buildings allowed, setbacks, water conservation, noise levels, and lighting.

Mr. Jeff Dhaenens of 5494 Sharp Drive spoke regarding the water usage, generators, and brownfield development regarding data centers.

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.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

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.

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE AND ADOPT THE 2026 LIVINGSTON COUNTY MASTER PLAN, SECONDED BY COMMISSIONER BOWDOIN.

See Attached Resolution

**All in favor, motion passed
ABSENT: BURKHOLDER**

8. ZONING REVIEWS:

A. Z-05-26: GREEN OAK TOWNSHIP TEXT AMENDMENTS, SECTION 38-203 HIGH RESOURCE DEMAND FACILITIES

The Green Oak Township Planning Commission is proposing to amend their zoning ordinance to include a new section and definitions related to High Resource Demand Facilities. While the primary focus is to regulate facilities such as data centers, the Commission recognizes the rapid evolution of technology could change what is currently understood as Data Centers. The proposed language aims to encompass any future uses that require a high level of Township resources.

Township Recommendation: Approval. The Green Oak Township Planning Commission recommended approval at their February 19, 2026, meeting. Several people spoke about their concerns regarding energy and water usage but were overall supportive of having the proposed Ordinance.

Staff Recommendation: Approval. The proposed ordinance amendment has been thoroughly reviewed. Prior to final approval, the staff encourages the Township to consider all recommendations outlined in this review and to have their Township attorney review the proposed zoning ordinance language.

Commission Discussion: Commissioner Galbraith asked about the final approval process. Commissioner Bowdoin believes the proposed ordinance is well done. Commissioner Call believes the decommissioning of data centers is important to be included in the ordinance. Commissioner Wright praised the first step aspect of the Township but believes the author of the language did not understand the noise standards within the ordinance. For instance, Leq. should not be used with impulse noise or the 30 dBA threshold for impulse noise should be lower than the continuous noise standard of 40 dBA. He believes the noise standards should be reviewed and corrected. Commissioner Wright also does not support any incorporation of renewable energy in the ordinance.

Public Comment: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, WITH STAFF'S RECOMMENDATIONS AND PLANNING COMMISSION COMMENTS, SECONDED BY COMMISSIONER GALBRAITH.

**Motion Passed 5-0
AYES: 4
NAYS: 1 (WRIGHT)**

B. Z-06-26: GENOA TOWNSHIP, TEXT AMENDMENTS, SECTION 13 ENVIRONMENTAL PROTECTION REGULATIONS

The Genoa Township Planning Commission is proposing amendments to its Zoning Ordinance to update the names of regulatory departments and associated legislation. These revisions will also introduce new requirements for wetland protection setbacks and land divisions. Additionally, revisions are proposed for the hazardous materials section, specifically addressing the requirements for aboveground and temporary storage tanks.

Township Recommendation: Approval with Conditions. The Genoa Township Planning Commission recommended approval with conditions at their February 09, 2026, meeting. The conditions being (1) Review and

approval from the Township attorney. (2) Fuel storage tanks will be 150 feet from residential zoned districts and within the building envelope next to parcels of the same zoning district. Public comments included a comment about the cost of the signs and another regarding the importance of protecting the wetlands.

Staff Recommendation: Approval with Conditions. The conditions being (1) Review and approval from the Township attorney. (2) Fuel storage tanks will be 150 feet from residential zoned districts and within the building envelope next to parcels of the same zoning district. (3) Prior to final approval, review and consider all recommendations in County Staff's report.

Commissioner Discussion: Commissioner Bowdoin asked about the wetland setbacks and believes the County Drain Department requires 50 feet setback for all structures and buildings. He also thinks the 500 feet between tanks appear unreasonable; existing gas stations could potentially add new tanks.

Public Comments: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL WITH CONDITIONS FROM STAFF'S REPORT SECONDED BY COMMISSIONER CALL.

All in favor, motion passed

9. **OLD BUSINESS:** None

10. **NEW BUSINESS:** None

11. **REPORTS:**

- a. 2026 Citizen Planner Program Update
- b. New Planning Commissioner Update: Sally Witkowski was introduced as the pending new Livingston County Planning Commissioner. Her official approval by the Board of Commissioners will be on March 23, 2026.

12. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Lauren Prebenda of Oceola Township and Dan Bonello of Howell Township both spoke on how they felt the planning commission did not provide consideration of their concerns at the public hearing. Planning staff answered questions from the speakers on the master plan and explained some of the concerns that were raised during the meeting.

13. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO ADJOURN THE MEETING AT 7:53 PM, SECONDED BY COMMISSIONER CALL.

All in Favor, Motion passed



Livingston County Department of Planning

March 19, 2026

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

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

Re: Z-06-26: Text Amendment Article 13: Environmental Protection Regulations

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, March 18, 2026 and reviewed the zoning case referenced above. The County Planning Commissioners made the following recommendation:

Z-06-26 Approval with Conditions: The conditions being; (1) Review and approval from the Township attorney. (2) Fuel storage tanks will be 150 feet from residential zoned districts and within the building envelope next to parcels of the same zoning district. (3) Prior to final approval, review and consider all recommendations in County Staff's report.

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

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

•
Web Site
[Milivcounty.com/planning](https://milivcounty.com/planning)

Sincerely,

A handwritten signature in blue ink that reads "Martha Haglund".

Martha Haglund

Enclosures

C: Chris Grajek, Planning Commission Chair
Amy Ruthig, Township Planning Director

Agendas, Minutes & Meeting Packets are available at:
<https://milivcounty.gov/planning/commission/>

Sec. 13.02 WETLAND PROTECTION STANDARDS

The standards of this section are intended to protect the valuable wetlands in Genoa Township. Under the authority of Part 303, Wetlands Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, Michigan Zoning Enabling Act, 2006 PA 110, and through coordination with the Michigan Department of Environmental, Great Lakes and Energy (EGLE) wetland protection and permit program. The standards of this section exceed 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 less than 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, consistent with the exemptions provided under Part 303, MCL 324.30305. Wetlands altered or used pursuant to any exemption shall not be used for purposes other than those described in the applicable exemption without first obtaining all required permits from EGLE and the Township:

~~The standards of this Section apply to both new and existing development (including grading, parking, storage, building construction, etc.). The standards also apply to any drainage structure or basin within an MDEQ regulated wetland and/or use of a MDEQ regulated wetland as a retention or detention ponds/basin; which, if constructed below the Ordinary High Water Mark of an inland lake or stream, will require an MDEQ permit under the Inland Lakes & Streams Act, PA 346 of 1972. 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, including fencing and post placement if the fence is designed to control livestock, does not exceed 11 feet in height, and utilizes an amount of material that does not exceed that of a woven wire fence utilizing 6-inch vertical spacing and posts.**

.

- ~~(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 MDEQ.~~
- ~~(6) Maintenance or operation of serviceable structures in existence on the effective date of this amendment or constructed pursuant to this ordinance.~~
- ~~(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 this Ordinance.~~
- ~~(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.~~
- ~~(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, wetland improved under this section after the effective date of this amendment shall not be used for nonfarming 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 the Township 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 the effective date of this amendment or constructed pursuant to this Ordinance.~~

~~(15) Construction of iron and copper mining tailings basins and water storage areas.~~

(1) Fishing, trapping, or hunting.

(2) Swimming or boating.

(3) Hiking.

(4) Grazing of animals, including fencing and post placement if the fence is designed to control livestock, does not exceed 11 feet in height, and utilizes an amount of material that does not exceed that of a woven wire fence utilizing 6-inch vertical spacing and posts.

(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. All of the following apply for the purposes of this subdivision:

a. Beginning October 1, 2013, to be allowed in a wetland without a permit, these activities shall be part of an established ongoing farming, ranching, horticultural, or silvicultural operation. Farming and silvicultural activities on areas lying fallow as part of a conventional rotational cycle are part of an established ongoing operation, unless modifications to the hydrological regime or mechanized land clearing are necessary to resume operation. Activities that bring into farming, ranching, horticultural, or silvicultural use an area not in any of these uses, or that convert an area from a forested or silvicultural use to a farming, ranching, or horticultural use, are not part of an established ongoing operation.

1 b. Minor drainage does not include drainage associated with the immediate or gradual conversion of a wetland to a non-wetland, or conversion from wetland use to another. Minor drainage does not include the construction of a canal, ditch, dike, or other waterway or structure that drains or otherwise significantly modifies a stream, lake, or wetland.

c. Wetland altered under this subdivision shall not be used for a purpose other than a purpose described in this section without a permit from the department.

- (6) Maintenance or operation of serviceable structures in existence on October 1, 1980 or constructed pursuant to this part or former 1979 PA 203.4.
- (7) Construction or maintenance of farm or stock ponds.
- (8) Maintenance of an agricultural drain, regardless of outlet, if all of the following requirements are met:
 - a. The maintenance includes only activities that maintain the location, depth, and bottom width of the drain as constructed or modified at any time before July 1, 2014.
 - b. The maintenance is performed by the landowner or pursuant to the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630.
 - c. The maintenance does not include any modification that results in additional wetland drainage or conversion of a wetland to a use to which it was not previously subject.
- (9) Maintenance of a drain that was legally established and constructed pursuant to the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630, if the drain was constructed before January 1, 1973 or under a permit issued pursuant to this part. As used in this subdivision, “maintenance of a drain” means the physical preservation of the location, depth, and bottom width of a drain and appurtenant structures to restore the function and approximate capacity of the drain as constructed or modified at any time before July 1, 2014, including the placement of spoils removed from the drain in locations along that drain where spoils have been previously placed. Maintenance of a drain under this section does not include any modification that results in additional wetland drainage or conversion of a wetland to a use to which it was not previously subject.
- (10) 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 ensure that any adverse effect on the wetland will be minimized. Borrow material for road construction or maintenance shall be taken from upland sources if feasible. In determining whether an alternative will minimize any adverse effect on the wetland, the department shall consider cost, existing technology, and logistics in light of overall project purposes.
- (11) Maintenance of public streets, highways, or roads that meets all of the following requirements:
 - a. Does not include any modification that changes the original location or footprint.
 - b. Is done in a manner that minimizes any adverse effect on the wetland.
- (12) Maintenance or repair of utility lines and associated support structures that meets all of the following requirements:
 - a. Is done in a manner that minimizes any adverse effect on the wetland.

- b. Does not include any modification to the character, scope, or size of the originally constructed design.
- c. Does not convert a wetland area to a use to which it was not previously subject.

For the purposes of this section, “utility line” means any pipe or pipeline used for the transportation of any gaseous, liquid, liquescent, or slurry substance, for any purpose, and any cable, line, or wire for the transmission for any purpose of electrical energy, telephone or telegraph messages, or radio or television communication.

- (13) Installation of utility lines having a diameter of 6 inches or less using directional drilling or boring, or knifing-in, and the placement of poles with minimal (less than 1 cubic yard) structure support, if the utility lines and poles are installed in a manner that minimizes any adverse effect on the wetland. Directional drilling or boring under this subdivision shall meet all of the following requirements:
 - a. The top of the utility line is at least 4 feet below the soil surface of the wetland. However, if the presence of rock prevents the placement of the utility line at the depth otherwise required by this subparagraph, the bottom of the utility line is not placed higher than the top of the rock.
 - b. The entry and exit holes are located a sufficient distance from the wetland to ensure that disturbance of the wetland does not occur.
 - c. The operation does not result in the eruption or release of any drilling fluids up through the ground and into the wetland and there is an adequate plan to respond to any release of drilling mud or other fill material.
- (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 this part or former 1979 PA 203.
- (15) Placement of biological residuals from activities, including the cutting of woody vegetation or the in-place grinding of tree stumps, performed under this section within a wetland, if all the biological residuals originate within that wetland.
- (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 part.
- (17) A wetland that is incidentally created as a result of 1 or more of the following activities is not subject to regulation under this part:
 - a. Excavation as part of commercial sand, gravel, or mineral mining, if the area was not a wetland before excavation. This exemption from regulation applies until the property on which the wetland is located meets both of the following requirements:
 - 1. Is no longer used for excavation as part of commercial sand, gravel, or mineral mining.

- 2. Is being used for another purpose unrelated to excavation as part of commercial sand, gravel, or mineral mining.
 - b. Construction and operation of a water treatment pond, lagoon, or storm water facility in compliance with the requirements of state or federal water pollution control laws.
 - c. A diked area associated with a landfill if the landfill complies with the terms of the landfill construction permit and if the diked area was not a wetland before diking.
 - d. Construction of drains in upland for the sole purpose of removing excess soil moisture from upland areas that are primarily in agricultural use.
 - e. Construction of roadside ditches in upland for the sole purpose of removing excess soil moisture from upland.
 - f. An agricultural soil and water conservation practice designed, constructed, and maintained for the purpose of enhancing water quality.
- (18) An area that becomes contiguous to a water body created as a result of commercial excavation for sand, gravel, or mineral mining is not subject to regulation under this part solely because it is contiguous to the created water body. This exemption from regulation applies until the property on which the wetland is located meets both of the following requirements:
- a. Is no longer used for excavation as part of commercial sand, gravel, or mineral mining.
 - b. Is being used for another purpose unrelated to excavation as part of commercial sand, gravel, or mineral mining.
- (19) The following activities are not subject to regulation under this part:
- a. Leveling of sand, removal of vegetation, grooming of soil, or removal of debris, in an area of unconsolidated material predominantly composed of sand, rock, or pebbles, located between the ordinary high-water mark and the water's edge.
 - b. Mowing of vegetation between the ordinary high-water mark and the water's edge.
- (20) As used in this part, "agricultural drain" means a human-made conveyance of water that meets all of the following requirements:
- a. Does not have continuous flow.
 - b. Flows primarily as a result of precipitation-induced surface runoff or groundwater drained through subsurface drainage systems.

- c. Serves agricultural production.
- d. Was constructed before January 1, 1973, or was constructed in compliance with this part or former 1979 PA 20

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 wetlands complete with:
 - (1) a written summary of how and when the wetland was delineated,
 - (2) what major plant species and animal breeding habitat are present and an estimation of how the wetland functions or relates to its general environment,
 - (3) the presence of any hills or springs,
 - (4) an accurate measurement of the wetland area to the nearest hundredth of an acre,
 - (5) depiction of the Township setback line as described in Section 13.02.04,
 - (6) any proposed remedial or mitigating actions to be completed as part of the activity proposed in the land use request.
 - (7) For any alteration of 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 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 issuance of Land Use permit.

The study shall be prepared by an experienced consultant in the delineation and composition of wetlands. EGLE shall review all wetlands found to be greater than five (5) acres or other

regulated wetlands according to their wetland determination and permit procedures. EGLE findings will be an integral part of the Township review.

13.02.03 **Compliance with State and Federal Wetland Protection Acts**

- (a) Should available sources of wetland information, consultants report or EGLE determine potential or known presence of a wetland, the township may require a wetland determination by a recognized expert prior to approving a site plan. Upon finding site development is likely to disturb an EGLE regulated wetland, includes a stormwater outfall structure or catch basin in a regulated wetland or includes use of a regulated wetland as a retention basin, the Planning Commission may condition approval on submittal of an EGLE permit, including any attached conditions and mitigation plan, prior to the issuance of a land use permit.
- (b) Genoa Township may not issue a permit for activity (such as dredging or filling) or a land use permit where wetlands are believed to exist that may be regulated by EGLE unless sufficient wetlands information is provided by the applicant.
- (c) Should EGLE deny an application for permit which is necessary to develop the site plan, the site plan shall be resubmitted according to the standards of this Section. (as amended 12/31/06)

13.02.04 **Genoa Township Wetland Protection Standards**

- (a) Limits on site activity: Any disturbance of soils, removal of stumps, trees , grading, alteration of water flowing into or from an EGLE regulated wetland, or any prohibited activity as listed in Part 303, Wetlands Protection Act, without a permit from the EGLE, will result in a stop work order issued by Genoa Township and/or require restoration of the wetland in accordance with EGLE standards.
- (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 setback: An undisturbed natural setback shall be maintained twenty-five (25) feet from an EGLE determined/regulated wetland. Trails may be allowed in the natural setback in accordance with Section 13.02.04 (f) (3).
 - (1) Any proposed 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.
- (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 EGLE regulations. Land divisions or developments that create a parcel

containing regulated wetlands, shall install demarcation signs to ensure that no encroachment is allowed into the natural features buffer.

- (1) Wetland buffer demarcation signs shall be installed every 50 feet along the boundary of all protected wetland buffers where required by the Township Signs shall be placed along the wetland buffer boundary at intervals not exceeding fifty (50) feet, or at such reduced spacing as determined necessary by Township.
- (2) Signs shall face outward toward areas of potential public or private access.
- (3) Demarcation signs shall be mounted on posts with a minimum overall height of four (4) feet above finished grade.
- (4) Each sign panel shall measure approximately twelve (12) inches in width by nine (9) inches in height.
- (5) Signs shall be constructed of durable, weather-resistant materials suitable for long-term outdoor exposure.
- (6) Lettering shall be clearly legible and of sufficient size and contrast to be visible from a distance of at least twenty-five (25) feet.
- (7) The sign shall contain language similar to Table 13.1:

Table 13.1

<p>**Protected Wetland Buffer** This area is protected by ordinance.</p>
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- (8) The Sign shall be installed on a metal post and maintained in legible condition at all times, including replacement if damaged, defaced, or missing. If the sign is located within designated open space, the homeowners’ association shall be responsible for maintenance and replacement. If the sign is located on private property, the property owner shall be responsible for maintenance and replacement.
- (e) Buildings and structures shall be setback thirty-five (35) feet from a regulated wetland to ensure that there is no encroachment into the buffer during construction.
 - (f) Within an established natural setback there shall be no construction, deposit of any material, including structures; removal of any soils, minerals and or vegetation; dredging, filling and land balancing; constructing or undertaking seasonal or permanent operations except as authorized pursuant below:
 - (1) Any proposed 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) **Walking** trails may be allowed in the natural features buffer. Trails shall be a maximum of seven (7) feet in width, with associated cutting of vegetation minimized. No machinery is allowed. Hand held implements shall only be allowed during associated cutting of vegetation. Trail shall only contain natural organic material excluding any hardscape materials such as stone and 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 natural 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 **Variations 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 implementation of the Michigan Inland Lakes and Streams Act (Public Act 346 of 1972).

- 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 dockminium.
- 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 Michigan Inland Lakes and Streams Act (Public Act 346 of 1972).
- 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 a permit for marina operation from the EGLE in accordance with Administrative Rules of the Michigan Inland Lakes and Streams Act (P.A. 346 of 1972, 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.
- 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 capacity, shall not be located in the front yard and only allowed in the building envelope when located next to the same zoning district. Tanks must be setback one hundred and fifty (150) feet from a residential zoned district and 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 **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.~~

13.07.03 **Below Ground Fuel Storage Tanks:** Below ground fuel storage tanks shall adhere to State of Michigan requirements.

13.07.04 **Secondary Containment:** Uses utilizing, storing or handling hazardous material have provided 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)



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MEMORANDUM

TO: Board of Trustees
FROM: Todd Walker
DATE: May 27, 2026
RE: Peddlers and Solicitors Ordinance

This memo is to request Board discussion regarding possible updates to the Township's Peddlers and Solicitors Ordinance.

As the nature of door-to-door and commercial solicitation activity evolves, it may be an appropriate time to review the existing ordinance to ensure it remains current, enforceable, and reflective of the Township's needs and values. Areas that may warrant discussion include permitting requirements, restricted hours and zones, enforcement procedures, and any applicable changes in state or case law since the ordinance was last reviewed.

An equally important goal of this discussion is to identify ways to better inform and protect Township residents. Many residents may be unaware that anyone engaged in peddling or soliciting within Genoa Charter Township is required to obtain a permit prior to doing so, and that the permit must be carried on their person at all times while conducting that activity. Increasing public awareness of these requirements empowers residents to ask to see a permit, and to report to Township or law enforcement any individual who cannot produce one.

No formal action is being requested at this time. The goal of this agenda item is simply to open a dialogue among Board members and staff, identify any areas of concern, and determine whether a more formal review or amendment process is warranted.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Peddlers and Solicitors Ordinance

Ordinance No. 070716-A

Amended: June 15, 2009

Peddler, Solicitor and Transient Merchant Licensing and Control

The Genoa Charter Township, Livingston County, Michigan, ordains:

Article I: In General

Section 1: Operation or Use of Vehicles and Equipment on Streets and Other Public Places between Sunset and Sunrise

No vehicle or other equipment shall be operated, propelled, located, or otherwise used on the public streets, sidewalks, parks or other public ways or places between the hours of sunset and sunrise, by any person licensed under this chapter, for the purpose of carrying on the licensed activity; provided, however, that the Township ordinance enforcement officer may authorize the use of equipment for street vending within such hours, where the occasion, location and circumstances are such that there is no danger to the public or the operator, and on such terms and conditions as the department finds necessary as to the time, location, equipment, and mode of operation to protect the public and operator from hazard; and provided further, that motor vehicles, licensed under the state statutes and meeting their requirements, may be operated as authorized thereby.

Section 2: Misrepresentations by Solicitors

No person shall, directly or indirectly, solicit contributions for any purpose, by misrepresentation of his/her name, occupation, financial condition, social condition or residence, and no persons shall make or perpetrate any other misstatement, deception, or fraud in connection with any solicitation of any contribution for any purpose in the Township.

Article II: Hawkers and Peddlers

Section 3: Definition

The term "hawker" or "peddler" as used in this article, shall be construed to mean any person who travels from house to house or place to place, or who, on the streets or alleys or open places, or in public grounds or places, sells or offers for sale, or exposes for sale, any goods, wares or merchandise to any person not a dealer therein, or who takes orders for the purchase of goods, wares or merchandise by samples, lists, or catalog, or subscription for magazines and books from any person not a dealer therein.

The term "hawker" or "peddler," as used in this article shall not be applicable to any party selling the products of his/her own farm, orchard or garden.

Section 4: License Required

No person shall follow the business or occupation of a hawker or peddler within the limits of the Township, unless he/she shall have obtained a license in accord with this division. No person shall act as a helper or assistant to a licensed peddler, unless he/she has a helper's license.

Section 5: Application

Any person desirous of obtaining a license as a hawker or peddler shall apply to the Township Clerk, upon proper blanks to be furnished by the Clerk and signed by such applicant, and stating in what manner he/she intends to travel and trade or to conduct business, his/her address, physical description and the name and class of the license desired and a true photograph of the applicant.

Section 6: Fee, Prescribed

Fees for licenses issued under this article shall be assessed and paid for, at the time the application is filed, as follows: a license fee of \$200.00 per applicant plus \$20.00 per agent, helper, or employee.

Section 7: Issuance

The Township Clerk is authorized to issue licenses to those who have complied with the provisions of this division, unless otherwise directed by the Township Board.

Section 8: Contents; to be carried by Licensee

Each license granted under this division shall be in such form as to contain a true photograph of the licensee, address, and physical description, and the name of the class of his/her license paid for. All licensees shall carry with them, at all times while peddling, the license herein described.

Section 9: Alteration Prohibited

No licensee under this division shall alter, remove or obliterate any entry made on his/her license.

Section 10: Expiration

All licenses issued under the provisions of this division shall expire on the thirty-first day of December each year; unless a prior date is fixed therein.

Section 11: Suspension or Revocation

The Township Clerk shall have the power to suspend any license issued under this division for violation of a Township ordinance or any condition or regulation under which the license was granted, or for undesirable business practices.

The Township Clerk shall report all suspensions to the Township Board, which may, for cause shown, revoke or reinstate the license after giving the licensee reasonable notice and an opportunity to be heard. No person whose license has been revoked shall receive another license for a period of one year thereafter. In the event of revocation, the license fee shall not be refunded.

Section 12: Records to be Kept

A full, complete record of each license issued under this division, including renewals, suspensions, or revocation thereof, and serious complaints and charges against the licensee, together with his/her photograph, shall be kept on file by the Township Clerk.

Article III: Transient Merchants

Division 1: Generally

Section 13: Definition

The term "transient merchant," as used in this article, shall be construed to mean and to include all persons, associations, firms, and corporations, and their agents, servants, and employees, who engage temporarily in a retail sale of goods, wares or merchandise within the limits of the Township and, specifically, such terms shall include the taking and sale of photographs at retail. The transaction of such business by any person for a period of time of less than part of two separate

days of each week for six consecutive months shall be prima facie evidence that such person was or is a transient merchant within the meaning of this article.

Section 14: Association with Local Merchant Does Not Exempt Transient Merchant from Article

No transient merchant shall be exempt from the provisions of this article by reason of associating him/herself temporarily with any merchant, tradesperson, or other person doing business permanently within the Township, or by conducting his/her business in connection with or as a part of the business of, or in the name of, any merchant, tradesperson or other person doing business permanently in the Township.

Division 2: License

Section 15: Required

No person, either as a principal or an agent, shall engage in business as a transient merchant within the limits of the Township without having first obtained a license in the manner provided in this division. All agents and employees must obtain separate licenses.

Section 16: Application

Any person desiring to engage in business as a transient merchant within the limits of the Township shall make and file, with the Township Clerk, a written application for a license to engage in business as a transient merchant. Such application shall be signed by and sworn to by the applicant and shall state his/her full name, his/her physical description, his/her local and permanent business addresses and his/her local and permanent residential addresses. Such application shall also list the names of the last five cities in which the applicant has worked and shall further state the nature of the business proposed to be conducted within the limits of the Township. Such application shall further state the name and address of the owner of such business.

Section 17: Applicant to Furnish Photographs and Fingerprints

At the time of filing an application for a license under this division, the applicant shall furnish the Township with two photographs of him/herself and two complete sets of his/her fingerprints upon forms to be provided by the Township Clerk.

Section 18: Applicant to Appoint Township Clerk as Agent for Service of Process

At the time of filing an application for a license under this division, the applicant shall cause to be filed with the Township Clerk a power of attorney appointing the Township Clerk the agent of the applicant and of the applicant's principal, if such applicant is acting as the agent of another person, upon whom service of process may be made in any suit commenced against the applicant or his/her principal.

Section 19: Applicant's Bond or Cash Deposit

A. At the time of filing an application for a license under this division, the applicant shall deposit with the Township Clerk the sum of \$250.00 as a cash bond, or shall file a surety company bond in a like amount. Such cash bond or surety bond shall be conditioned for the faithful performance of his/her promises and contracts made during his/her course of business as a transient merchant within the Township and for compliance with all ordinances of the Township.

Such bond shall be further conditioned that any person injured by the breach of any obligation that the bond is given to secure may sue upon such bond in his/her own name in any court of competent jurisdiction to recover any damages such person may have sustained by such breach. Such bond shall be for a term of not less than six months

B. Deposits of money or bonds made with the Township Clerk as required by the provisions of this section shall be subject to the claims of creditors in all cases where a judgment has been obtained

against such transient merchant and the date for the appeal of such judgment has expired. In such cases, garnishment proceedings may be commenced against the Township Clerk.

It shall be the duty of the Township Clerk to remit to any court any balance of such cash deposit remaining in his/her hands not exceeding the amount of the judgment for the purpose of satisfying the same. Any balance of such cash deposit remaining in the hands of the Township Clerk for a period of six months after the expiration of the license shall be remitted to the transient merchant.

C. Any license issued under the provisions of this division shall expire and be void as soon as the amount of the bond filed with the Township Clerk shall have been diminished or used in whole or in part because of suits as provided for in subsection B.

Section 20: Fee

A. Fees for licenses issued under this article shall be assessed and paid for, at the time the application is filed, as follows: a license fee of \$200.00 per applicant plus \$20.00 per agent, helper, or employee.

B. No license fee shall be required under this section from any person exempt from such fee by state or federal law, but such person shall be issued a license without charge and shall comply with all other provisions of this article.

Section 21: Issuance

Whenever the Township Clerk receives information from any source indicating that the applicant has violated any law or ordinance of any state or municipality, or whenever the Township Clerk shall receive information from any source derogatory of the applicant's character or honesty, the Township Clerk shall refer the application to the Township Board, which shall determine whether the license shall be granted. If the circumstances do not require the Township Clerk to refer such application to the Township Board, the Township Clerk shall issue the license.

Section 22: Contents; To Be Carried by Licensee

All licenses granted under this division shall be in such form as to contain a true photograph of the licensee, his/her name, address, physical description, and the period of time for which the license is issued. All licensees shall carry with them at all times the license herein described.

Section 23: Alteration Prohibited

No licensee under this division shall alter, remove or obliterate any entry made on such license.

Section 24: Expiration and Renewal

All licenses issued under the provisions of this division shall expire six months from and after the date of issue and all licenses must thereafter be renewed by compliance with the revisions of this article.

Section 25: Revocation; Suspension

The Township Clerk shall have the power to suspend any license issued under this division for violation of a Township ordinance or any condition or regulation under which the license was granted, or for undesirable business practices.

The Township Clerk shall report all suspensions to the Township Board, which may, for cause shown, revoke or reinstate the license after giving the licensee reasonable notice and an opportunity to be heard.

No person whose license has been revoked shall receive another license for a period of one year thereafter. In the event of revocation, the license fee shall not be refunded.

Section 26: Records to be Kept

A full, complete record of each license issued under this division, including renewals or revocations thereof, and serious complaints and charges against the licensee, together with his/her photographs and fingerprints, shall be kept on file by the Township Clerk.

Article IV: Charitable and Religious Solicitations

Division 1: Generally

Section 27: Definitions

For the purpose of this article, the following definitions shall apply, unless a different meaning is clearly indicated by the context:

"Charitable" shall mean and include the words patriotic, philanthropic, social service, welfare, benevolent, educational, civic or fraternal, either actual or purported.

"Contribution" shall mean and include the words alms, food, clothing, money, subscription, property or donations under the guise of a loan of money or property.

"Person" shall mean any individual firm, co-partnership, corporation, company, association or joint stock association, church, religious sect, religious denomination, society, organization or league, and includes any trustee, receiver, assignee, agent, or other similar representative thereof.

"Promoter" shall mean any person who promotes, manages, supervises, organizes, or attempts to promote, manage, supervise, or organize a campaign of solicitation.

As used in this article, the words "religious" and "religion" shall not mean and include the word "charitable" as herein defined, but shall be given their commonly accepted definitions.

The terms "solicit" and "solicitation" shall mean the request, directly or indirectly, of money, credit, property, financial assistance, or other thing of value on the plea or representation that such money, credit, property, financial assistance, or other thing of value will be used for a charitable or religious purpose by means of going from door to door.

Section 28: Solicitor's Credentials

All persons to whom permits have been issued under this article shall furnish proper credentials to their solicitors for such solicitation.

Such credentials shall include the name of the permit holder, the date, a statement describing the holder's charitable or religious activity, a description of the purpose of the solicitation, the signature of the permit holder or of the holder's chief executive officer, and the name, address, age, sex and signature of the solicitor to whom such credentials are issued and the specific period of time during which the solicitor is authorized to solicit on behalf of the permit holder.

A copy of such credentials must be filed with the Township Clerk at the time the application for a permit is filed under this article and must be approved by him/her as conforming to the requirements of this section.

No person shall solicit under any permit granted under this article; unless he/she has such credentials in his/her immediate possession and the same shall be shown upon the request of any person solicited or any police officer of the Township.

Section 29: Records of Donations and Disbursements

No person shall solicit any contributions for any charitable or religious purpose for which a permit is required by this article, without maintaining a system of accounting whereby all donations and all disbursements are entered upon the books or records of such person's Treasurer or other financial officer.

Division 2: Permit

Section 30: Required; Exceptions

It shall be unlawful for any person, or for any agent, member, or representative thereof, directly or indirectly to solicit money, donations of money, property or financial assistance of any kind, or sell or offer to sell any article, tag, service, emblem, publication, ticket, advertisement, subscription, or anything of value, on the plea or the representation that such sale or solicitation, or the proceeds or any part thereof, is for a charitable or religious purpose, on the streets, in any office or business building, by house to house canvass, or in any other public or private place or personal solicitation unless such person shall have a permit issued in accord with this division.

The provisions of this section shall not apply to any established society, association or corporation that is organized and operated exclusively for religious, philanthropic, benevolent, fraternal, charitable or reformatory purposes, and not operated for pecuniary profit, where no part of the net earnings of which benefits any person, private shareholder or individual, and where the solicitation of such organization is conducted among the members thereof by other members or officers thereof, voluntarily and without remuneration for such solicitation, or where such solicitation is in the form of collection or contributions at the regular exercises or services of any church, religious society, lodge, benevolent order of fraternity or similar organizations, or of any branch thereof.

Section 31: Application Generally

A. An application for a permit required by this division shall be made to the Township Clerk upon forms provided by the Township. Such application shall contain the following information or, in lieu thereof, a detailed statement of the reason or reasons why such information cannot be furnished:

1. The name, address or headquarters of the person applying for the permit.
2. If the applicant is not an individual, the names and addresses of the applicant's principal officers and managers and a copy of the resolution, if any, authorizing such solicitation, certified to as a true and correct copy of the original by the officer having charge of the applicant's records.
3. The purpose and use for which such solicitation is to be made.
4. The name and address of the person who will be in direct charge of conducting the solicitation, and the names of all promoters connected or to be connected with the proposed solicitation.
5. An outline of the method or methods to be used in conducting the solicitation.
6. The time when such solicitation shall be made, giving the preferred dates for the beginning and ending of such solicitation.
7. The amount of any wages, fees, commissions, expenses or emoluments to be expended or paid to any person in connection with such solicitation, and the names and addresses of all such persons.
8. A statement that the actual cost of the solicitation will not exceed 25% of the total amount to be raised.
9. A statement to the effect that, if a permit is granted, it will not be used or represented in any way as an endorsement by the Township or by any department or officer thereof.
10. Such other information as may be reasonably required by the Township in order for the Township to determine the kind and character of the proposed solicitation and whether such solicitation is in the interest of and not inimical to the public welfare.

B. If, while any application is pending, or during the term of any permit granted thereon, there is any change in fact, policy or method that would alter the information given in the application, the applicant shall notify the Township Clerk in writing thereof within twenty-four (24) hours after such change.

C. No person shall, directly or indirectly, make or perpetrate any misstatement, deception, or fraud in connection with any application or report filed under this section.

Section 32: Investigation of Application and Applicant

A. The Township Clerk shall examine all applications filed under this division and shall make or cause to be made such further investigation of the application and the applicant as the Township Clerk shall deem necessary.

B. The Township Clerk shall not issue a permit required by this division, unless he/she finds:

1. That all of the statements made in the application are true.
2. That the applicant has a good character and reputation for honesty and integrity, or, if the applicant is not an individual person, that every member or co-partner, managing officer or agent of the applicant has a good character and reputation for honesty and integrity.
3. That the control and supervision of the solicitation will be under responsible and reliable persons.
4. That the applicant has not engaged in any fraudulent transaction or enterprise.
5. That the solicitation will not be a fraud on the public.
6. That the solicitation is prompted solely by a desire to finance the charitable or religious cause described in the application and will not be conducted primarily for private profit.
7. That the cost of raising the funds will be reasonable. Any such cost in excess of 25% of the amount collected shall be considered to be unreasonable unless special facts are presented showing that peculiar reasons make a cost higher than 25% reasonable in the particular case.

Section 33: Issuance

A permit required by this division shall be issued by the Township Clerk, when all of the provisions of this division have been complied with and when such issuance has been approved by the Township Clerk; provided that such permit shall not be issued until the credentials of the applicant's solicitors have been approved.

Section 34: Contents; Duration

Permits issued under this article shall bear the name and address of the person by whom the solicitation is to be made, the number of the permit, the date issued, the dates within which the permit holder may solicit, and a statement that the permit does not constitute an endorsement by the Township or by any of its departments, officers or employees of the purpose or of the person conducting the solicitation.

All permits must be signed by the Township Clerk. No permit may grant the right to solicit longer than 90 days from its date, but the Township Clerk may extend any permit for not more than 90 additional days, upon showing that unnecessary hardship would be created by a failure to so extend the original 90-day period, and upon approval of such extension by the Township Board.

Section 35: Copy to Be Carried by Solicitors and Displayed Upon Request

No person shall solicit under a permit issued pursuant to this division, unless he/she has in his/her immediate possession, a facsimile copy of such permit, which copy must be shown upon the request of any person solicited or any police officer of the Township.

Section 36: Nontransferable; Return Upon Expiration

Any permit issued under this division shall be nontransferable and shall be returned to the Township Clerk within two days after its date of expiration, together with all facsimile copies thereof.

Section 37: Suspension and Revocation

Whenever it shall be shown or whenever the Township Clerk has knowledge that any person to whom a permit has been issued under this division has violated any of the provisions of this article or has misrepresented the purpose of the solicitation, the Township Clerk may revoke the license by mailing a notice of revocation by certified mail to the licensee. The licensee shall have the right to appeal to the Township Board at their next regular meeting.

Article V: Penalty Section

Section 38: Effect of Ordinance; Severability

If any part or parts of this ordinance are for any reason held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Township Board hereby declares that it would have passed this ordinance and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid or unconstitutional.

Section 39: Penalties

In addition to the other penalties provided, any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed a civil infraction and each such person shall be deemed guilty of a separate offense for each occurrence thereof and upon a determination of responsibility shall be punishable by a fine of not more than \$500.00.

Section 40: Effective Date and Repeal of Conflicting Ordinances

This ordinance shall take effect on the date of publication. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Yeas: McCririe, Skolarus, Hunt, Ledford, Smith, Wildman and Mortensen

Nays: None

Absent: None

I hereby approve the doption of the foregoing Ordinance this 16th day of July 2007.

Township Board First Reading: June 18, 2007

Date of Publication f Proposed Ordinance: June 27, 2007

Township Board Second Reading and Adoption: July 16, 2007

Date of Publication of Ordinance Adoption: July 25, 2007

Effective Date: July 25, 2007

Adopted July 16, 2007

Amended: June 15, 2009 (fee changed to \$200.00)