

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JUNE 8, 2026  
MONDAY  
6:30 P.M.  
AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**DECLARATION OF CONFLICT OF INTEREST:**

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

**OPEN PUBLIC HEARING # 1...**Consideration of a special use, site plan and environmental impact assessment for a proposed public and private event space with outdoor music. The property is located at 5311 Brighton Road, north side of Brighton Road, between Chilson and Bauer Roads. The request is petitioned by Michael Kennedy, Lindhout Associates.

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

**OPEN PUBLIC HEARING # 2... REQUEST TO POSTPONE BY STAFF** Consideration of an ordinance amendment to Article 7 entitled “Commercial and Service Districts”, Article 8 entitled “Industrial District” and Article 11 entitled “General Provisions” related to Data Centers.

**ADMINISTRATIVE BUSINESS:**

- Staff Report
- Approval of May 11, 2026 Planning Commission meeting minutes
- Member discussion
- Adjournment

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



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

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

APPLICANT NAME & ADDRESS: \_\_\_\_\_  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: \_\_\_\_\_

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

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

OWNER EM \_\_\_\_\_

LOCATION AND BRIEF DESCRIPTION OF SITE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE FOLLOWING BUILDINGS ARE PROPOSED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

1.) \_\_\_\_\_  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PH \_\_\_\_\_

ADDRESS: \_\_\_\_\_



# GENOA CHARTER TOWNSHIP

## Special Land Use Application

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

APPLICANT NAME & ADDRESS: \_\_\_\_\_  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: (\_\_\_\_) \_\_\_\_\_ EMAIL: \_\_\_\_\_

OWNER NAME & ADDRESS: \_\_\_\_\_

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

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

Location and brief description of site and surroundings:

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Proposed Use:

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Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

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

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

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

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

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I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

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

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

<b>Contact Information</b> - Review Letters and Correspondence shall be forwarded to the following:	
_____	_____
Name	Email

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

OLD BUSINESS:

**OPEN PUBLIC HEARING #1...**Consideration of special land use application, environmental impact assessment and site plan to convert the use and expand an existing building for an office use and event facility with outdoor entertainment. The property is located at 5311 Brighton Road, north side of Brighton Road, between Clifford Road and Oak Pointe Drive. The request is petitioned by David Richardson, Lindhout Associates.

A. Recommendation of Special Use.

B. Recommendation of Environmental Impact Assessment (3-10-24)

C. Recommendation of Site Plan (3-12-24)

Mr. Dave Richardson of Lindhout Associates, Mr. Andrew Perri and Ms. Sherry Young of Pinnacle Wealth, and Mr. Josh Holowicki of E2i Design were present.

Mr. Richardson provided a history of the property. The applicant would like to restore the building so it will look like the original farmhouse and remove the commercial kitchen equipment from the rear of the roof. There will be a small bar and restroom addition.

They will comply with the concerns of the township planner and engineer. They have made those changes and are also reducing the number of people allowed on the patio to 130. They will turn off the sound and lights at 10 pm.

Mr. Holowicki provided a review of the audio system, which will retain the sound on the patio area. They have provided documentation of the sound as it reaches the lot lines, which is well under the limits of decibel levels allowed. This is for voices and music. All of the audio equipment will be owned by the applicant and kept on site. There will not be any outside vendors' audio systems brought into the facility.

Mr. Borden reviewed his letter dated April 4, 2024.

1. Special Land Uses (Section 19.03):

A. In order to make favorable findings related to compatibility and impacts, mitigation of off-site impacts and the use conditions of Section 7.02.02(q) need to be met to the Commission's satisfaction.

B. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 7.02.02(q)):

A. Most of the conditions of this section have been met.

B. The Procedures Manual must be completed and inconsistencies corrected with respect to allowable times for outdoor events (in the Manual and on the site plan). There are sections that are blank and others that are inconsistent.

C. Variances from the ZBA have been granted for the setback deficiencies.

D. Clean-up provisions for public access events need to be added to the Procedures Manual.

3. Site Plan Review:
  - A. Building materials and design are subject to review and approval by the Planning Commission.
  - B. The site plan and floor plan drawings note different square footage for the building additions and should be corrected for consistency.
  - C. The applicant has indicated that they will provide a performance guarantee for future pathway construction.
  - D. He suggests the applicant relocate barrier-free parking spaces for better access to and from their building.
  - E. While parallel parking spaces comply with the ordinance, he advises against the use of them in a commercial lot for circulation purposes; however, he does not want the site to lose three parking spaces.
  - F. He requests the applicant confirm that the parking lot light fixtures are downward directed and cut-off.
  - G. If lighting is proposed for the outdoor patio area, details must be added to the lighting plan.
  - H. Ornamental wall mounted fixtures noted in the Impact Assessment must be added to the lighting plan.
  - I. There are inconsistencies between the landscape plan and plant list that need to be corrected.
  - J. He suggests the applicant provide additional landscaping around the waste receptacle enclosure.

Mr. Barber reviewed his letter dated March 18, 2024.

1. The petitioner should obtain approval from the Brighton Area Fire Authority prior to Township Approval.
2. A new fence is shown north of the proposed dumpster location. The fence detail provided on Sheet 7 does not appear to meet the existing fence type.
3. The Site Data on Sheet 5 has the same data as in the submittal dated August 1, 2023. The site data should be updated to show the bathrooms and surrounding concrete pavement, the new pavement in the boulevard, the removal of the pavement at the southwest corner of the site (which does not appear to be existing on Google Earth), the dumpster pad, the proposed landscape island, and addition C (the proposed new bar).
4. As stated in his August 16, 2023, letter, the petitioner should offset any increase in impervious area by decreasing the amount of pavement/impervious area on the site. The Site Data should be updated to reflect this
5. Additional silt fence should be shown on the SESC plan where pavement is to be removed and new pavement is proposed.
6. The architectural drawings should be revised to show the additional concrete pavement to access the bathrooms.

The Brighton Area Fire Marshal's letter dated March 27, 2024 states that all of his previous concerns have been addressed.

Commissioner Dhaenens stated that residents in the area have concerns regarding the noise. He wants to ensure that the applicant will stay within the audio limits that have been submitted. Mr. Perri stated they will comply with what was submitted. He knows it is important to the community so it is important to him. Commissioner Dhaenens would like the parallel parking to remain for larger vehicles, and Mr. Perri agrees. He will also comply with the request for additional plantings around the Dumpster enclosure.

Commissioner McCreary questioned why the sound decimal map does not show the sound south of Brighton Road. Mr. Holowicki stated that there are no speakers that point toward that direction. The sound is very isolated to the patio. The decibel level falloff is below the maximum requirement at the lot line. The requirement is 80 and it is at 74.8 at the lot line. It is approximately 64 decibels on the south side of Brighton Road. He also noted that there will be landscaping installed behind the music area, so that, and the trees on the south side of Brighton Road, will act as a small sound barrier. He noted these levels are what would be the maximum. When they install the system, they will set it so the volume could not be increased. He can also program it to shut off at 10 pm. Commissioner McCreary would like to see the sound levels at the homes south of Brighton Road.

Commissioner McCreary asked if there is a different location for the Dumpster. Mr. Richardson stated there are easements through this property for the golf course so there is no other location for it to be placed.

She asked for clarification on how the public will know when they will be able to come to an event there. Mr. Perri stated that during the season, which is from May 1 to September 15, it would be open to the public Thursday through Sunday, but if there is a private event scheduled on one of those days, then it would be closed to the public.

Commissioner McBain asked if there will be a way to prohibit golf carts from accessing the parking lot when there is event traffic. Mr. Perri stated that there is an existing path delineated along the edge of the parking lot.

The call to the public was made at 7:34 pm.

Mr. Dennis Howie of 5189 Ashton Court submitted a letter today. He reiterated his concerns regarding the Procedures Manual. There are 22 instances of incomplete information and 4 discrepancies. If the applicant is not able to submit complete and correct documents, how is the township to know they will comply with the requirements. He had nine additional questions regarding parking, maximum occupancy, adult entertainment, alcohol and marijuana use.

Mr. Nick Agnetti of 5100 Milroy Lane is not against improving buildings. He is concerned how this will affect his way of life with his three children. He is concerned with the amount of traffic. What is the construction impact of the installation of the sidewalk? This is going to be very impactful to the residents. He is not sure if this is the right location.

Genoa Township Planning Commission

April 8, 2024

Approved Minutes

Ms. Catherine Dhulster of 5236 Ashton Court stated she heard every lyric, every crowd, and every motorcycle when the previous owner had events here. She could feel the thump from the music. There were vehicles and motorcycles that came down their street and there were fights. She noted that the Operations Manual states they can have events throughout the year because they will be allowed to use heaters. She asked if there will be a limit put on when the residents would be exposed to the noise.

Ms. Evelyn Dionise of 5038 Ashton Court would hear the music with her windows closed. Her meditative lifestyle will be decimated if this is allowed. The state police and the sheriff do not have the ability to enforce the sound ordinance. She has lived here for 19 years and she is the number one person impacted by this. She did not receive any help from the township until she hired a lawyer. This will ruin the lives of the people in the area. They will not be able to go outside.

Ms. Tracey Pardiack thanked the board for making sure they ask the developer to put additional shrubs around a Dumpster. This wouldn't be like living in an industrial area. She feels for the people who live here. It will be worse to live where there will be semi-trucks.

Ms. Kristy Hill of 5139 Milroy stated they moved here for the peace and serenity of the neighborhood. This is for profit that will benefit a few people. Enforcement is difficult since the township is not open when they are having their events. Eighty decibels is excessively loud and there will be noise pollution four days a week. This will destroy their home values.

Mr. Jim Stosik of 5112 Ashton Court is concerned with the noise pollution. He noted that the location of the Dumpster will be in view whenever they leave their street. He would like to have no parking signs placed on their court. There will be drunk people leaving the property. This is not good for their community and the residents.

Mr. Michael Hill of 5139 Milroy agrees with what was said previously about noise pollution. He is concerned with enforcement. If this is approved, he will sell his home and will have to tell any potential buyers about the noise and he will have trouble selling his home.

Mr. Agnetti stated that his Apple watch notifies him when he is in a loud environment. He was notified three times that they were above 95 decibels at his daughter's sports game outdoors.

Ms. Kimberly Mansfield of 5115 Ashton Court stated that the sewer line going from the building to the port-a-potties will not be approved. It is a terrible idea.

Ms. Dionise stated that no one has said anything positive about this project. There will be noise, traffic, and their property values will plummet. If this is approved, it will ruin the lives of the people who live here.

The call to the public was closed at 8:02 pm.

Commissioner McBain asked if the stage could be put inside the building to lessen the amount of sound. Mr. Holowicki stated that if the source is inside, it would have to be amplified to reach the patio.

Commissioner McCreary stated that when a Special Land Use is granted, it has to meet certain requirements. The compatibility of the use, the impacts on the surrounding area, etc. She is in favor of this type of use, but not in this location.

Commissioner Dhaenens understands the changes that are being made with regard to the sound from the last two owners, but based on the public's comments, they are not convinced that it will be different than in the past.

Commissioner McBain wants to ensure the protection of the residents' use of their properties.

Mr. Perri does not want the township or the residents to be biased based on the previous owners. They are the owners and operators of the building and business, he lives within 500 yards of the site, and outdoor events will only occur from May 1 through September 15. There will be no outdoor events outside of those times. They will not be having concerts or parties. He would be willing to meet with the neighbors as well as receive feedback from them during the event season.

Commissioner McBain suggested the township visit the site and have a demo of the decibel levels. Mr. Holowicki stated they have met the ordinance limitations and can lock it so that it cannot be exceeded. He can guarantee that they would never exceed the limitations.

**Moved** by Commissioner Dhaenens, supported by Commissioner McBain to table to a future Planning Commission meeting, the Environmental Impact Assessment and site plan to convert the use and expand an existing building for an office use and event facility with outdoor entertainment at 5311 Brighton Road, north side of Brighton Road, between Clifford Road and Road and Oak Pointe Drive, noting that the petition shall provide firm use dates and times. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Consideration of a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.

A. Recommendation of Environmental Impact Assessment (9-20-23)

B. Disposition of Amended Site Plan (10-17-23)

Mr. Alan Pruss with Monument Engineering and Brad of Chestnut Development were present. Mr. Pruss stated they would like to prepare the site for sale; however, there is no use for the site at this time. They would like to remove the existing trees at the back of the site along Char Ann, put up a berm, and then plant trees on the berm. They have received the planner's and engineer's letters and they have made their requested changes and submitted new plans.

Ms. Ruthig stated the new plan was not put in the packet because when it was published, the plan had not been reviewed. Mr. Borden stated he was able to review the revised plans today.

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
September 25, 2023**

**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, Diana Lowe, Marianne McCreary, Eric Rauch, Tim Chouinard, and Greg Rassel. Absent was Glynis McBain. Also present was Planning Director Amy Ruthig, Brian Borden of Safebuilt and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Chairman Grajek welcomed Greg Rassel to the Planning Commission. He was previously the chairman of the Zoning Board of Appeals.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

Mr. Rauch stated he has a conflict of interest for Open Public Hearing #1. The applicant leases office space at a property where he is part owner. He will benefit if the applicant remains in their current office and does not relocate. All Commissioners agree this is a conflict of interest.

CALL TO THE PUBLIC:

The call to the public was made at 6:33 pm with no response.

Commissioner Rauch exited the meeting room.

**OPEN PUBLIC HEARING #1...** Consideration of special land use application, environmental impact assessment and site plan to convert the use and expand an existing building for an office use and event facility with outdoor entertainment. The property is located at 5311 Brighton Road, north side of Brighton Road, between Clifford Road and Oak Pointe Drive. The request is petitioned by David Richardson, Lindhout Associates.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment (8-24-23)
- C. Recommendation of Site Plan (8-28-23)

Mr. Andrew Perri, his business partner, Sherry Young, Todd Arnold, the construction manager, and Brent LaVanway of Boss Engineering were present.

Mr. Arnold stated they will be repaving the parking lot, upgrading the outdoor lighting to meet the township's requirements, the patio will be redeveloped, they will be removing the commercial equipment from the kitchen, upgrading the office area, redesigning the entrance, updating the roof and exterior of the building, and upgrading the landscaping.

Mr. Borden reviewed his letter dated September 19, 2023.

He stated the Special Land Use is needed due to the outdoor recreational uses being proposed. Additionally, township staff notified him that there have been noise issues with this site with past owners; however, the applicant has advised in the Impact Assessment and their response letter how they will be monitoring the noise to ensure they are not negatively impacting the surrounding properties.

#### Use Conditions (Section 7.02.02(q))

In general, these conditions have been met; however, he has two comments:

- a. He is requesting the applicant update the Environmental Impact Assessment to clarify that most of the outdoor commercial recreational uses listed are not proposed.
- b. The applicant has applied for and received a variance from the ZBA for dimensional variances from the 100-foot setback requirement.

#### Site Plan Review

- a. Building materials and design are subject to review and approval by the Planning Commission.
- b. The Township may require pathway construction along Brighton Road or accept a performance guarantee for future construction. He noted there are no other sidewalks along the roadway in this area.
- c. The applicant is deficient on the number of parking spaces. The Commission may allow the total amount of parking provided, based on different peak hours between the uses (Section 14.02.04).
- d. A portion of an existing drive aisle is deficient in width for two-way travel. The Commission could require that the parking lot be reconfigured for compliance or allow this to remain as it is an existing nonconforming condition. The applicant is requesting to allow the existing drive aisle to remain.
- e. The Commission may accept the lighting information provided, or require submittal of a full lighting plan in accordance with Section 12.03.
- f. The revised submittal does not include a landscape plan.
- g. The applicant must obtain authorization from the property owner for the parking lot islands and trees depicted on the plan as the parking lot is an easement from the adjacent property.

- h. The applicant has indicated that one additional greenbelt tree will be provided and that required canopy trees will be 2.5" caliper; however, these details are not depicted on the plan.
- i. The Commission may require improvement to the waste receptacle and enclosure or allow it to remain as an existing nonconforming condition.

Ms. Byrne stated they have addressed all of her previous comments and due to the small size of the patio and the elimination of the commercial kitchen, the proposed use will be less intense than the previous restaurant bar facility and this would result in a lower use of the existing parking lot and utilities.

The Brighton Area Fire Marshal's letter dated September 14, 2023 advised that most of his concerns have been met. Mr. LaVanway noted that they will address the outstanding items.

Commissioner Rassel asked if there was an estimate for occupancy. Mr. Perri stated that at maximum capacity for the office use, there would be nine employees. The maximum occupancy is 150 for both private events and those open to the public.

Mr. Perri stated they have spoken to the general manager of the golf course, and he was encouraged with the improvements to the parking lot. He did not obtain permission to repave the parking lot or install the landscape islands. Chairman Grajek advised Mr. Perri that the township will need their approval.

The applicant will address the comment from Mr. Borden regarding the allowable uses and amending the Environmental Impact Assessment. Mr. LavanWay stated they do not want to put in a sidewalk that leads to nowhere. The Planning Commission will be recommending a performance guarantee be provided.

The applicant stated the entrance and exit drives will each be 20 feet wide and there will be signage added.

The Commission will be requiring a photometric plan be provided for the lighting.

Commissioner McCreary questioned if golfers will be driving up to the patio bar requesting to purchase a drink. Mr. Perri stated this will not be a full scale restaurant. If these requests are being made, they will be denied.

Commissioner McCreary is concerned about the noise negatively affecting the surrounding neighbors. The hours of operation for the patio state 7 am to 10 pm, and 7 am is too early so she would like that changed. Ms. Ruthig stated the ordinance states 80 decibels are allowed from 7 am to 10 pm and 50 decibels is the maximum from 10 pm to 7 am.

Mr. Perri stated that some of their events will have food trucks. Ms. Ruthig stated that the township does not allow food trucks. There is currently no ordinance for them. Ms. Young

clarified the type of food trucks they would have. They are called “movable feasts” where the caterer would prepare the food in the truck, then bring it into the building and serve it from there. They will not be serving or selling food out of the truck. This allows for high-quality food to be served. Mr. Perri stated some events may have the type of food trucks where food is served or sold from the food truck. Ms. Ruthig stated a 28-day special event permit would be needed.

The call to the public was made at 7:29 pm.

Ms. Kristi Hill of 5139 Milroy is requesting that the special land use be denied as it pertains to the outdoor entertainment portion. This is in the middle of a residential area. She did not move to the country to have parties with music four nights a week. There were many issues with the previous establishment.

Ms. Evelyn Dionise of 5038 Ashton Court was the most affected over the last 18 years by the previous owners. The behavior that occurred at this location was disgraceful. She has been able to live peacefully for the six years since that business has closed. She complained to the township many times and no action was taken.

The call to the public was closed at 7:34 pm.

Commissioner McCreary asked where the restrooms will be for the outside entertainment. Mr. Perri stated they will be bringing in quality portable facilities.

Commissioner Lowe asked how the applicant will address the noise issue. Mr. Perri stated he and his wife live in Oak Point and are aware of the entertainment at the previous facility. They will not be having that type of music that attracts that age group. They will have one or two people with a guitar, a three-piece string band, etc. They want to attract people who are 50 or older. Commissioner Lowe stated she would not want this in her backyard.

Chairman Grajek feels there are items missing from the proposal, such as the details of what will be allowed, the lighting plan, the entertainment, etc. He suggested that the discussions this evening be incorporated and resubmitted to the township. He advised the applicant to keep open communication with the neighbors and listen to their concerns.

Commissioner McCreary agrees that there is not enough information to move forward this evening. The applicant should provide an operations manual that outlines the days and times of the events, how they will be managed, etc.

**Moved** by Commissioner Lowe, seconded by Commissioner Rassel, to table Open Public Hearing #1. **The motion carried unanimously.**

Commissioner Rauch returned to the meeting room at 8:05 pm.



June 2, 2026

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Pinnacle Wealth Management/Burroughs Social – Special Land Use and Site Plan Review #2
<b>Location:</b>	5311 Brighton Road – north side of Brighton Road, between Chilson and Bauer Roads
<b>Zoning:</b>	MUPUD Mixed Use Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Pinnacle Wealth Management (owner and primary occupant) to establish Burroughs Social, a public and private event space with music on an outdoor patio for the property at 5311 Brighton Road (cover sheet dated 5/12/26).

**A. Summary**

**1. Special Land Uses (Section 19.03):**

- a. In order to make favorable findings related to compatibility and impacts, mitigation of off-site impacts (primarily noise and light) and the use conditions of Section 7.02.02(q) need to be met to the Commission’s satisfaction.
- b. Their revised submittal notes that the sound study area cannot be expanded south of Brighton Road.
- c. Lighting details should be added for the patio area.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

**2. Use Conditions (Section 7.02.02(q)):**

- a. The Commission must determine that the Procedures Manual adequately mitigates potential off-site impacts.
- b. The applicant must address any comments provided by the Commission on the Procedures Manual.
- c. Variances are necessary for seating/buildings/structures within 100 feet of a property line.

**3. Site Plan Review:**

- a. The notes on Sheet 6 (Site Plan) do not match the provisions of the Procedures Manual and must be corrected for consistency.
- b. We request the applicant identify the type of siding proposed for the outdoor bar and restroom building. We suggest colors (currently white siding and black shingles) match or be compatible with the principal building.
- c. The applicant proposes use of a performance guarantee for future construction of the required pathway in the public right-of-way.
- d. The applicant may wish to provide additional barrier-free parking spaces closer to the building entrance.
- e. The lighting plan must be updated to include details for the patio area and building mounted fixtures.
- f. We suggest additional landscape screening around the waste receptacle/enclosure.



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

## **B. Proposal/Background/Process**

The applicant proposes an outdoor entertainment space, including music, as part of the existing building at 5311 Brighton Road.

The property was previously used as a bar/restaurant and a similar proposal was presented to the Planning Commission in 2024; however, that project never obtained the necessary approvals and did not move forward.

The current proposal includes repairs to the existing patio and stage, as well as construction of an outdoor bar (approximately 220 square feet) and restroom building (140 square feet). The site plan also depicts a future addition to the rear of the existing building.

This location within the MUPUD is regulated by standards for the General Commercial District (GCD), which permits the existing office use and an indoor bar/restaurant; however, the proposal for outdoor entertainment requires special land use review/approval based on the standards for commercial outdoor recreation. Such uses are also subject to the conditions of Section 7.02.02(q).

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

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

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

- 1. Master Plan.** The Future Land Use Map identifies the subject site as Neighborhood Commercial, which is planned for “retail and service establishments whose primary market area includes residents and employees from within a two-mile radius.”

The proposal generally fits within this future land use category.

- 2. Compatibility.** Land uses surrounding the subject site include the golf course (north, east and west) and single-family residential (south).

The primary concerns under this criterion are related to noise generation and lighting associated with the outdoor music/entertainment.

The Procedures Manual includes restrictions on noise and hours of operation, as well as internal control measures to ensure these restrictions are upheld.

The submittal materials include a sound study depicting the anticipated decibel readings around the patio area. The study shows readings in the 65-69.9 decibel range along Brighton Road.

We previously requested that the study be expanded to depict the anticipated readings into the residential area on the south side of Brighton Road; however, the revised submittal notes that the company who prepared the study “does not possess the equipment necessary to extend the boundary lines of the study past Brighton Road.”

The submittal also includes a lighting plan, which is in accordance with Township standards. However, this is applicable only to fixed site lighting in the parking lot and on the building and does not depict any photometric readings in the patio area.

As noted in our initial review letter, we request the applicant provide lighting details for the patio area, though it is important to note that the revised Procedures Manual states that “no external lighting, personal lighting bars, strobe lights, or any other entertainment lights authorized.”

The use conditions of Section 7.02.02(q) are also intended to help mitigate potential impacts of such uses. These conditions, as well as mitigation of potential off-site impacts, must be met to the Commission’s satisfaction.

- 3. Public Facilities and Services.** As a previously developed site along a main roadway, we anticipate that necessary public facilities and services are in place to support the existing and proposed use.

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

- 4. Impacts.** Similar to the comments above, the use conditions and operational controls must be met/provided to the Commission’s satisfaction to ensure no adverse impacts, particularly with respect to noise generation.
- 5. Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

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

Commercial outdoor recreation is subject to the subject to the use conditions of Section 7.02.02(q), as follows:

- 1. Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.**

The proposal does not include the majority of the uses/structures listed, and is limited to outdoor entertainment, a bar area, and restroom facility on the existing patio.

- 2. The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.**

In response to this standard, the applicant prepared a Procedures Manual with operational procedures and restrictions, including the following provisions:

- The patio will be open from May 1 to September 15; open to the public on Thursday to Saturday with live music on Friday and Saturday; Sunday, Tuesday and Wednesday will be available for private events.
- Live music will be limited such that no DJ's or bands of 3 pieces or more will be allowed; all outdoor music will be limited to a maximum of 65 decibels with sound equipment designed to control said limits; no outdoor music will be permitted after 9:30PM.
- Public and private use will be monitored by an on-site staff manager.
- Clean up to occur immediately after each event and at the close of each business day.
- A maximum occupancy of 130 people for the patio.
- Parking provisions to ensure safe circulation (notably with respect to golf carts).
- Establishment of a "Neighborhood Advisory Board."
- An alcohol safety plan

- 3. The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.**

Vehicular access is currently provided to/from Brighton Road, which is a paved Minor Arterial roadway.

- 4. No building or spectator seating facility shall be located within one hundred (100) feet of a property line.**

The existing building, patio, and stage, as well as the proposed bar area and restroom facility, are within 100 feet of each property line.

As such, the proposal requires variances from the ZBA to encroach into the required setbacks for the bar, restroom facility, and outdoor spectator area.

- 5. The site shall be periodically cleared of debris.**

The Procedures Manual includes provisions for clean up immediately after private events and/or at the close of each business day.

#### **E. Site Plan Review**

- 1. General Comments.** The notes on Sheet 6 regarding use of the patio do not match the information provided in the Procedures Manual and must be corrected for consistency.
- 2. Dimensional Requirements.** Aside from the 100-foot setback required by Section 7.02.02(q), the applicable dimensional requirements are met. As previously noted, the applicant must obtain variances from the ZBA for these deficiencies.
- 3. Building Design and Materials.** No changes are currently proposed to the principal building, though the revised submittal provides details of the proposed outdoor bar or restroom facility.

Details note the use of lap siding with an asphalt shingled roof. The specific siding type is noted identified – we request the applicant note whether it is fiber cement, vinyl, wood, or something else. Colors noted are black (roof shingle) and white (siding).

We suggest the materials and colors match the principal building to greatest extent possible.

- 4. Pedestrian Circulation.** The site provides internal pedestrian walkways/connections between the parking lot and building entrances.

Section 12.05 requires an 8-foot wide bike path along County primary roads where designated on the Township’s Pathways Plan. The Non-Motorized Plan contained in the Township Master Plan identifies the Brighton Road frontage as a “proposed County priority route.”

The revised submittal includes a letter from the owner stating that they will provide a performance guarantee for future construction of the required pathway.

- 5. Vehicular Circulation.** The project does not entail changes to vehicular access to/from Brighton Road.
- 5. Parking.** The combination of uses (Pinnacle and Burroughs) requires 64 parking spaces with an understanding that the individual uses will have different peak hours.

The site plan provides 69 spaces, including 4 barrier-free spaces. The spaces are provided both on- and off-site, with a shared parking agreement between this building and abutting golf course.

Similar to our initial review letter, the applicant may wish to provide barrier-free parking closer to the building entrance.

The spaces and drive aisles depicted meet or exceed the dimensional and design requirement of the Zoning Ordinance.

- 6. Exterior Lighting.** The lighting plan identifies 9 light poles in the parking lot and along the east side of the building. Mounting heights and light intensities comply with Ordinance standards.

The revised plan includes a fixture detail noting use of a decorative fixture.

As previously noted, the lighting plan does not depict any illumination for the outdoor patio. If lighting is proposed for this area, it must be added to the lighting plan.

Furthermore, the Impact Assessment references building mounted lighting that is not included on the lighting plan. These details must also be added to the plan.

- 7. Landscaping.** The landscape plan includes the required greenbelt trees, provides for some parking lot landscaping (where there currently is none), and maintains/supplements landscaping around the building and outdoor patio area.

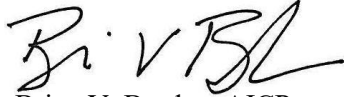
Given the location of the waste receptacle/enclosure, we suggest the applicant increase the landscape screening along the south and east sides.

- 8. Waste Receptacle/Enclosure.** The proposal includes a new waste receptacle/enclosure west of the patio area.

The revised submittal includes details demonstrating compliance with the requirements of Section 12.04.

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

Respectfully,  
**SAFEBUILT**

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized with a large, sweeping "B" and "B" and a smaller "V" in the middle.

Brian V. Borden, AICP  
Planning Manager



June 2, 2026

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

**Re: Pinnacle Wealth Special Use  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the special land use and site plan submittal for Pinnacle Wealth (5311 Brighton Road Facility Updates) last dated May 12, 2026. The site plan was prepared by Boss Engineering and Lindhout Associates on behalf of Andrew Perri. The proposed improvements include renovating the existing 5,440 square-foot building on site for office space and renovating the patio area with a new bathroom facility. Some site improvements to the existing site drive and parking lot are shown on the site plan. We offer the following comments:

We have reviewed the revised site plan, and the petitioner has satisfactorily addressed our previous comments. We have no further engineering related concern with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sydney Strevler', with a horizontal line extending to the right.

Sydney Strevler, EIT  
Civil Engineering Group



# BRIGHTON AREA FIRE AUTHORITY

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

May 19, 2026

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

RE: Pinnacle Wealth Project  
5311 Brighton Rd.  
Site Plan & Special Land Use Review

Dear Bobby:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on May 13, 2026 and the drawings are dated July 31, 2023 with latest revisions dated May 12, 2026. The project is based on an existing 1.42-acre parcel with a 5,732-square-foot A-2, two-story occupancy with a basement. The plan is to renovate the building, including small additions to increase the square footage to 6,166 square feet and to convert it to a mixed-use A-2 & B. It now includes a new unisex outdoor restroom and bar structures for the outdoor event space. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

1. All previous site plan review comments that have been acknowledged or complied with remain a requirement for the site.
2. BAFA is unable to locate the previously requested code analysis from the architect, or whether it was ever provided for the alteration to the existing building. This is necessary to determine whether fire suppression is needed within the building.

The following items are unclear and need to be addressed:

- a. What is the level of alteration for the renovation? It appears to be a change of use with more than 50% of the work area.
  - b. Will the mixed occupancies be fire separated?
  - c. What is the occupant capacity for the building? Will it have capacity for outdoor events in inclement weather?
  - d. What is the intended use of the basement and second floor?
3. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building.

**IFC 510**

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

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



May 19, 2026

Page 2

Pinnacle Wealth Project

5311 Brighton Rd.

Site Plan & Special Land Use Review

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig (amy@genoa.org)

**From:** [Kristi Hill](#)  
**To:** [Amy Ruthig](#)  
**Subject:** 5311 Brighton Road - Special Land Use Application  
**Date:** Tuesday, June 2, 2026 4:32:50 PM

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Hi Amy -  
Please ensure this is included in the packet for the June 8th meeting.

Thank you!

Dear Planning Commissioners,

Thank you for your time and consideration regarding the Special Land Use application for Burroughs Social at 5311 Brighton Road.

I would like to express my opposition to the portions of the application that seek approval for outdoor entertainment and amplified music. While I support the redevelopment of this long-vacant property and welcome investment in the site, I do not believe the requested outdoor entertainment use satisfies the standards required for Special Land Use approval under the Genoa Township Zoning Ordinance.

The Township's own planning consultant identified several unresolved issues that directly relate to the standards the Planning Commission must evaluate before recommending approval.

Most notably, the planner concluded that favorable findings regarding compatibility and impacts require adequate mitigation of off-site impacts, particularly noise and lighting. The planner specifically recommended that the sound study be expanded to include the residential neighborhoods south of Brighton Road because the submitted study stops at the roadway right-of-way and does not demonstrate the actual impact on nearby homes. The planner also requested additional information regarding lighting impacts associated with the patio area and suggested restrictions on outdoor lighting used by performers and entertainers.

These comments are significant because they directly relate to the Special Land Use standards concerning compatibility with surrounding properties and protection of neighboring residents from adverse impacts. Until these issues are fully addressed, I do not believe the Commission can reasonably conclude that the proposal satisfies the requirements of Articles 7.02 and 19.03 of the Zoning Ordinance.

The Planning Commission's responsibility is not to determine whether the proposal is attractive or whether some residents may enjoy it. Rather, the Commission must determine whether the applicant has demonstrated compliance with the standards established in the ordinance.

Several of those standards raise significant concerns.

Article 7.02.02(q)(2) requires that a site accommodate its intended use without significant impact on nearby properties in terms of noise, traffic, lighting, and other impacts. Similarly, Article 19.03.02 requires that a Special Land Use be compatible with and not significantly alter the existing character of the general vicinity. Article 19.03.04 further requires that the use not create nuisances related to excessive noise, traffic, or other impacts detrimental to public welfare.

The surrounding area is predominantly residential in character. Residents who live both north and south of Brighton Road, as well as representatives from Oak Pointe, have expressed concerns regarding the introduction of recurring outdoor entertainment and amplified music in this location. The proposed use is fundamentally different from the quiet residential environment that currently exists.

Even if amplified sound is technically engineered to comply with specific decibel limits at the property line, compliance with a numerical standard does not eliminate the impact on neighboring residents. Outdoor music, recurring events, increased patron activity, and associated traffic would introduce a level of commercial activity that is not consistent with the existing character of the area.

The Township's Master Plan reinforces this concern. The plan repeatedly identifies preservation of community character, protection of quality of life, and maintenance of the Township's rural and natural atmosphere as key priorities. Residents consistently describe Genoa Township as a quiet place to raise a family with access to nature and open space. Approval of recurring outdoor entertainment in the center of a residential area would conflict with those objectives.

Traffic is also a legitimate concern. Brighton Road already experiences significant traffic volumes, and many nearby residents face challenges entering and exiting neighborhood streets. The proposed entertainment component would add vehicle trips during peak evening periods and further impact neighboring residents.

I also note that substantial public opposition has been expressed throughout this review process. The concerns raised by residents are not based on opposition to redevelopment of the property itself. Many residents, including myself, support the renovation of the building and its office use. The concerns are specifically related to the outdoor entertainment component and the impacts it would have on surrounding neighborhoods.

The question before the Commission is whether the applicant has demonstrated that the proposed Special Land Use can operate without significantly impacting neighboring properties and without altering the character of the area. Based on the record before the Commission, I do not believe that standard has been met.

For these reasons, I respectfully request that the Planning Commission deny the Special Land Use request for outdoor entertainment and amplified music.

Thank you for your consideration and for your service to the Township.

Respectfully,

Kristi Hill

**From:** [Kristi Hill](#)  
**To:** [Amy Ruthig](#)  
**Subject:** 5311 Brighton Rd - Special Land Use  
**Date:** Tuesday, June 2, 2026 4:34:27 PM  
**Attachments:** [Oak Pointe Letter to Genoa Twp.pdf](#)

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Hi Amy,  
I would also like to have this letter from the Oak Pointe GM included in the June 8th packet.

Thank you,  
Kristi

see attached

**From:** [Chris Caslmon](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Oak Pointe  
**Date:** Saturday, April 6, 2024 2:30:02 PM  
**Attachments:** [image001.png](#)

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Hello Amy,

I am writing to you regarding the site plan request for 5311 Brighton Road, Burrough's Tavern; on behalf of Oak Pointe Country Club as the General Manager.

Noise is the biggest issue on which I have objection to the project. Their own studies show that the decibel levels that will spread from the venue – whether that be for background music, a DJ, live bands, or just “spoken word” – will spread upwards of 70-75 decibels well down the fairways of at least two holes, meaning the greens of those holes are set to experience 75 or more decibels.

A google search ([Decibel Chart of Common Sounds | dB Comparing Decibel Levels \(decibelpro.app\)](#)) indicates that 70-80 decibels is considered “Loud” and is basically being exposed to traffic noise, garbage disposals, and vacuum cleaners. That’s not conducive to playing golf, and it should be viewed as disruptive to the club’s “quiet enjoyment” of its property and its ability to operate its business. After all, golfers who can’t play a quiet round might view that as a reason not to play, and if they can’t play a quiet round, what’s to stop them from canceling their membership in favor of another club that does provide for that? People generally don’t want to play golf next to a concert or noisy household appliances.

The Easement document does not affect the club’s ability to protest this special use exception. We operate a business that will be negatively impacted by allowing this noise, and the applicant’s own studies show that to be true.

This business previously operated as a sit-down restaurant that apparently did not include an outdoor music venue. It was also not a private event establishment. Allowing this to become a private event establishment in this vicinity to the club is a direct impact on the club’s business, in addition to the issue of allowing the outdoor noise in such close proximity to the club’s business of operating a golf course.

I am seeking advice on if this can be submitted for the hearing or if I should speak in the time allotted on Monday. I’m not sure from the notice whether the Planning Commission will actually vote on the application that night. I am curious what exactly will happen at the meeting or any advice you can give for the process and my involvement.

Thank you for your time,



Chris Caslmon  
General Manager

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a: 4500 Club Drive Brighton,, MI 48116  
e: [Chris.Caslmon@invitedclubs.com](mailto:Chris.Caslmon@invitedclubs.com) w: [oak-pointe.com](http://oak-pointe.com)  
o: 810-229-4554 m: 810-515-0670

**From:** [Danielle Smarch](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Residential concerns about the burroughs social gathering space  
**Date:** Tuesday, June 2, 2026 2:38:39 PM

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Dear Township Board Members,

I am writing as a resident of the subdivision directly across from the proposed Burroughs Social Gathering Space to express significant concerns regarding the potential impacts this project may have on our neighborhood and quality of life.

While I understand the value of creating community spaces, the location of this proposed outdoor gathering and event venue raises serious concerns for nearby residents. Families chose this neighborhood with the expectation of enjoying a safe, peaceful residential environment. Introducing an event space directly across from homes threatens that expectation in several important ways:

#### Noise and Loss of Quiet Enjoyment

Outdoor events often bring amplified music, bass vibrations, crowd noise, and late-evening activity. These sounds do not simply remain within property lines; they carry into neighboring homes and yards. Residents may experience interrupted sleep, inability to enjoy time outdoors, and ongoing disturbances that diminish the peaceful environment homeowners invested in.

#### Traffic Congestion and Parking Issues

Events with larger attendance can significantly increase traffic flow on roads designed primarily for residential use. Overflow parking and increased pedestrian activity create additional concerns, including blocked driveways, congestion, and safety risks for children who live and play in the neighborhood.

#### Safety and Crowd-Related Concerns

Large public gatherings can bring unintended consequences such as late-night loitering, excessive noise, public drinking, and behavior that may negatively affect nearby families. Residents should not bear the burden of managing impacts created by a commercial or public event destination.

#### Litter and Neighborhood Maintenance

Events frequently generate waste such as cups, food containers, and other debris that can migrate into neighboring properties and streets. Homeowners should not be responsible for dealing with the effects of increased foot traffic and event-related litter.

#### Potential Effects on Property Values

Many homeowners selected this subdivision because of its residential character and peaceful setting. The addition of a high-activity event space directly across from the neighborhood may negatively affect the desirability and future resale value of homes.

I respectfully ask the Township to carefully evaluate whether this proposed location is appropriate given its close proximity to an established residential subdivision.

I encourage the Township to prioritize and protect the rights of current residents who have invested in this community and reasonably expect continued quiet enjoyment of their homes.

Thank you for your time and consideration of these concerns.

Sincerely,

Danielle Smarch

**From:** [Mary Willy](#)  
**To:** [Bobby Foster](#); [Amy Ruthig](#)  
**Subject:** Comments Regarding Burroughs Social Special Land Use Application  
**Date:** Wednesday, June 3, 2026 5:12:00 PM

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Dear Amy, Bobby and Members of the Genoa Township Planning Commission,

I am writing to express concerns regarding the proposed Burroughs Social Special Land Use application for public events and live entertainment at the former Burroughs Restaurant property.

My family and I have lived at 5241 Ashton Court for the past 26 years, including during the years when the former restaurant hosted concerts and entertainment events. Our cul-de-sac is located directly across Brighton Road from the property, giving us firsthand experience with the traffic and public safety impacts generated by large gatherings at this location.

I would like to begin by stating that I support efforts to restore and maintain this long-vacant property. I appreciate the desire to renovate a historic building and return it to productive use. My concerns are not about the renovation itself, but whether the proposed event venue has adequately demonstrated compliance with the Special Land Use standards related to traffic, public safety, and compatibility with surrounding residential properties.

My primary concern is traffic and public safety.

During a summer event at the former restaurant in 2007, while attempting to exit Ashton Court onto Brighton Road, my vehicle was struck by another driver who was maneuvering around event-related traffic congestion. The damage was significant enough that my insurance company declared the vehicle a total loss. While this incident occurred many years ago, it illustrates the traffic challenges that large events have previously created at this location.

After reviewing the submitted application materials, I remain concerned that there is insufficient information available regarding traffic impacts associated with the proposed operation. The Environmental Impact Assessment concludes that traffic impacts will be less than those generated by the former restaurant; however, I have not found a traffic impact study, event traffic projections, turning movement analysis, overflow parking plan, or other supporting data that would allow the Planning Commission or nearby residents to independently evaluate that conclusion.

I am also concerned that key operational details remain unclear. The submitted materials contain differing information regarding operating hours, live music schedules, private event usage, and occupancy limits. In addition, the Procedures Manual is identified as a "Working Rough Draft" and indicates that operational procedures remain subject to change. As a result, it is difficult for residents and decision-makers to fully evaluate the long-term impacts of the proposed venue.

The Environmental Impact Assessment further notes that the sound consultant was unable to extend the sound study into the surrounding neighborhoods beyond Brighton Road. Given the proximity of nearby homes and the site's history as an entertainment venue, I respectfully question whether sufficient information has been provided to fully evaluate potential impacts on neighboring residential areas.

I also note that the application includes requests related to lighting modifications and future site improvements. I respectfully request that any such approvals be carefully evaluated to ensure they remain compatible with adjacent residential properties and do not create unintended impacts over time.

Based on the materials currently available, I respectfully request that the Planning Commission ensure that sufficient information is available to fully evaluate:

- Traffic and public safety impacts associated with recurring public and private events
- Parking capacity and any potential overflow parking issues
- Occupancy limits and how they will be monitored and enforced
- Event frequency, operating hours, and live entertainment activities
- Potential impacts on nearby residential properties
- Long-term compliance with all conditions of approval

I understand that additional application materials may be submitted prior to the public hearing. Should significant new information become available, I reserve the right to submit supplemental comments for the Commission's consideration.

My intent is not to oppose improvements to the property, but rather to ensure that any approval is based on a complete record and that the impacts on neighboring residents have been thoroughly evaluated before a decision is made.

Thank you for your time, consideration, and service to our community.

Respectfully,

Mary Willy-Lozano  
5241 Ashton Court  
Brighton, MI 48116

Thank you,  
Mary Willy  
810-623-0120

[LIVE YOUR BEST LIFE!](#)

Kimberly Mansfield  
5115 Ashton Ct.  
Brighton, MI 48116

June 4, 2026

Genoa Township Planning Commission  
2911 Dorr Road  
Brighton, MI 48116

***Re: Opposition to the Special Use Appeal***

Dear Planning Commission Members,

I am writing to respectfully ask that you deny the Special Use Appeal for the vacant building located across from my home.

I have been a resident of Livingston County for many years and have called this neighborhood home for over two decades. I raised both of my sons here and watched them grow up in what has always been a safe, quiet, and family-oriented community. This home represents years of memories, hard work, and personal investment, which is why I care so deeply about protecting the character and quality of life that drew my family here in the first place.

Over the years, residents have experienced ongoing uncertainty regarding the use of this property. Each new proposal brings renewed concerns about noise, traffic, and the overall impact on our neighborhood. The possibility of an outdoor entertainment venue operating directly across from residential homes is particularly troubling.

I am especially concerned about the likelihood of increased noise and activity associated with live entertainment and outdoor gatherings. While such concepts may appear attractive in theory, similar efforts at this location have struggled in the past. If management challenges arise again, neighboring residents will bear the consequences.

Additionally, the proposed placement of prefabricated restroom facilities and dumpsters raises concerns regarding aesthetics, maintenance, security, pests, and the potential impact on surrounding property values.

My family and neighbors have worked hard to create and maintain a safe, attractive, and peaceful community. I respectfully ask the Planning Commission to carefully consider the long-term effects this project may have on surrounding residents and deny the Special Use Appeal.

Thank you for your time, consideration, and service to our community.

Sincerely,

Kimberly Mansfield

Evelyn Dionise

5038 Ashton Court

Brighton, Mi 48116

810-923-5268

[evelyndionise@gmail.com](mailto:evelyndionise@gmail.com)

June 3, 2026

Genoa Township Board of Planning

2911 Dorr Rd.

Brighton, Mi 48116

Dear Township Planning Commission Board,

I am writing to you as a personal appeal to Deny the Special Use Appeal for the vacant building located across the street from me. My property line and the property in question actually share a property line. I have been an active resident of Livingston County for over 30 years and have resided in this home for over 21 years. I have lived here for the last four or so occupants of the now shuttered establishment.

During my 21 years I have been exposed to a variety of situations that have greatly compromised my ability to move forward with long term plans at my home knowing that at any time a decision could be made to once again threaten my ability to live a safe and peaceful life within my home. It is very disturbing to me how far we have changed from the original conception of a peaceful nature centered community.

To even consider that in this community where home values, amazing schools, and quality of life are discussed on the news as a highly sought after community we may once again go down the rabbit hole of delusion that Burroughs may be a viable place to have live music outside is heartbreaking and very traumatic for me.

This concept for an outdoor venue to provide any entertainment at all at this location has never been close to successful, even when highly trained and personally invested professionals have been on hand every day to ensure success. This current concept is even more susceptible to mismanagement than the previous ones. When word gets out it will become an unmanageable disaster like the failed attempts that have preceded it.

I haven't even yet mentioned the target that "Free standing Prefabricated Bathrooms" will become for homeless people seeking a safe refuge (inappropriate placement), vandals looking for fun and in general a disgusting structure to have next to your home 24/7/365. My guess is that none of you would want that next to your home either.

I understand that the plan also includes dumpster placement up front again next to my home which will be subjected to rats and racoons living and disturbing my amazing and wonderful home that I have invested my life savings in.

Please see beyond the empty promises and pipe dreams of Pinnacle Wealth Management. This is an Unconscionable request in every sense of the word. It will once again destroy the quality of life that we as close neighbors have worked hard to build.

Thank you for your time,

Evelyn Dionise

**From:** [Amy Ruthig](#)  
**To:** [Bobby Foster](#)  
**Subject:** FW: Special Land Use - Burroughs Socail  
**Date:** Friday, June 5, 2026 9:17:06 AM  
**Attachments:** [image001.png](#)

---

*Amy Ruthig*  
Planning Director



Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
**Office: 810-227-5225 Ext. 114 Direct: 810-224-5824**  
E-mail: [amy@genoa.org](mailto:amy@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

**From:** Michael Hill  
**Sent:** Friday, June 5, 2026 7:14 AM  
**To:** Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>  
**Subject:** Special Land Use - Burroughs Socail

Dear Members of the Planning Commission,

Thank you for your time and service to our community and for considering resident feedback regarding the Special Land Use application for 5311 Brighton Road.

I am writing as a nearby resident to express my concerns about the proposed use and respectfully request that the Commission carefully evaluate whether the application satisfies the standards required for approval.

My concern is not with supporting local businesses or responsible economic development. Rather, it is whether the specific use being proposed is appropriate in a location that is immediately adjacent to established residential neighborhoods and whether sufficient evidence has been provided to demonstrate that nearby homeowners will not experience significant adverse impacts.

The application contemplates an outdoor event and gathering space capable of accommodating approximately 130 people, together with amplified music and related activity. While various operational conditions and limitations have been discussed, I

remain concerned that the impacts associated with a use of this scale have not been fully evaluated or quantified.

One issue that stands out is the proximity of nearby homes. Residents purchased their properties with the reasonable expectation of a residential environment and a certain quality of life. Introducing a large outdoor gathering venue within a few hundred feet of homes fundamentally changes that dynamic. Even when events are well-managed, outdoor activities involving large groups naturally generate noise, vehicle traffic, parking activity, conversations, laughter, and other disturbances that extend beyond property boundaries.

I am particularly concerned that the discussion has focused primarily on proposed conditions rather than objective evidence demonstrating compatibility with surrounding residential uses. Conditions can be helpful, but they are only meaningful if they can be consistently monitored and effectively enforced. Once a Special Land Use is granted, nearby residents often become the ones responsible for documenting concerns and reporting violations. By that point, the burden has effectively shifted from the applicant to the homeowners most directly affected by the approval.

The issue is not simply amplified music. Even if music volume is limited, an outdoor gathering space accommodating approximately 130 people has the potential to create substantial noise from social activity alone. Unlike a building designed to contain sound, an outdoor venue allows noise to travel freely, particularly during evening hours when ambient neighborhood noise decreases and sound carries farther. The practical reality is that crowd noise is difficult to control and even more difficult to enforce.

I am also concerned about the precedent that may be established. The Commission's decision will not only affect this application but may influence future expectations regarding the intensity of commercial and event-oriented uses that are considered acceptable near residential neighborhoods. It is important that Special Land Use approvals remain truly special and that applicants clearly demonstrate compliance with all required standards before approval is granted.

The Township's ordinances place the burden on the applicant to demonstrate that the proposed use will not create significant impacts related to noise, traffic, lighting, and the enjoyment of neighboring properties. In my opinion, that burden has not yet been met. The absence of independent studies or objective evidence addressing these concerns leaves significant unanswered questions regarding the long-term impacts on nearby residents.

I respectfully ask the Commission to carefully weigh these concerns and to require clear, objective evidence that the proposed use can operate without creating significant adverse impacts on surrounding homes. If such evidence cannot be provided, I believe the application should be denied.

Thank you again for your consideration and for your commitment to protecting the interests of all Township residents.

Sincerely,

Michael Hill

**From:** [Kelly VanMarter](#)  
**To:** [Bobby Foster](#); [Amy Ruthig](#)  
**Subject:** FW: Support the Burroughs renovation project  
**Date:** Friday, June 5, 2026 9:49:05 AM

---

FYI...

[Kelly VanMarter](#), AICP  
Township Manager

**Genoa Charter Township**

2911 Dorr Road, Brighton, Michigan 48116

Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420

E-mail: [kelly@genoa.org](mailto:kelly@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

**From:** Jeanne Leonard  
**Sent:** Friday, June 5, 2026 9:20 AM  
**To:** Kelly VanMarter <[kelly@genoa.org](mailto:kelly@genoa.org)>  
**Subject:** Support the Burroughs renovation project

Hi Kelly,

I won't be able to attend the meeting on June 8, but I wanted to send you a note in support of approving this project.

We live in the Oak Pointe community and having an entertainment option so close to home is a huge addition to this area.

In addition, I grew up coming out to this area as my father was a Burroughs employee. This project will ensure the history is preserved and it will be a beautiful place that enhances our property values. Right now it is a horrible eyesore and we need to approve so the concept can be realized as soon as possible!!

If I can provide any additional support please let me know.

Thanks,

Jeanne Leonard  
4029 Broadmoor Ct.

**From:** [evelyn dionise](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Fwd: Burroughs Social  
**Date:** Monday, June 8, 2026 7:03:38 AM  
**Attachments:** [image.png](#)  
[Burroughs Social Homepage.png](#)  
[Burroughs Social Pitch.docx](#)  
[message.PNG](#)  
[message #3.PNG](#)  
[message #2.PNG](#)

---

Please include this email as part of the packet for the meeting tonight.

Thank you,

Evelyn Dionise



Evelyn Dionise  
5038 Ashton Court  
Brighton, Mi 48116  
810-923-5268  
[evelyndionise@gmail.com](mailto:evelyndionise@gmail.com)

June 3, 2026  
Genoa Township Board of Planning  
2911 Dorr Rd.  
Brighton, Mi 48116

Dear Planning Commission,

I am writing to express my concerns regarding the upcoming Genoa Township Planning Commission meeting on Monday, June 8th, at 6:00 p.m., specifically concerning the Perri family's proposal for a new event space.

While the Burroughs Social Facebook page has encouraged support for this project, several neighbors have raised serious issues regarding another property owned by the same family on Hughes Road. These neighbors have reportedly spent significant time trying to address ongoing violations that the owner has ignored.

The building associated with the current proposal has remained vacant and neglected for seven years and requires extensive structural repairs. Furthermore, there is a clear intention to utilize the property as a music venue. Given the unresolved issues at the Hughes Road location, I am concerned that similar neglect and violations will occur at this property, which adjoins mine.

I believe these existing concerns represent a significant red flag that the Planning Commission should consider. I am deeply worried that this development will negatively impact my property value and the quality of life I have enjoyed for 31 years. I urge the Commission to consider the potential for future non-compliance with township laws and restrictions if this proposal is approved.

Best regards,

Evelyn Dionise

--

Burroughs Social is a vision to restore and reimagine the historic Burroughs Farm property at 5311 Brighton Road in Brighton, Michigan — a site originally developed as a recreational center for employees of Burroughs Corporation. Led by Andrew and Beth Perri, long-time Brighton residents with deep ties to the community, the project aims to preserve the property’s rich history while breathing new life into it as a casual yet classy neighborhood gathering place. The Perris envision a space that blends nostalgic charm with updated hospitality — a place where heritage meets community.

The concept for Burroughs Social centers on a dual-use model: roughly 70% of the space dedicated to rentable office space generating steady rental income, and 30% operating as a social pub space — a peak weekend gathering spot that prioritizes private events mid-week. A standout feature is the outdoor patio, designed to feel welcoming and elevated while remaining community-oriented, with strictly controlled live and ambient music and dedicated indoor restrooms for patio guests. The property overlooks Oak Pointe Country Club, positioning it to attract an affluent, family-oriented demographic.

The market opportunity is compelling. Brighton Township’s 19,000+ residents have a median age of 43–47, and Genoa Township’s median household income exceeds \$126,000 — well above the Michigan average. Brighton already has a thriving casual dining scene with strong demand for social gathering spots, and Burroughs Social’s historic setting, partnership potential with surrounding businesses, and deep community roots give it a distinctive advantage no new-build competitor could replicate.

[Burrough’s Social Pitch Deck](#)

[Burroughs Social Procedural Manual](#)

## **Burroughs Social**

Bringing Burroughs Back to Life



# Brighton MI Happenings

Jess Pierce · AI info · 10h ·



**Todd Smith** · 7h · by Author

**Jess Pierce** it's not an option to violate the township ordinances with a car lot junk yard either on Hughes Road but it has continued for months. Simple solution is to rent a storage yard and have it cured in 3 hours but obviously a few dollars in pockets are more important than being a responsible neighbor. I hope the planning commission tables or denies any special use permit until existing violations are cured

Reply 1



**Jess Pierce** · 7h · Author

**Todd Smith** not an option. Especially since the parking lot is shared with Oak Pointe Golf Club. Thanks for your feedback!

Reply



**Todd Smith** · 8h

**Jess Pierce** except now on Hughes Road they have Boats for Sale and signs in front yard! I will encourage the planning commission to not approve anything as I am sure they would have a new junk yard and car lot versus whatever the pretty pictures they propose

Reply



Comment as Kri...





# Brighton MI Happenings

Jess Pierce · AI info · 10h ·



**Jess Pierce** · 9h · Author

**Elise Groth** we hear you, and value this feedback. Being a good neighbor means addressing the tough issues, not just the easy ones. Andrew is actively working on the matters regarding the Hughes Road property. Let's connect directly so we can share updates with you and ensure your concerns are being fully addressed. Can you private message me your email or phone number?

Reply 3



**Todd Smith** · 4h

**Jess Pierce** there is one right behind sign o Rama on Grand River and 96

Reply



**Jess Pierce** · 5h · Author

**Todd Smith** that's a great solution. Do you have a recommendation for a good storage yard?

Reply



**Jess Pierce** · 5h · Author

**Elise Groth** that's certainly one perspective. Definitely worth discussing.

Reply



**Elise Groth** · 6h

**Jess Pierce** if the owners don't



Comment as Kri...





## Brighton MI Happenings

Jess Pierce · AI info · 10h · 



Elise Groth · 6h

[Jess Pierce](#) if the owners don't currently respect the neighbors on Hughes in Genoa twp now what makes you think they will respect the neighbors near the Burroughs Farm/Tavern?

Before asking the township and neighbors to trust you with additional property and tenants, it seems reasonable to first demonstrate faithful Diligence & care of the property on Hughes Road they already own and operate.

Claims of being a good neighborly relations carry little weight when ongoing ordinance violations and unresolved concerns on Hughes road suggest otherwise. Trust is built through consistent actions, not lip service.

the unresolved issues and ordinance violations at your existing property raise legitimate questions about maintenance & accountability, and neighbor relations. If the current property has not been managed in a way that reflects those values, why should the community be expected to place greater trust in the



Comment as Kri...



**From:** [Mary Willy](#)  
**To:** [Amy Ruthig](#); [Bobby Foster](#)  
**Subject:** Additional Questions Regarding Burroughs Social Special Land Use Application  
**Date:** Friday, June 5, 2026 7:20:30 PM

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Dear Members of the Genoa Township Planning Commission,

Thank you for the opportunity to review the latest application materials for Burroughs Social at 5311 Brighton Road.

I support the restoration and preservation of this historic property and appreciate the investment being made to improve the site. My comments are not intended to oppose redevelopment of the building, but rather to ensure that the Special Land Use request is evaluated using a complete record and that potential impacts on neighboring residents are fully understood before a decision is made.

After reviewing the June 2026 submittal, I respectfully request clarification regarding several items:

1. Definition of the Proposed Use

The application describes the property as primarily office space, while also including an indoor bar/restaurant, outdoor patio, public operating hours, private events, live music, alcohol service, and rentable gathering space. I would appreciate clarification regarding the primary use being approved and whether any of these uses could continue independently if the office use were to change in the future.

2. Procedures Manual and Enforcement

Many of the operational controls described in the Procedures Manual rely on staff monitoring and enforcement, including sound monitoring, parking management, patio supervision, and alcohol-related safety procedures. I would appreciate clarification regarding whether the Procedures Manual will become an enforceable condition of approval and how compliance will be monitored and enforced over time.

3. Traffic, Parking, and Neighborhood Impacts

I remain concerned about traffic circulation, overflow parking, use of nearby residential streets and private roads, and public safety during events. I have not located a traffic impact study or supporting analysis that would allow residents or decision-makers to independently evaluate these impacts.

4. Sound Study

The Planning Consultant's review notes that the requested sound analysis was not extended into the residential neighborhoods south of Brighton Road. Since my subdivision is located directly south of the property, I respectfully question whether sufficient information is available to fully evaluate potential impacts on nearby homes.

5. Alcohol Service and Public Safety

The Procedures Manual references alcohol service and a plan requiring employees to make reasonable efforts to prevent intoxicated patrons from driving. Given the limited availability of transportation alternatives in this area, I would appreciate clarification regarding the practical measures that will be used to address this concern.

My intent is not to oppose improvements to the property, but rather to ensure that any approval clearly defines the permitted use, establishes enforceable conditions, and adequately protects neighboring residents, public safety, and surrounding property values.

Thank you for your time, consideration, and service to our community.

Respectfully,

Mary Willy-Lozano  
5241 Ashton Court  
Brighton, MI 48116

**From:** [Kelly VanMarter](#)  
**To:** [Bobby Foster](#); [Amy Ruthig](#)  
**Subject:** FW: Burroughs Tavern  
**Date:** Monday, June 8, 2026 9:13:41 AM

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[Kelly VanMarter](#), AICP  
Township Manager

**Genoa Charter Township**

2911 Dorr Road, Brighton, Michigan 48116

Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420

E-mail: [kelly@genoa.org](mailto:kelly@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

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**From:** Jeff Bigelman <jhb@osbig.com>  
**Sent:** Monday, June 8, 2026 8:57 AM  
**To:** Kelly VanMarter <kelly@genoa.org>  
**Subject:** Burroughs Tavern

I am a resident of Genoa township , 4605 Oak Pointe Drive and I am writing to voice my support for this project.

The site is currently an eye sore and redevelopment should be championed by the township not impeded.

I don't know if there is opposition or where it is coming from but this place pre-existed most if not all surrounding homes so they should have nothing to say about it.

Accordingly I suggest that the township do whatever is necessary to allow this business to be redeveloped.

Feel free to read this into the record.

Thank you

Sincerely,

**OSIPOV BIGELMAN, P.C.**

Jeffrey H. Bigelman, Esq.  
20700 Civic Center Drive  
Suite 420

Southfield, MI 48076  
248.663.1800- Main line  
248.663.1801- Facsimile  
[jhb@osbig.com](mailto:jhb@osbig.com)  
[www.osbig.com](http://www.osbig.com)

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# Environmental Impact Assessment

## Pinnacle Wealth Management

Preparer(s): Todd Arnold (2024) for Andrew Perri  
7600 Grand River, Suite 220, Brighton, MI 48114

Architect: Lindhout Associates, 10465 Citation Drive, Brighton, MI 48816  
Engineer: Boss Engineering, 3121 E Grand River, Howell, MI 48843  
Sound Engineer: E2i Design, Brighton MI

**Prepared on:** March 10, 2024 (originally)

**Updated on:** March 18, 2026 and May 6, 2026

### **Location:**

The site address is 5311 Brighton Rd., Brighton, MI.

The proposed use under the zoning ordinance section 7.02.02, Use Conditions, subsection (q). Special use approval is required for live music entertainment on the patio. The 5700 square-foot historic building will be fully renovated with details of the historic architecture captured in the restoration. The majority of the building will be utilized as office space.

We are proposing renovation of the patio and platform/sound stage area. Additional bathroom facilities are being added adjacent to the patio which will match the building architecture. The occupant load of the patio area has been carefully matched to all of the components of the site including parking, restrooms, and the proposed business plan.

**Impact on natural features:** No impact.

**Impact on storm water management:** No impact.

**Impact on surrounding land use:** Renovating the building to restore some of the historic features of this significant landmark building restoring its luster. The renovation will remove the blight and have a positive effect on the surrounding area.

*Addressing the noise ordinance: Most of the approved outdoor uses listed under section 7.02.02(q) 1 are not proposed.*

Andrew Perri contracted E2i Design to conduct a sound study in 2024 based on equipment type, speaker location (specified by E2i Design) and the topography of the land. The sound study covered all sound transmissions on the patio and projected to property lines of the facility. The sound study plan designed and provided to showed strict compliance with noise ordinance covering all types of noise generated from the sound system on the patio to all property lines. In 2026, Andrew Perri contracted E2i Design to complete a second sound study extending the coverage of the noise out past Brighton Rd and into the surrounding neighborhoods. Unfortunately, E2i does not possess the equipment necessary to extend the boundary lines of the study past Brighton Rd. They did provide information which shows the

road noise on Brighton Rd. is 70 decibels, which is above the 65 decibel reading at the property line.

The following excerpt is from E2i Design-Audio Systems Control and Normal Operations  
The sound level will be maintained below 80 decibels between the hours of 3pm and 930pm.  
The music hours will align with the Genoa Township noise ordinance which requires no noise after 10pm.

**Parking Lot Lighting:** A photometric plan and specifications have been provided to show compliance with the ordinance. Coach lighting will be installed on the building. Light shall not exceed more than 0.5 footcandles at a residential lot line. The maximum level on the site shall be ten (10) footcandles. The lights shall be shielded to reduce glare at the parking lot. We request that the Planning Commission approve ornamental lighting on the building which is part of the overall architectural theme and waive the downward directed lighting requirement.

**Impact on public facilities and services:**

The impact will be reduced from a restaurant operation to mostly an office building. The occupant load was significantly reduced from the daily load of a restaurant. The small social area will keep occupant load and overall traffic, noise much lower than previous restaurant.

**Impact on public utilities:**

The water and sewer usage will be at a lower use than the previous restaurant.

**Storage and handling of any hazardous materials:**

There will not be hazardous materials.

**Impact on traffic and pedestrians:**

Minor improvements to the entrance and exit are planned. Brighton Rd. is a main thoroughfare, however, overall traffic impact will be less than when the location was a full restaurant. In addition to the clearly marked golf cart path, there will be a chain and post barrier placed along the golf cart path adjacent to the parking lot in order to eliminate golfers/pedestrians from crossing the lot.

**Special provisions:**

There are no deed restrictions at this time. Andrew Perri met with the newly hired Regional Manager of Oak Pointe Golf Club, Chris Stewart, to secure approval of parking lot updates and their cooperation with this project through a written Memorandum of Agreement. There is already a legal document in place, entitled "Declaration of Reciprocal Easements for Access and Parking" (attached) which outlines the cooperation required between Oak Pointe Golf Club and Burroughs. Per an e-mail (attached) from Jesse Copeland, the associate legal counsel for Invited Clubs, Spirit (the property owner for Oak Pointe) is tentatively approving the Memorandum of Agreement, subject to their revisions.

Attachments:

Site Plan

Parking Lot Agreement

Email from Invited Clubs Legal Counsel

Burroughs Social Procedures Manual (Draft)

Engineered Sound Study

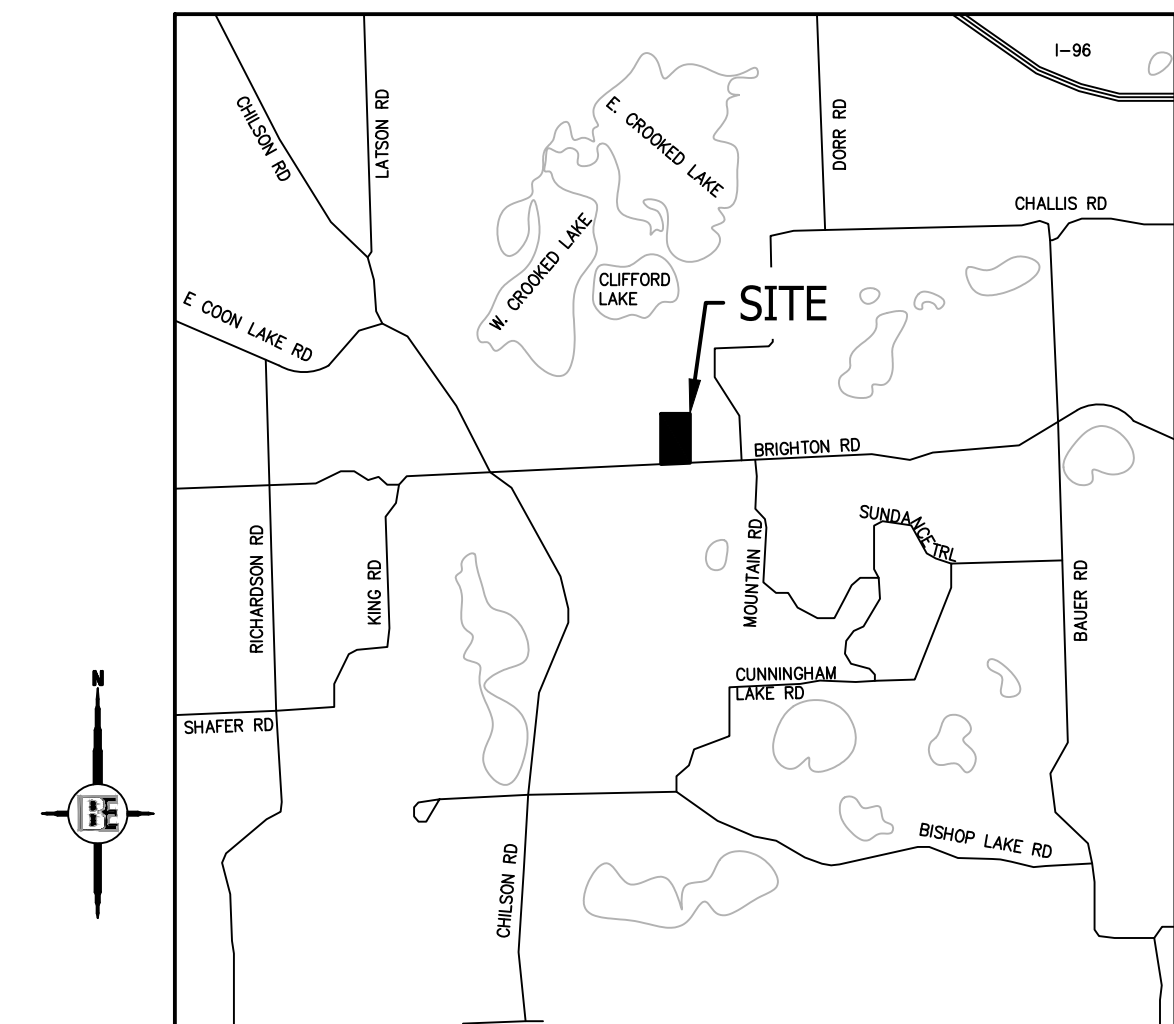
**PROPERTY DESCRIPTION:**

LEGAL DESCRIPTION PER TITLEAMERICA, COMMITMENT NO: 110960, REVISION NO. 3, (EFFECTIVE DATE: June 23, 2004 @ 8:00 A.M.) AS SHOWN ON BOSS ENGINEERING SURVEY, JOB NO. 04422, DATED 9-9-04.

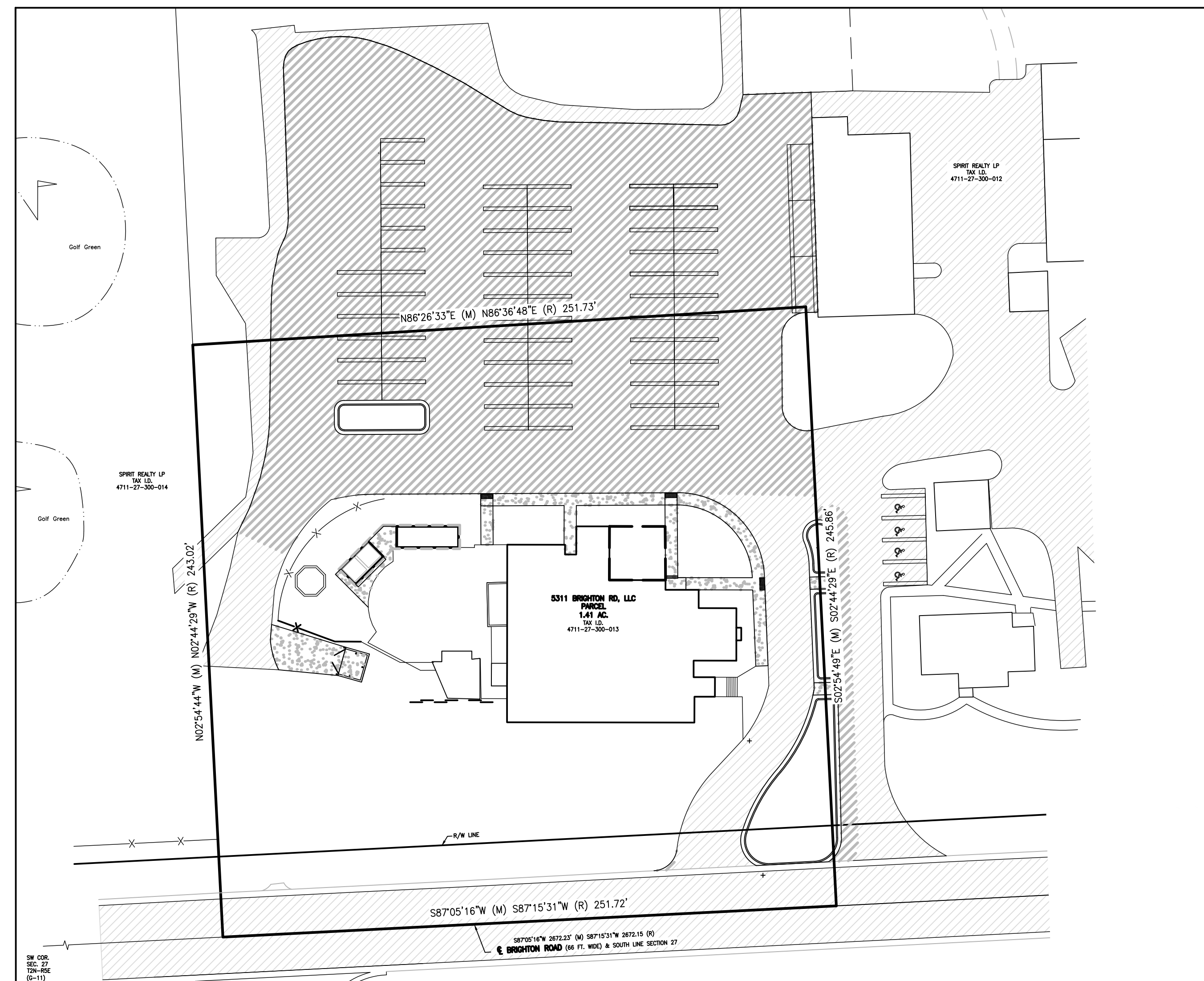
Land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 27, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, South 87 degrees 15 minutes 31 seconds West, 935.84 feet to the point of beginning of the Parcel to be described; thence continuing along the South line of said Section 27 and the centerline of Brighton Road, South 87 degrees 15 minutes 31 seconds West, 251.72 feet; thence North 02 degrees 44 minutes 29 seconds West, 243.02 feet; thence North 86 degrees 36 minutes 48 seconds East, 251.73 feet; thence South 02 degrees 44 minutes 29 seconds East, 245.86 feet to the point of beginning

# SITE PLAN/CONSTRUCTION PLAN FOR 5311 BRIGHTON ROAD FACILITY UPDATE PART OF SW QUARTER, SECTION 27 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN 48116



**LOCATION MAP**  
NO SCALE



**OVERALL SITE MAP**  
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS PLAN
4	DEMOLITION PLAN
5	NATURAL FEATURES PLAN
6	SITE PLAN
7	GRADING, DRAINAGE, & SESC PLAN
8	CONSTRUCTION DETAILS
PLANS BY OTHERS LINDHOUT ASSOCIATES	
L1	PATIO & LANDSCAPE PLAN
A1	ACCESSORY BUILDING PLANS & ELEVATIONS
L201	PHOTOMETRIC CALCULATION SITE (CLARUS LIGHTING & CONTROLS)
D&B	ACOUSTIC STUDY PLAN

**UTILITY CONTACTS**

CABLE/FIBER OPTIC/TELEPHONE AT&T 1251 LAWSON DRIVE HOWELL, MI 48843 (800) 464-7928	ELECTRIC DTE 1095 LAWSON DRIVE HOWELL, MI 48843 (800) 477-4747
---------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

SEWER AND WATER DEPARTMENT OF PUBLIC WORKS 2911 DORR ROAD BRIGHTON, MI 48116 (800) 881-4109	GAS CONSUMERS ENERGY 1000 GRAND OAKS DRIVE HOWELL, MI 48843 (800) 477-5050
------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

**INDEMNIFICATION STATEMENT**

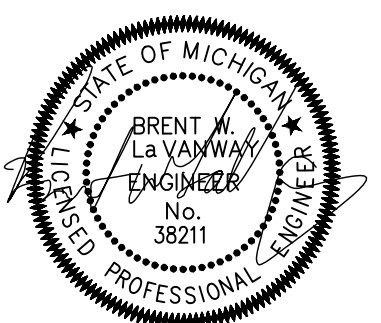
THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

**CONTRACTOR:**  
TNT INSPECTION SERVICES  
234 MEADOW POINTE DR.  
FENTON, MI 48430  
CONTACT: TODD ARNOLD  
PHONE: (810) 772-1090  
EMAIL: todd@tntinspectionsservices.com

**ARCHITECT:**  
LINDHOUT ASSOCIATES  
10465 CITATION DRIVE  
BRIGHTON, MI 48116  
CONTACT: MIKE KENNEDY, AIA  
PHONE: (810) 227-5668  
EMAIL: mjk@lindhout.com

**PREPARED FOR:**  
5311 BRIGHTON ROAD, LLC  
4684 CLIFFORD ROAD  
BRIGHTON, MI 48116  
CONTACT: ANDREW PERRI  
PHONE: (586)-707-0182  
EMAIL: aperrri@pinnaclwealthonline.com

**PREPARED BY:**  
**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670  
CONTACT: BRENT LAVANWAY  
PHONE: 517.547.4836



10	JP	BL	SITE PLAN REVISION PER CLIENT	05/12/26
9	JP	BL	SITE PLAN REVISION PER CLIENT	06/11/24
8	JP	BL	SITE PLAN REVISION PER TOWNSHIP	04/18/24
7	JP	BL	SITE PLAN REVISION PER CLIENT	03/12/24
6	JP	BL	SITE PLAN REVISION PER CLIENT	02/05/24
5	JP	BL	SITE PLAN REVISION PER CLIENT	12/11/23
4	JP	BL	SITE PLAN REVISION PER CLIENT	11/14/23
3	JP	BL	SITE PLAN REVISION PER CLIENT	10/23/23
2	JP	BL	SITE PLAN REVISION PER TOWNSHIP	08/28/23
1	JP	BL	ZONING VARIANCE PER TOWNSHIP	08/17/23
NO	BY	CK	REVISION	DATE

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION--SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
6. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
7. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
10. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
13. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
14. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
16. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
17. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
18. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
19. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
21. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
22. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
23. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
24. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT, ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
26. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION, IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
27. THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
28. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKING AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SURVEYOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
29. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (CABLE, ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
30. DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
31. COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
32. PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERECTED AROUND THE TREE DRIPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
33. THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE PROVISIONS.
34. SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

**INDEMNIFICATION STATEMENT**

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE, AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

**GENERAL GRADING & SESC NOTES**

1. THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL METHODS SHALL BE INCIDENTAL TO THE SCOPE OF WORK.
2. ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SESC MEASURES BE UTILIZED.
3. AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON-SITE.
4. AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MDEGL REGULATIONS AND BEST PRACTICES, ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
6. THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
7. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
8. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
9. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
10. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
11. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

**GENERAL LANDSCAPE NOTES**

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
  2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
  3. ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEANEOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
  4. PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
  5. ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5-FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
  6. LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
  7. ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
  8. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
  9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
  10. EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
  11. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
12. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.
- SEED MIXTURE SHALL BE AS FOLLOWS:  
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADLPHI, RUGBY, GLADE, OR PARADE) 30%  
 RUBY RED OR DAWSON RED FINE FESCUE 30%  
 ATLANTA RED FESCUE 20%  
 PENNINE PERENNIAL RYE 20%
- THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
- 10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE  
 0 % PHOSPHATE  
 10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE
- THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
13. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE CONFORMANCE WITH THE GRADING PLAN.
  14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

**GENERAL UTILITY NOTES**

1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT 68A STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
3. BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
4. BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL MDOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE, WHERE THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD. SUITABLE SITE MATERIALS MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE, WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD, GRANULAR MATERIAL, MDOT CLASS II OR III, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. COMPACTION SHALL BE 95% AS DETERMINED BY AASHTO T99.
5. 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

**GENERAL SANITARY NOTES**

1. ALL SANITARY PIPE LENGTHS ARE SHOWN FROM C/L OF STRUCTURE TO C/L OF STRUCTURE.
2. SANITARY PIPE MATERIALS SHALL BE AS FOLLOWS:  
 2.1. PVC SDR-23.5 (SANITARY LEADS)
3. ALL PVC SDR SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND D2241. PVC SCHD 40 PIPE SHALL MEET THE REQUIREMENTS OF ASTM D1785. GASKET JOINTS FOR SANITARY PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3139 AND D3212.
4. SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0%.

**GENERAL WATERMAIN NOTES**

1. WATERMAIN PIPE MATERIALS SHALL BE AS FOLLOWS:  
 1.1. TYPE 'K' COPPER (WATER LATERAL - MAIN TO CURB STOP)  
 1.2. HDPE DR-9 (WATER LATERAL - CURB STOP TO STUB)
2. WATERMANS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651. BAC-T SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH R235.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 399, AS AMENDED.
3. WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 5.5' OF COVER FROM FINISHED GRADE TO TOP OF PIPE AND NO MORE THAN 8' OF COVER, UNLESS SPECIAL CONDITIONS WARRANT.
4. WATERMAIN VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES, NON-RISING STEMS, COUNTERCLOCKWISE OPEN, AWWA C509.

**LINES & HATCHES LEGEND**

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
900	+ 922.08	SPOT ELEVATION
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
X	X	FENCE
---	---	SILT FENCE
---	---	WETLAND BOUNDARY
---	---	LIMITS OF GRADING/CLEARING
---	---	LIMITS OF DRAINAGE
---	---	MODIFIED CURB
---	---	CONCRETE
---	---	HIGH STRENGTH CONCRETE
---	---	ASPHALT
---	---	HIGH STRENGTH ASPHALT
---	---	WETLAND
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)

**LIGHTING LEGEND**

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	DOUBLE FIXTURE LIGHT POLE
---	---	SINGLE FIXTURE LIGHT FIXTURE
---	---	WALL MOUNTED LIGHT FIXTURE
---	---	GROUND LIGHT FIXTURE
---	---	FOOT CANDLES ON SITE
---	---	FOOT CANDLES OFF SITE
---	---	FOOT CANDLES CONTOURS
---	---	CANOPY MOUNTED LIGHT FIXTURE

**LANDSCAPE LEGEND**

EXISTING CONIFER TREE	EXISTING DECIDUOUS TREE
PROPOSED CONIFER TREE	PROPOSED DECIDUOUS TREE
PROPOSED TREE PROTECTION	PROPOSED ORNAMENTAL TREE
PROPOSED SHRUBS	PROPOSED GRASSES & PERENNIALS
SOD	PROPOSED LANDSCAPE BOULDER
SEED	
MULCH	

**SYMBOL LEGEND**

---	STORM DRAINAGE FLOW
---	GUY WIRE
---	POWER POLE
---	TRANSFORMER PAD
---	ELECTRICAL RISER
---	U.G. ELECTRICAL MARKER
---	ELECTRICAL METER
---	AIR CONDITIONING UNIT
---	TELEPHONE RISER
---	U.G. TELEPHONE MARKER
---	GAS RISER
---	U.G. GAS MARKER
---	GAS METER
---	CABLE TV RISER
---	U.G. CABLE TV MARKER
---	MAILBOX
---	WELL
---	WATER MANHOLE
---	GATE VALVE (EXISTING)
---	GATE VALVE (PROPOSED)
---	HYDRANT (EXISTING)
---	HYDRANT (PROPOSED)
---	CATCH BASIN (EXISTING)
---	YARD CATCH BASIN (EXISTING)
---	CATCH BASIN (PROPOSED)
---	STORM MANHOLE (EXISTING)
---	STORM MANHOLE (PROPOSED)
---	END SECTION (EXISTING)
---	END SECTION (PROPOSED)
---	SANITARY MANHOLE (EXISTING)
---	SANITARY MANHOLE (PROPOSED)
---	STORM MANHOLE (PROPOSED)
---	MONUMENT FOUND
---	HUB SET
---	SECTION CORNER
---	GAS PUMP
---	ANTENNA
---	SATELLITE DISH
---	NEWSPAPER BOX
---	PARKING METER
---	PHONE BOOTH
---	HANDICAP SYMBOL
---	BENCHMARK
---	LIGHT POLE

**ABBREVIATIONS**

FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
T/A	TOP OF ASPHALT
T/C	TOP OF CONCRETE/CURB
T/W	TOP OF WALK
T/P	TOP OF PIPE
B/P	BOTTOM OF PIPE
F/L	FLOW LINE
RIM	RIM ELEVATION (AT FLOW LINE)
INV	INVERT ELEVATION
MH	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YD	YARD DRAIN
RD	ROOF DRAIN
FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
GPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
GV	GATE VALVE
QVW	GATE VALVE IN WELL
QVB	GATE VALVE IN BOX
HYD	HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UP	UTILITY POLE
NFV	NOT FIELD VERIFIED
TR	TO BE REMOVED
L	LIBER
P	PAGE
L.C.R.	LIVINGSTON COUNTY RECORDS
(M&R)	MEASURED AND RECORD
L.O.B.	POINT OF BEGINNING

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO COMPLETELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS.

BEFORE ANY WORK BEGINS, THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-487-7171 TO LOCATE ALL UTILITIES.

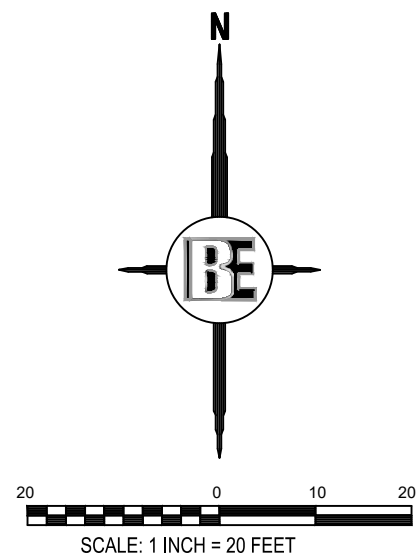
**BEBOSS Engineering**  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670

PROJECT	PREPARED FOR	TITLE
5311 BRIGHTON ROAD FACILITY UPDATES	5311 BRIGHTON ROAD, LLC 4684 CLIFFORD ROAD BRIGHTON, MI 48116 (586) 707-0182	GENERAL NOTES & LEGEND

DATE	REVISION	DESCRIPTION
08/17/23	1	ZONING VARIANCE PER TOWNSHIP
08/28/23	2	SITE PLAN REVISION PER CLIENT
10/23/23	3	SITE PLAN REVISION PER CLIENT
11/14/23	4	SITE PLAN REVISION PER CLIENT
12/11/23	5	SITE PLAN REVISION PER CLIENT
02/05/24	6	SITE PLAN REVISION PER CLIENT
03/12/24	7	SITE PLAN REVISION PER TOWNSHIP
04/19/24	8	SITE PLAN REVISION PER CLIENT
05/17/24	9	SITE PLAN REVISION PER CLIENT
05/17/24	10	SITE PLAN REVISION PER CLIENT

DESIGNED BY: BL  
 DRAWN BY: JP  
 CHECKED BY:  
 SCALE: NO SCALE  
 JOB NO: 23-201  
 DATE: 07/31/23  
 SHEET NO. 2

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO WARRANTY, COMPLETE OR INCOMPLETE, IS MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**PARCEL INFORMATION:**  
 PARCEL ID: #4711-27-300-013  
 ZONING: MURPD  
 ADDRESS: 5311 BRIGHTON ROAD, BRIGHTON, MI 48116

**PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:**  
 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

SEC 27 T2N R5E COMM S 1/4 COR SE TH S87°W 935.84 FT TO POB TH S87°W 251.72 FT TH N02°W 243.02 FT TH N86°E 251.73 FT TH S02°E 245.86 FT TO POB CONT 1.41 AC M/L SPLIT 5/92 FR 003

**SITE BENCHMARKS (NAVD88 DATUM):**  
 -BM #200 = BM BNT E/SIDE 15" PINE  
 ELEV.=995.54  
 -BM #201 = BM BNT W/SIDE ENTRANCE SIGN  
 ELEV.=992.51

**EXISTING PARKING SPACE INFORMATION:**  
 (8) STANDARD 9' x 19' SPACES  
 (4) BARRIER-FREE HANDICAP 9' x 19' SPACES

**NRCS EXISTING SOILS DATA:**  
 FoA FOX SANDY LOAM 0-2% SLOPES  
 FbD FOX-BOYER COMPLEX 12-18% SLOPES

- GENERAL SURVEY NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
  - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
  - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
  - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
  - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
  - THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH PREVIOUS DRAWINGS PREPARED BY BOSS ENGINEERING.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
  - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

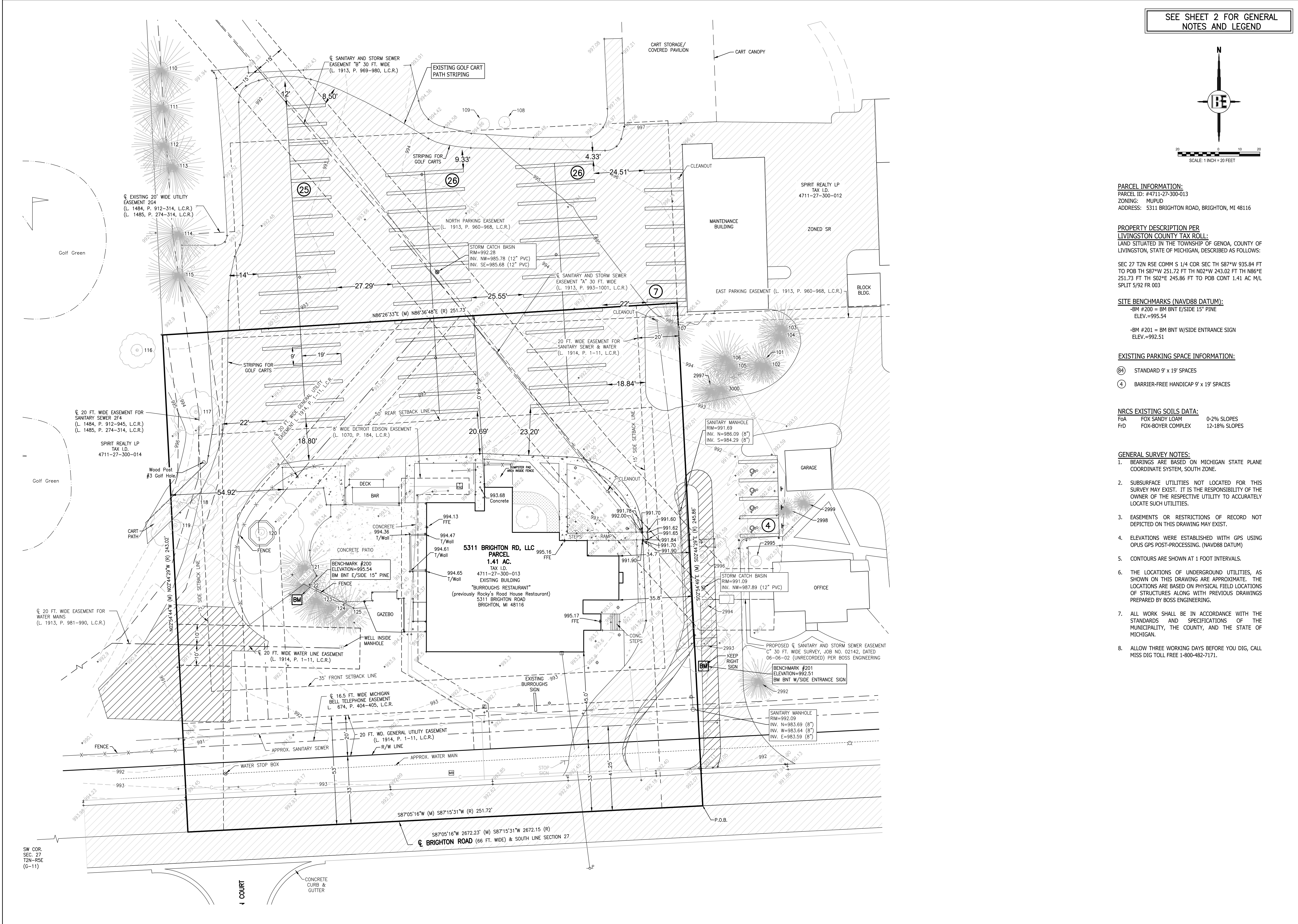
**BEBOSS**  
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**5311 BRIGHTON ROAD FACILITY UPDATES**  
 PROJECT  
 PREPARED FOR  
 5311 BRIGHTON ROAD, LLC  
 4684 CLIFFORD ROAD  
 BRIGHTON, MI 48116  
 (586) 707-0182

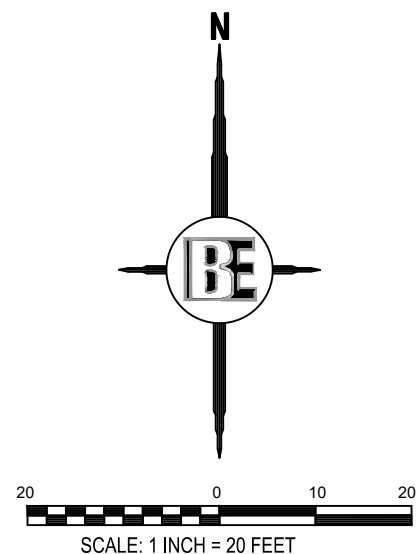
**EXISTING CONDITIONS PLAN**  
 TITLE

10	UP	SITE PLAN REVISION PER CLIENT	05/12/26
9	UP	SITE PLAN REVISION PER CLIENT	05/11/24
8	UP	SITE PLAN REVISION PER TOWNSHIP	04/19/24
7	UP	SITE PLAN REVISION PER CLIENT	03/12/24
6	UP	SITE PLAN REVISION PER CLIENT	02/05/24
5	UP	SITE PLAN REVISION PER CLIENT	12/11/23
4	UP	SITE PLAN REVISION PER CLIENT	11/14/23
3	UP	SITE PLAN REVISION PER CLIENT	10/23/23
2	UP	SITE PLAN REVISION PER TOWNSHIP	08/28/23
1	UP	ZONING VARIANCE PER TOWNSHIP	08/17/23

DESIGNED BY: BL  
 DRAWN BY: JP  
 CHECKED BY:  
 SCALE: 1" = 20'  
 JOB NO: 23-201  
 DATE: 07/31/23  
 SHEET NO. 3



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**PARCEL INFORMATION:**  
 PARCEL ID: #4711-27-300-013  
 ZONING: MURPUD  
 ADDRESS: 5311 BRIGHTON ROAD, BRIGHTON, MI 48116

**PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:**  
 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

SEC 27 T2N R5E COMM S 1/4 COR SEC TH S87°W 935.84 FT TO POB TH S87°W 251.72 FT TH N02°W 243.02 FT TH N86°E 251.73 FT TH S02°E 245.86 FT TO POB CONT 1.41 AC M/L SPLIT 5/92 FR 003

**SITE BENCHMARKS (NAVD88 DATUM):**  
 -BM #200 = BM BNT E/SIDE 15" PINE  
 ELEV.=995.54  
 -BM #201 = BM BNT W/SIDE ENTRANCE SIGN  
 ELEV.=992.51

**EXISTING PARKING SPACE INFORMATION:**  
 (84) STANDARD 9' x 19' SPACES  
 (4) BARRIER-FREE HANDICAP 9' x 19' SPACES

**NRCS EXISTING SOILS DATA:**  
 FoA FOX SANDY LOAM 0-2% SLOPES  
 FbD FOX-BOYER COMPLEX 12-18% SLOPES

- GENERAL SURVEY NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
  - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
  - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
  - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
  - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
  - THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH PREVIOUS DRAWINGS PREPARED BY BOSS ENGINEERING.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
  - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

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

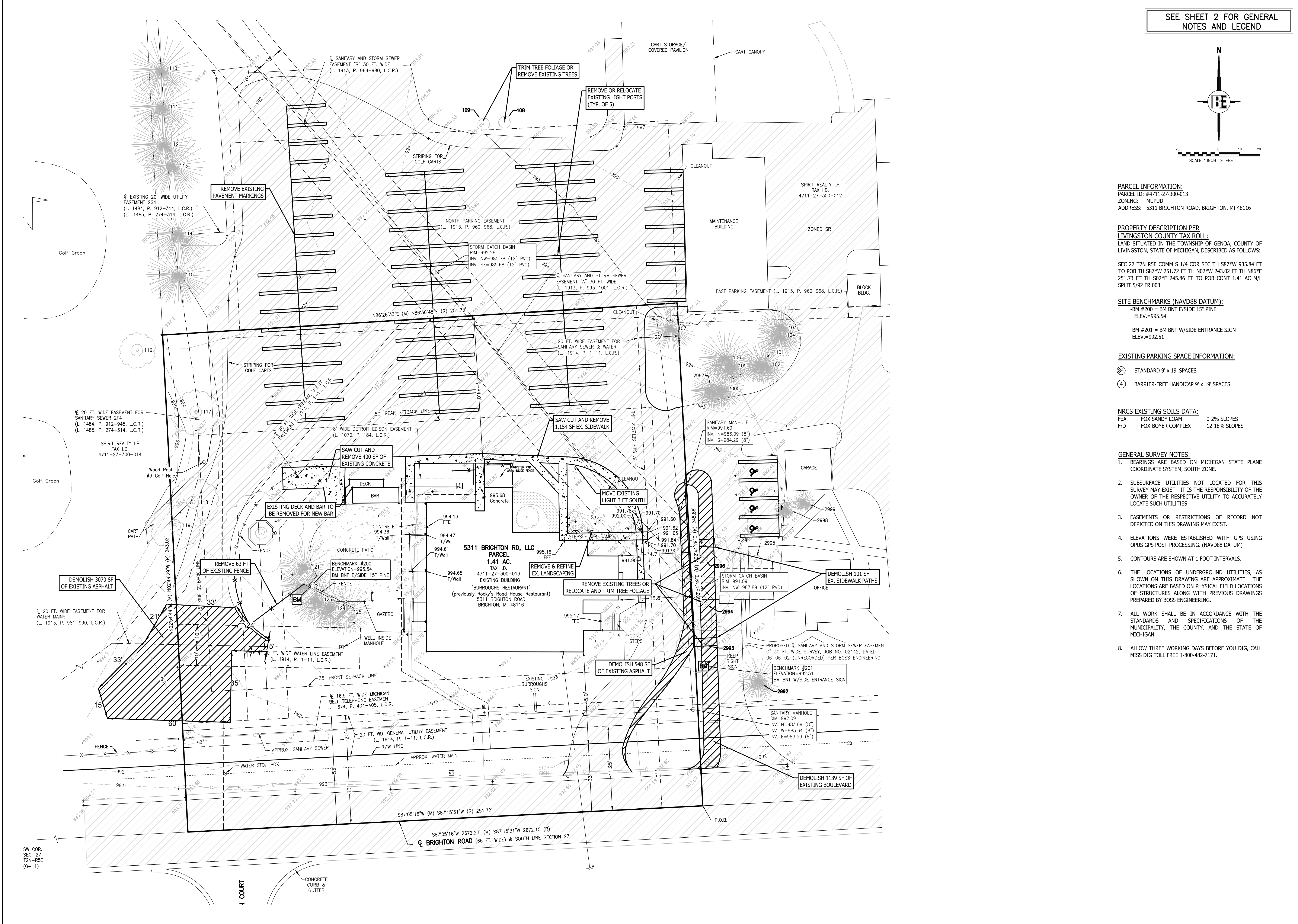
**5311 BRIGHTON ROAD FACILITY UPDATES**  
 PROJECT  
 PREPARED FOR  
 5311 BRIGHTON ROAD, LLC  
 4684 CLIFFORD ROAD  
 BRIGHTON, MI 48116  
 (586) 707-0182

**DEMOLITION PLAN**  
 TITLE

NO.	DATE	DESCRIPTION
10	08/12/26	SITE PLAN REVISION PER CLIENT
9	08/11/24	SITE PLAN REVISION PER CLIENT
8	04/19/24	SITE PLAN REVISION PER TOWNSHIP
7	03/12/24	SITE PLAN REVISION PER CLIENT
6	02/05/24	SITE PLAN REVISION PER CLIENT
5	12/11/23	SITE PLAN REVISION PER CLIENT
4	11/14/23	SITE PLAN REVISION PER CLIENT
3	10/23/23	SITE PLAN REVISION PER CLIENT
2	08/28/23	SITE PLAN REVISION PER TOWNSHIP
1	08/17/23	ZONING VARIANCE PER TOWNSHIP

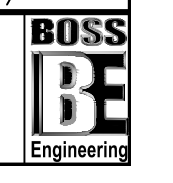
DESIGNED BY: BL  
 DRAWN BY: JP  
 CHECKED BY:  
 SCALE: 1" = 20'  
 JOB NO: 23-201  
 DATE: 07/31/23

SHEET NO. 4



SW COR. SEC. 27 T2N-R5E (6-11)

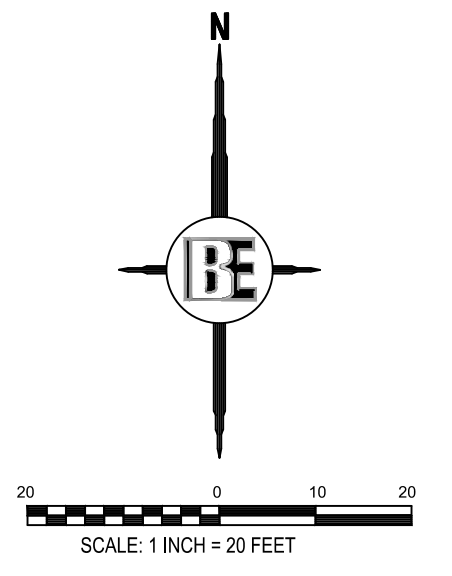
COURT



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

**LEGEND**

- NATURAL FEATURE TYPE BOUNDARY
- EXISTING DRAINAGE FLOW
- EXISTING 1-FT CONTOURS
- EXISTING TREES



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  - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
  - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING (NAVD88 DATUM).
  - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
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  - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

**PARCEL INFORMATION:**  
 PARCEL ID: #4711-27-300-013  
 ZONING: MURPUD  
 ADDRESS: 5311 BRIGHTON ROAD, BRIGHTON, MI 48116

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 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
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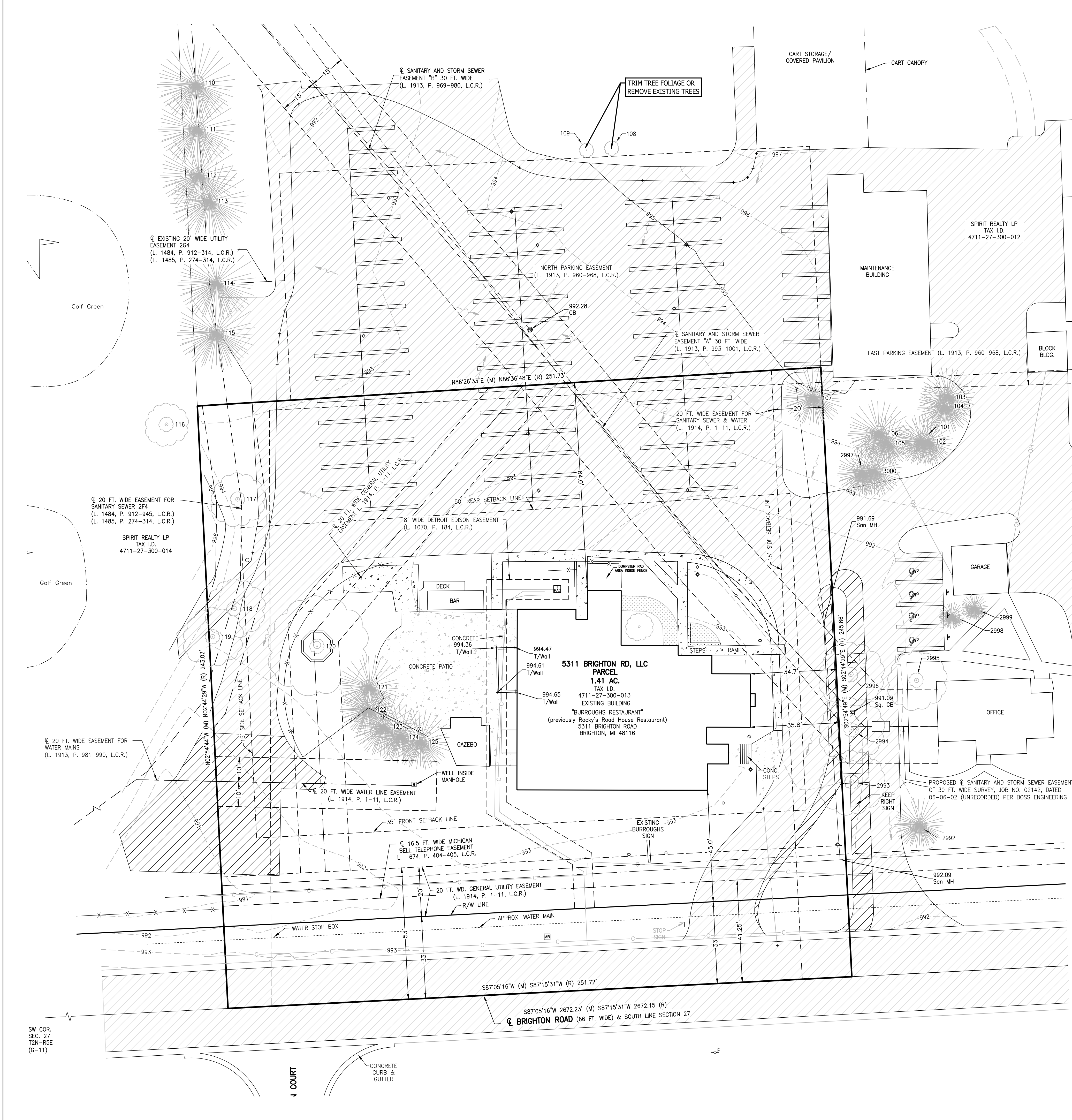
**NRCS EXISTING SOILS DATA:**  
 FoA FOX SANDY LOAM 0-2% SLOPES  
 FbD FOX-BOYER COMPLEX 12-18% SLOPES

**Tree Inventory List**

Job Number: 23-201  
 Job Location: 5311 Brighton Road Brighton, MI 48116  
 Date: Wednesday, June 28, 2023  
 Performed By: Jennifer M. Austin, PLA

**Condition Description Notes:**  
 "Good" - no observed structural defects\*  
 "Fair" - minor structural defects, marginal form, or some insect activity noted\*  
 "Poor" - major structural defects, poor form, or insect infested\*  
 \*Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Other Dia.	Condition
2992	Abies Concolor	White Fir	19"		Good
2993	Gleditsia Triacanthos	Honey Locust	19"		Good
2994	Gleditsia Triacanthos	Honey Locust	19"		Good
2995	Acer Rubrum	Red Maple	9.5"		Good
2996	Gleditsia Triacanthos	Honey Locust	23"		Good
2997	Pinus Strobus	Eastern White Pine	60' Tall		Good
2998	Thuja occidentalis	Arborvitae	10.5"		Fair
2999	Thuja occidentalis	Arborvitae	9"		Fair
3000	Pinus Strobus	Eastern White Pine	65' Tall		Good
101	Pinus Strobus	Eastern White Pine	65' Tall		Good
102	Pinus Strobus	Eastern White Pine	65' Tall		Poor
103	Pinus Strobus	Eastern White Pine	65' Tall		Good
104	Pinus Strobus	Eastern White Pine	65' Tall		Good
105	Pinus Strobus	Eastern White Pine	65' Tall		Good
106	Pinus Strobus	Eastern White Pine	65' Tall		Good
107	Pinus Sylvestris	Scotch Pine	60' Tall		Good
108	Pinus Strobus	Eastern White Pine	65' Tall		Good
109	Pinus Strobus	Eastern White Pine	65' Tall		Good
110	Pinus Strobus	Eastern White Pine	65' Tall		Good
111	Pinus Strobus	Eastern White Pine	65' Tall		Good
112	Pinus Strobus	Eastern White Pine	65' Tall		Good
113	Pinus Strobus	Eastern White Pine	65' Tall		Good
114	Pinus Strobus	Eastern White Pine	65' Tall		Good
115	Pinus Strobus	Eastern White Pine	65' Tall		Good
116	Acer Rubrum	Red Maple	10"		Good
117	Acer Platanoides	Norway Maple	12"		Good
118	Acer Rubrum	Red Maple	13"		Good
119	Acer Rubrum	Red Maple	12"		Good
120	Gleditsia Triacanthos	Honey Locust	21"		Good
121	Pinus Strobus	Eastern White Pine	65' Tall		Good
122	Pinus Strobus	Eastern White Pine	65' Tall		Good
123	Pinus Strobus	Eastern White Pine	65' Tall		Good
124	Pinus Strobus	Eastern White Pine	65' Tall		Good
125	Pinus Strobus	Eastern White Pine	65' Tall		Good



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

**5311 BRIGHTON ROAD FACILITY UPDATES**

PROJECT: 5311 BRIGHTON ROAD, LLC  
 4684 CLIFFORD ROAD  
 BRIGHTON, MI 48116  
 (586) 707-0182

PREPARED FOR: 5311 BRIGHTON ROAD, LLC

DATE	REVISION	DESCRIPTION
08/17/23	1	ZONING VARIANCE PER TOWNSHIP
08/28/23	2	SITE PLAN REVISION PER CLIENT
11/14/23	3	SITE PLAN REVISION PER CLIENT
12/11/23	4	SITE PLAN REVISION PER CLIENT
02/05/24	5	SITE PLAN REVISION PER CLIENT
03/12/24	6	SITE PLAN REVISION PER CLIENT
04/19/24	7	SITE PLAN REVISION PER CLIENT
06/11/24	8	SITE PLAN REVISION PER CLIENT
09/17/24	9	SITE PLAN REVISION PER CLIENT
09/17/24	10	SITE PLAN REVISION PER CLIENT

DESIGNED BY: BL  
 DRAWN BY: JP  
 CHECKED BY:  
 SCALE: 1" = 20'  
 JOB NO: 23-201  
 DATE: 07/31/23  
 SHEET NO. 5

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

OWNER IS AGREEING TO A PERFORMANCE GUARANTEE FOR FUTURE PROPOSED SIDEWALK ALONG BRIGHTON ROAD.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO WARRANTY IS MADE BY THE CONTRACTOR FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE PLANS DEPARTMENT OF THE TOWNSHIP OF BRIGHTON, MI.

BE Engineering  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

**SITE DATA:**

GENOA TOWNSHIP  
PARCEL # 4711-27-300-013  
5311 BRIGHTON ROAD, BRIGHTON, MI 48116  
1.42 AC ±

ZONING: MIXED USE PLANNED URBAN DEVELOPMENT (MUPUD)  
EXISTING OFFICE BUILDING SF: 5,640 GSF ±  
EXISTING BUILDING USE: RESTAURANT  
PROPOSED OFFICE & BANQUET BUILDING SF: 6,144 GSF ±  
PROPOSED BUILDING USE: OFFICE & BANQUET BUILDING  
OFFICE HOURS: MON. - FRI. 8:30AM - 5PM  
BANQUET ROOM & PATIO TITLED, "BURROUGHS SOCIAL"  
SEASONAL PATIO USE: MAY 1 - SEPT. 15

MIN. LOT AREA REQUIRED FOR ZONING: 1 ACRE  
EX. LOT AREA: 1.42 AC ± (61,856 SQ FT)  
TOTAL EX. SITE AREA: 2.14 AC ± (93,076 SQ FT)  
TOTAL PR. WORKING AREA: 2.02 AC ± (87,814 SQ FT)

MIN. LOT WIDTH: 150 FT TOTAL EXISTING LOT WIDTH: 251.73 FT  
MAX. LOT COVERAGE: 40.0% BLDG, 85.0% IMPERVIOUS  
EXISTING LOT COVERAGE: 6.68% BLDG, 71.9% IMPERVIOUS  
PROPOSED LOT COVERAGE: 7.76% BLDG, 72.4% IMPERVIOUS  
IMPERVIOUS AREAS =

EXISTING ASPHALT PARKING	13,176 SF (0.30 AC)
PROPOSED ASPHALT PARKING	37,281 SF (0.86 AC)
EXISTING CONCRETE SIDEWALK	2,643 SF (0.06 AC)
PROPOSED CONCRETE SIDEWALK	1,662 SF (0.04 AC)
PROPOSED CONCRETE DUMPSTER PAD	532 SF (0.01 AC)
EXISTING CONCRETE CURB	643 SF (0.01 AC)
PROPOSED CONCRETE CURB	809 SF (0.02 AC)
EXISTING GAZEBO	307 SF (0.01 AC)
PROPOSED BAR	220 SF (0.01 AC)
PROPOSED BATHROOMS	140 SF (0.01 AC)
PROPOSED BURROUGHS SOCIAL BUILDING	6,144 SF (0.14 AC)
<b>SUBTOTAL:</b>	<b>63,557 SF (1.46 AC)</b>

PERVIOUS AREAS =

EXISTING LAWN/VEGETATION	23,910 SF (0.55 AC)
PROPOSED LANDSCAPE ISLAND	347 SF (0.01 AC)
<b>SUBTOTAL:</b>	<b>24,257 SF (0.56 AC)</b>
<b>GRAND TOTAL:</b>	<b>87,814 SF (2.02 AC)</b>

MIN. SETBACKS

RIGHT-OF-WAY:	REQUIRED:	EXISTING SETBACKS:
FRONT:	33-FT	33-FT
SIDE:	35-FT	45-FT
REAR:	15-FT	34.7-FT
MAX BLDG HGT:	50-FT	84-FT
	30-FT (LND)	30-FT (2-STORY)

PARKING CALCULATION:  
BANQUET AREA WILL INCLUDE A LIVE ENTERTAINMENT COMPONENT. MAXIMUM OCCUPANCY FOR BANQUET ROOM & PATIO IS 130 PEOPLE. REQUIRED PARKING FOR RESTAURANT/SOCIAL ROOM USE IS 1 SPACE PER 3 OCCUPANTS = 44 SPACES REQUIRED INCLUDING 2 BARRIER-FREE SPACES. (THIS USE WILL OCCUR DURING HOURS THE OFFICE IS NOT OCCUPIED.)

PROFESSIONAL OFFICE = 1 SPACE + BLDG/ 300 GSF = 1 + 5,640/ 300 = 20 TOTAL SPACES REQUIRED INCLUDING 1 BARRIER-FREE SPACE.

PROVIDED PARKING: 69 SPACES  
INCLUDING 4 BARRIER-FREE SPACES (PER TOWNSHIP REQUIREMENTS)

**PARKING DEMAND STATEMENT:**

THE REQUIRED PARKING CALCULATIONS ARE EXCLUSIVE TO EACH USE. THE DAILY DEMAND IS THE OFFICE USE WITH 20 SPACES. ONLY DURING THE MEMORIAL DAY TO LABOR DAY SEASON WOULD A MAXIMUM DEMAND OF 44 SPACES EXIST. THE PROVIDED NUMBER OF SPACES IS 69 WITH 65 TYPICAL PARKING SPACES AND 4 ADA ACCESSIBLE SPACES ONSITE.

SEE LANDSCAPE PLANS BY LINDHOUT & ASSOCIATES FOR NEW SIGN DETAIL.

**BURROUGHS SOCIAL PATIO HOURS OF OPERATION:**

SEASONALLY: MAY 1 - SEPT. 15

OPEN TO PUBLIC: (FOOD/BEVERAGE SERVICE) 130 MAX OCCUPANCY

THURSDAY: 5PM - 10PM LIGHT BACKGROUND MUSIC OR LIVE MUSIC (6:30PM - 10PM)

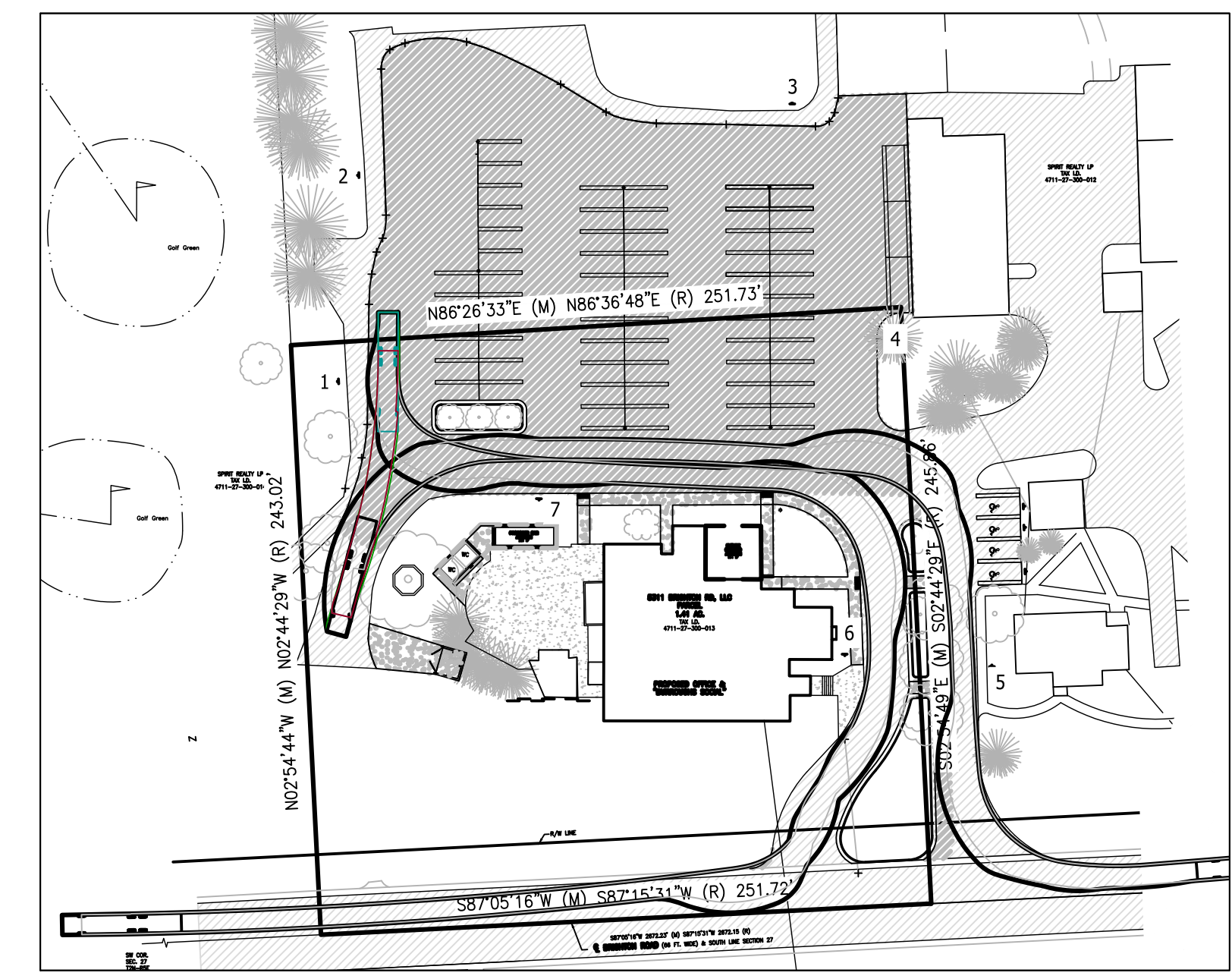
FRIDAY: 5PM - 10PM LIGHT BACKGROUND MUSIC OR LIVE MUSIC (6:30PM - 10PM)

SATURDAY: 11AM - 10PM LIGHT BACKGROUND MUSIC OR LIVE MUSIC FOR PRIVATE EVENT

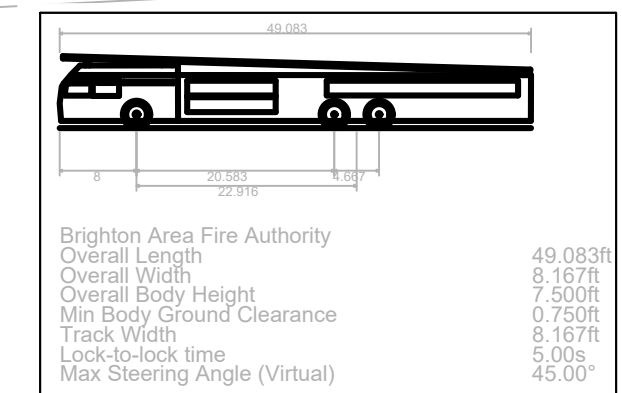
SUNDAY: 10AM - 2PM LIGHT BACKGROUND MUSIC

\*LIVE MUSIC IS MAX 3-PIECE MUSIC  
\*\*THURSDAY/FRIDAY NIGHT LIVE MUSIC IS FOR ONE NIGHT ONLY, NEVER BOTH

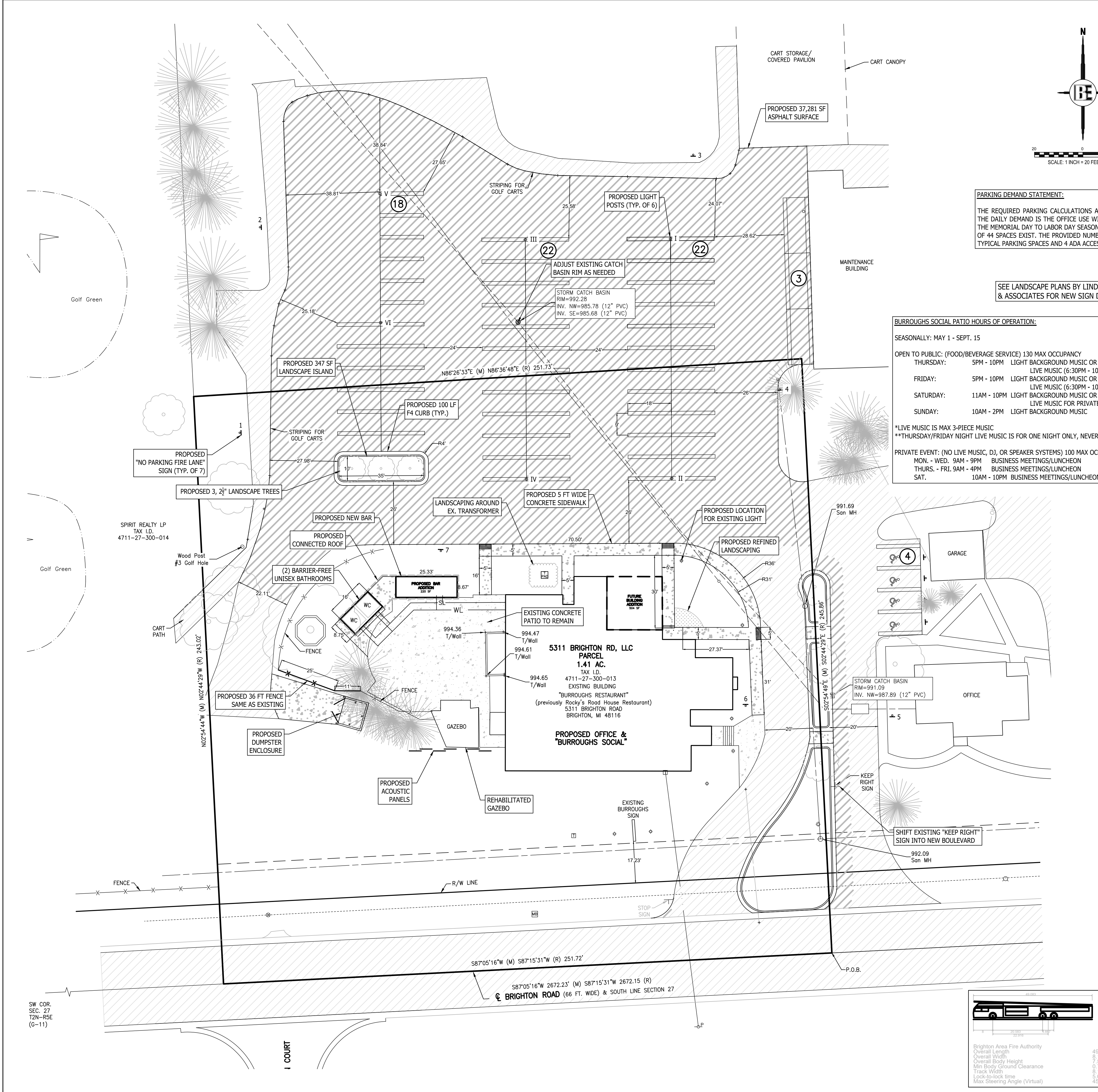
PRIVATE EVENT: (NO LIVE MUSIC, DJ, OR SPEAKER SYSTEMS) 100 MAX OCCUPANCY  
MON. - WED. 9AM - 9PM BUSINESS MEETINGS/LUNCHEON  
THURS. - FRI. 9AM - 4PM BUSINESS MEETINGS/LUNCHEON  
SAT. 10AM - 10PM BUSINESS MEETINGS/LUNCHEON



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND (120' HAMMERHEAD)  
2021 IFC APPENDIX D-1



FOR SITE PLAN APPROVAL ONLY!  
NOT FOR CONSTRUCTION



**5311 BRIGHTON ROAD FACILITY UPDATES**

5311 BRIGHTON ROAD, LLC  
4684 CLIFFORD ROAD  
BRIGHTON, MI 48116  
(981) 707-0182

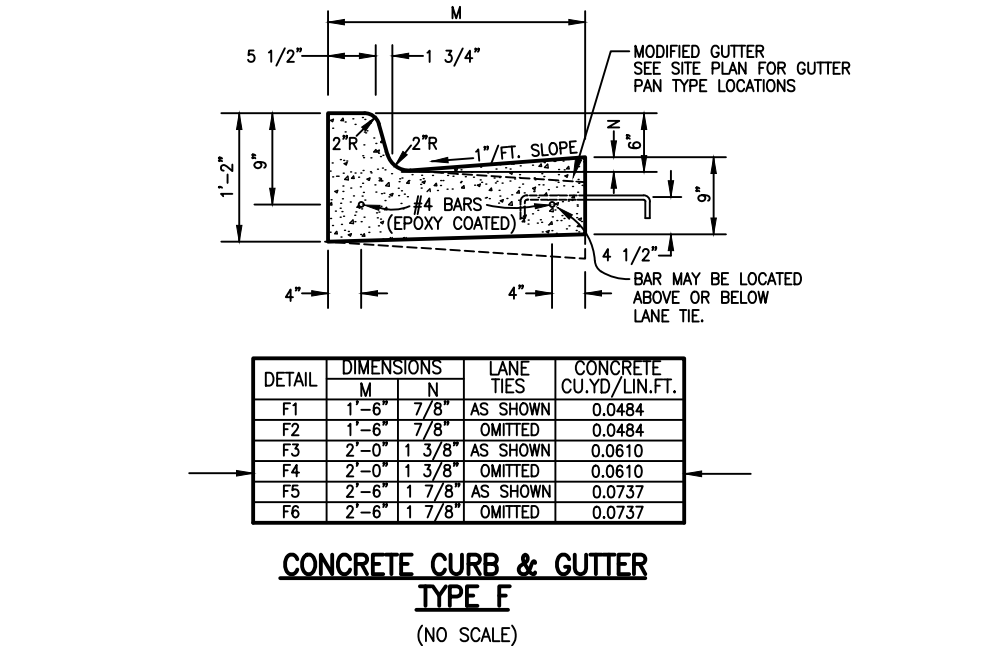
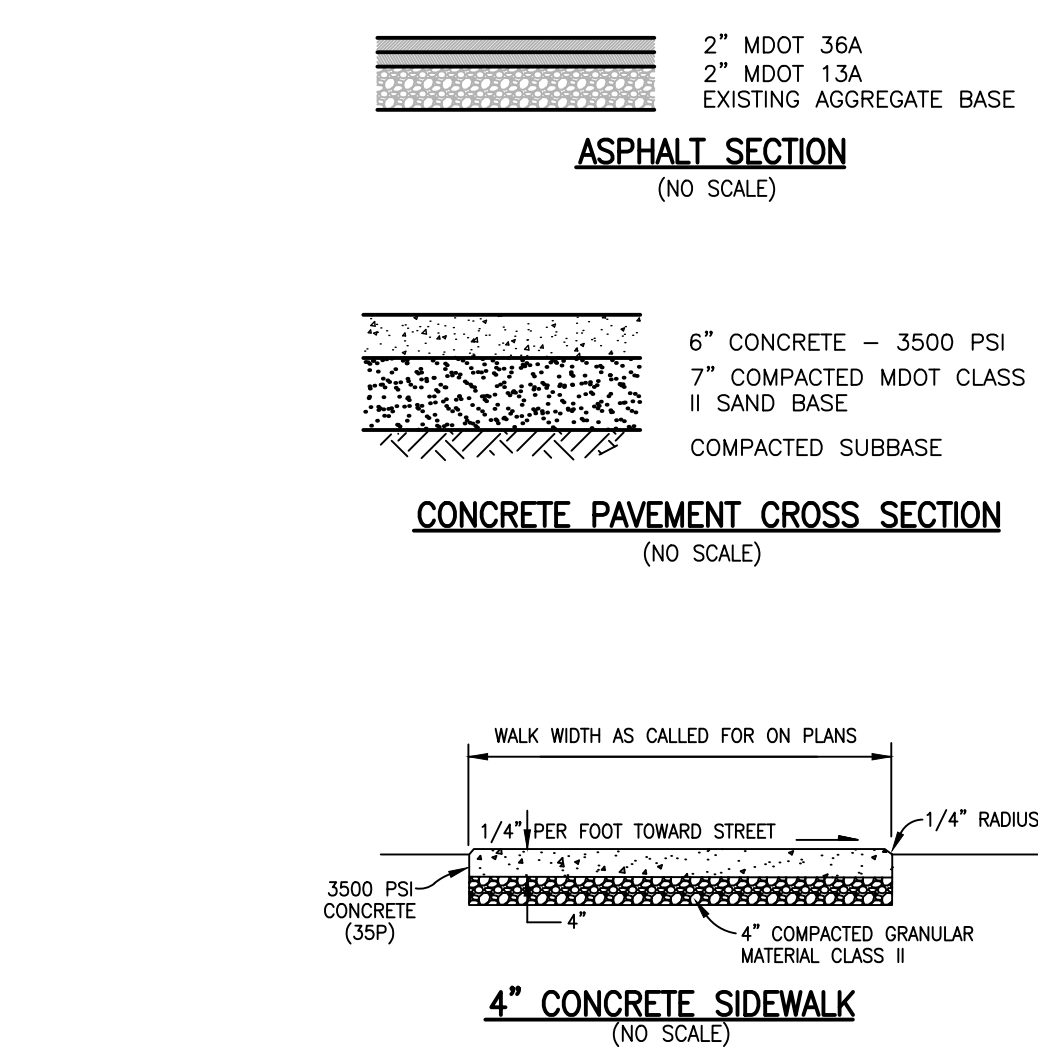
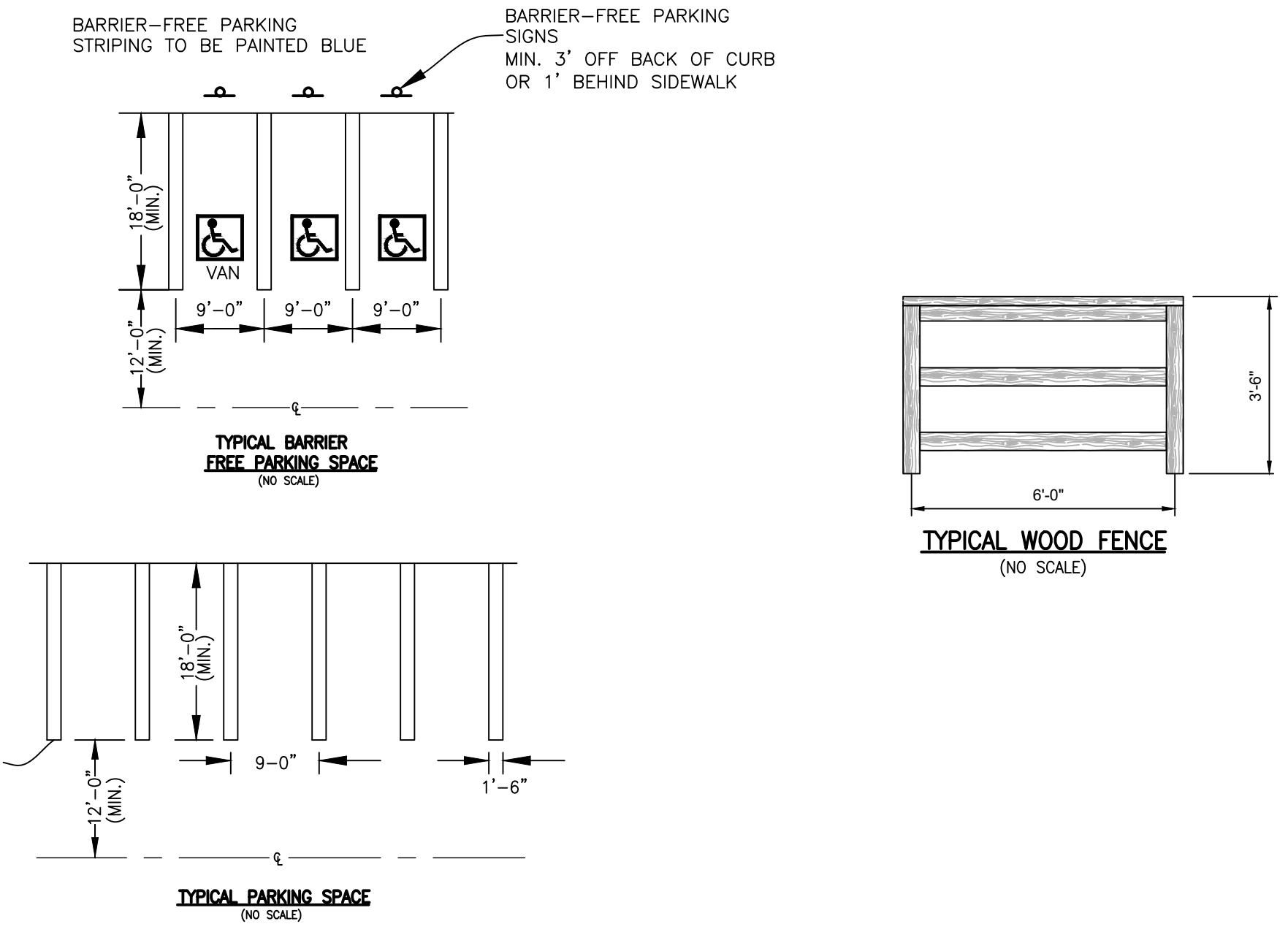
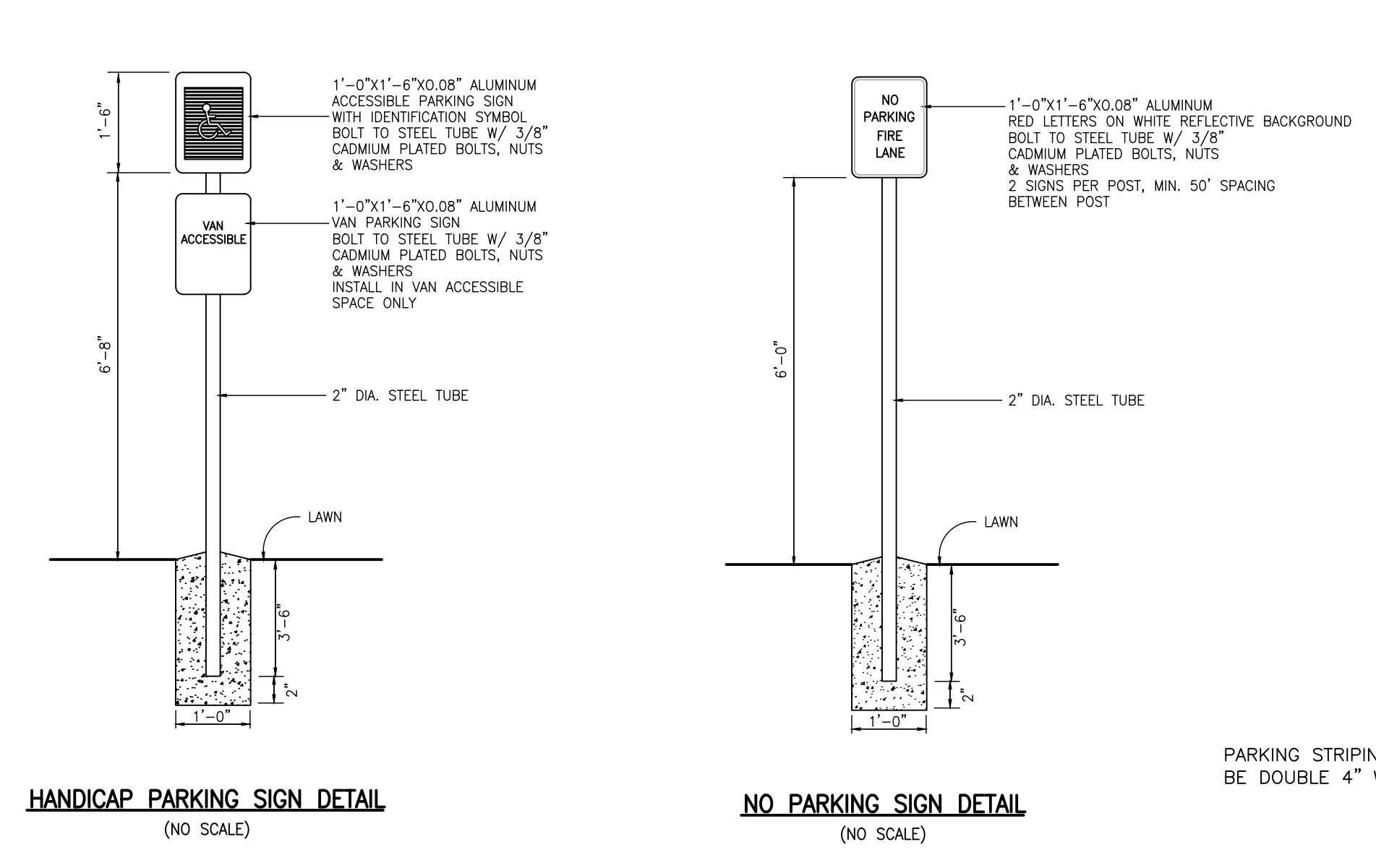
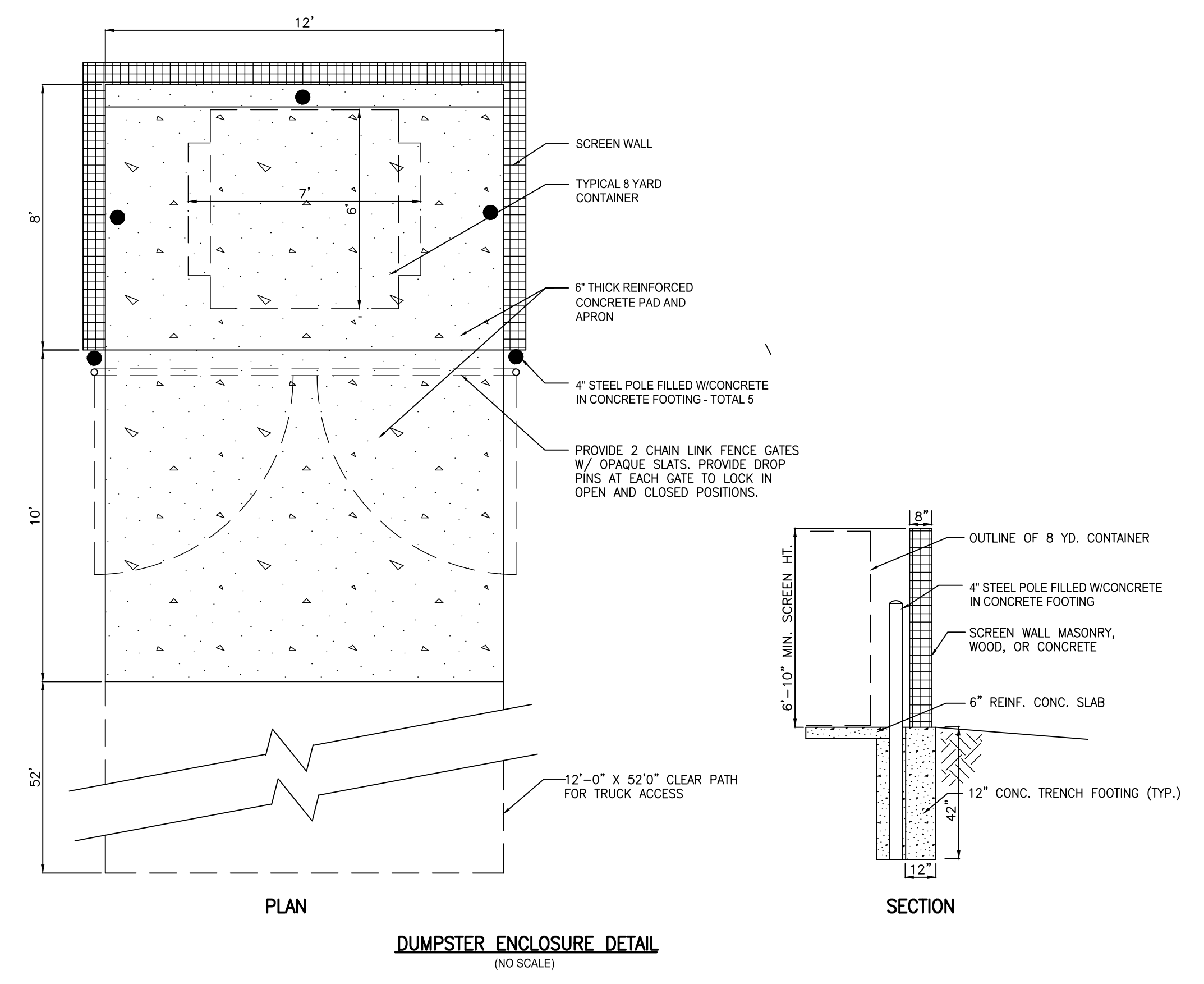
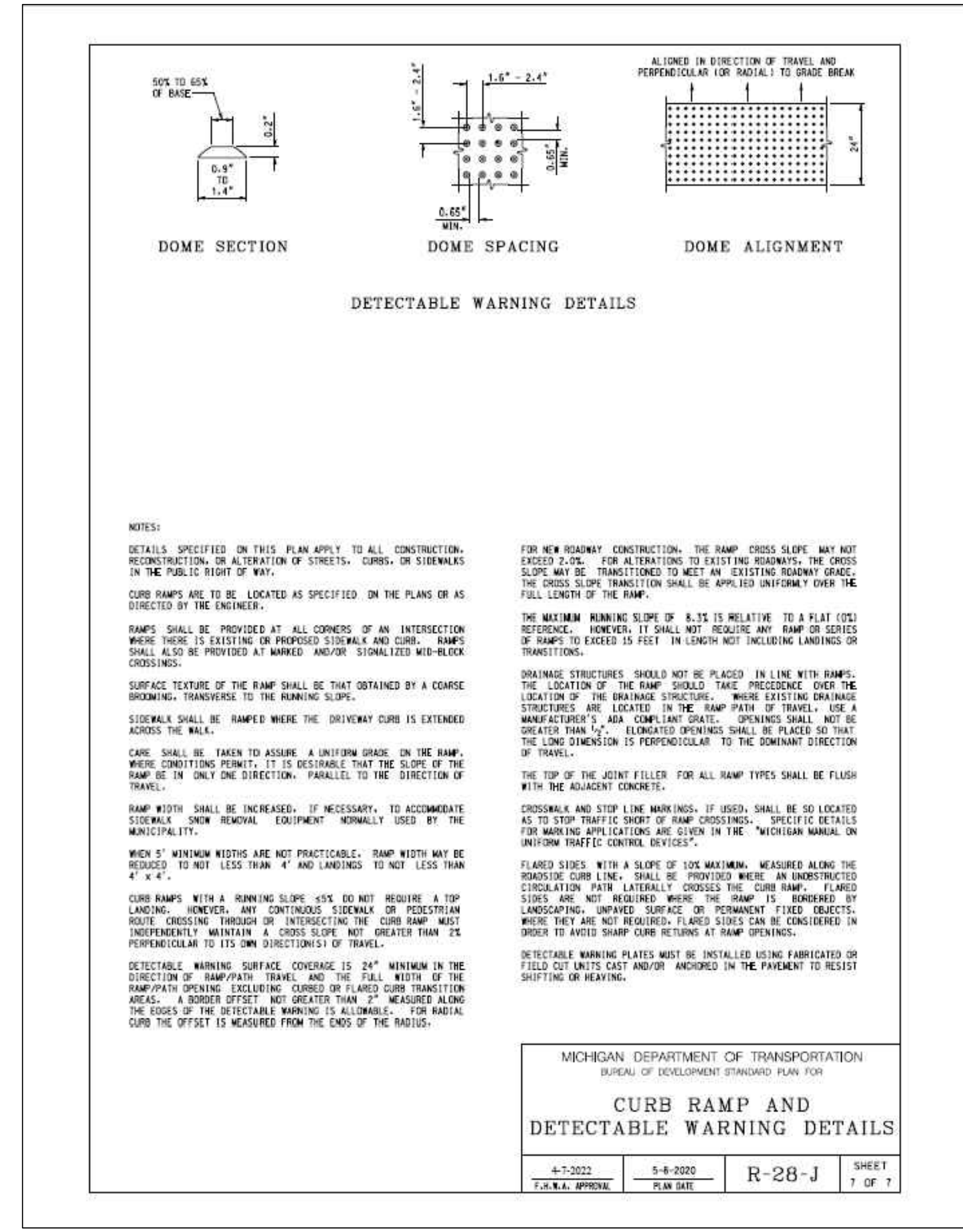
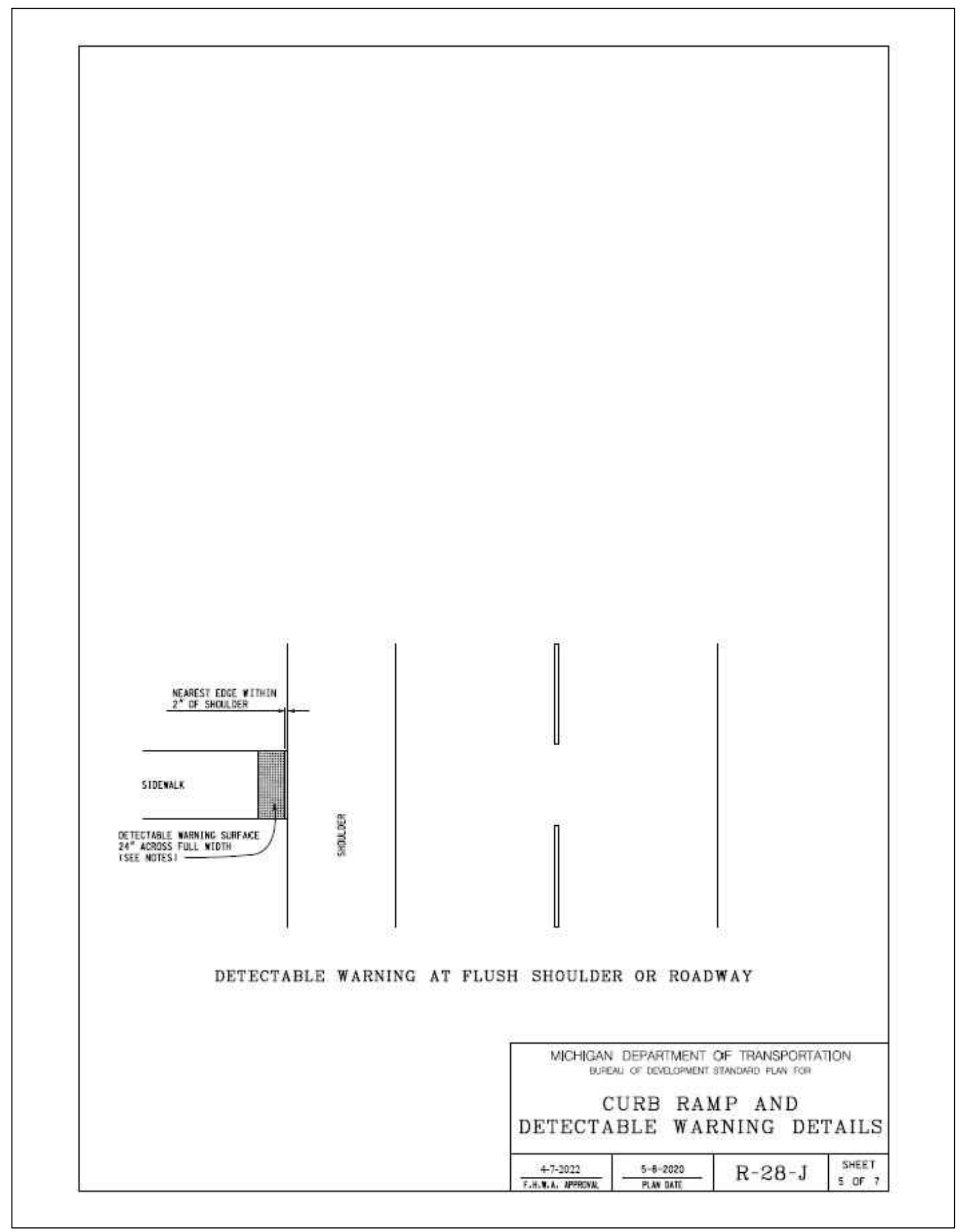
**SITE PLAN**

10	UP	SITE PLAN REVISION PER CLIENT	05/12/26
9	UP	SITE PLAN REVISION PER CLIENT	05/11/24
8	UP	SITE PLAN REVISION PER TOWNSHIP	04/19/24
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3	UP	SITE PLAN REVISION PER CLIENT	10/23/23
2	UP	SITE PLAN REVISION PER TOWNSHIP	08/28/23
1	UP	ZONING VARIANCE PER TOWNSHIP	08/17/23

DESIGNED BY: BL  
DRAWN BY: JP  
CHECKED BY:  
SCALE: 1" = 20'  
JOB NO: 23-201  
DATE: 07/31/23  
SHEET NO. 6



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



**BEBOSS Engineering**  
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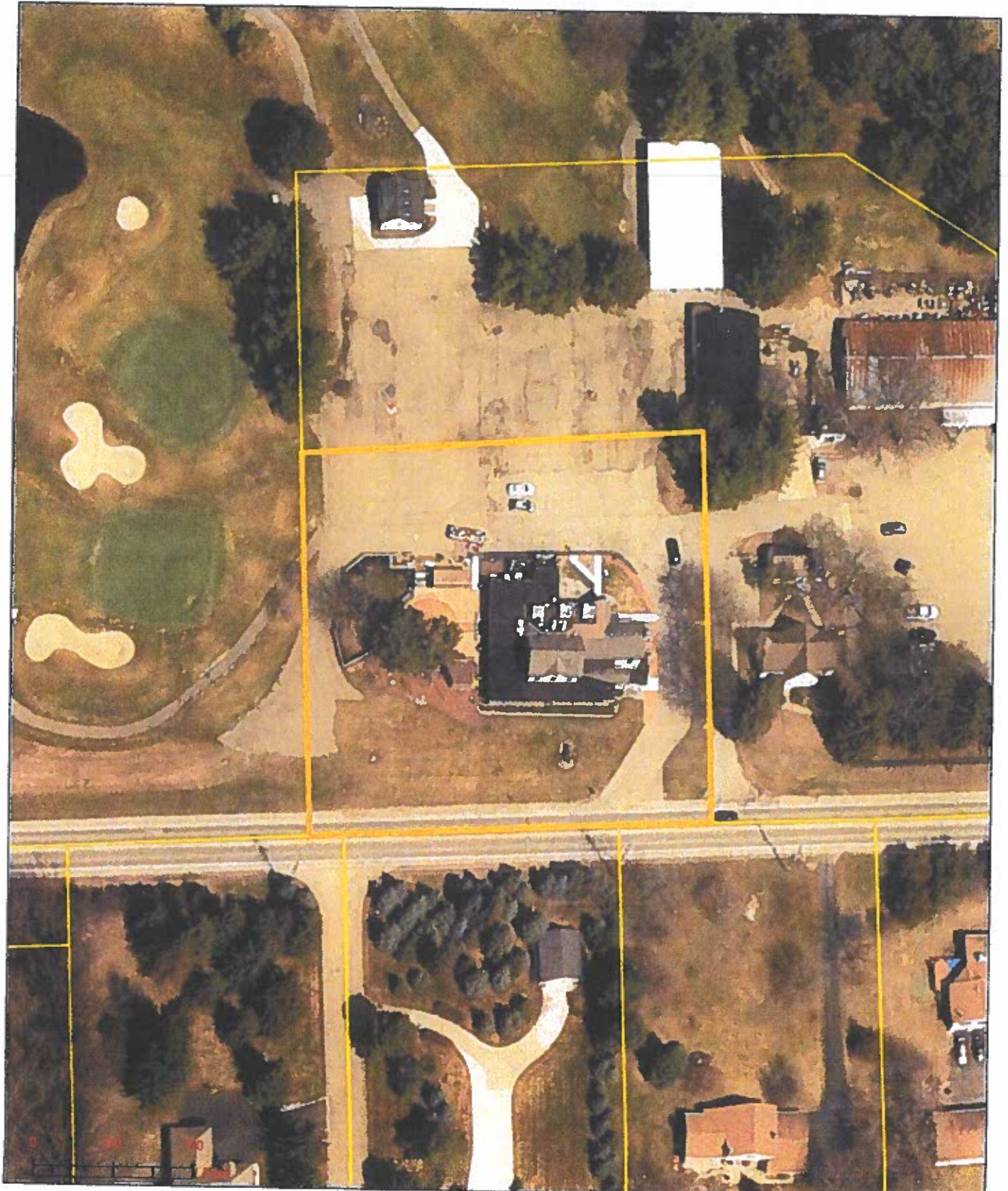
PROJECT PREPARED FOR

DATE	REVISION	DESCRIPTION
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05/17/24	8	SITE PLAN REVISION PER CLIENT
05/17/24	9	SITE PLAN REVISION PER CLIENT
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DESIGNED BY: BL  
DRAWN BY: JP  
CHECKED BY:  
SCALE: NO SCALE  
JOB NO: 23-201  
DATE: 07/31/23  
SHEET NO. 8

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

# GENOA TOWNSHIP





RETURN TO: ✓ JOHN E. JACOBS, ESQ.  
MASON, STEINBERG, JACOBS, & PERLMAN  
4000 TOWN CENTER, SUITE 1300  
SOUTHFIELD, MI 48075

988912 APR 13 23/2

(3)

DECLARATION OF RECIPROCAL EASEMENTS  
FOR ACCESS AND PARKING

THIS AGREEMENT made this 5th day of April, 1995, by OAK  
POINTE HOLDINGS, LTD., a Delaware corporation ("Declarant"), whose address is 856  
Featherstone, Pontiac, Michigan 48342.

RECITALS

A. Declarant is, as of this date, the owner in fee of certain premises  
described as Parcel I and Parcel II on Exhibit A attached hereto and hereby made a part  
hereof (hereinafter referred to as "Parcel I" and "Parcel II", respectively);

B. Declarant desires to impose and establish upon and against Parcel  
I and the portions of Parcel II designated on Exhibit "A" as the "North Parking Easement"  
and the "East Parking Easement" easements of common use for means of ingress  
and parking, for the benefit of Parcel I and Parcel II, respectively; and to do so in conformity with certain  
other agreements.

AGREEMENT

NOW, THEREFORE, it is hereby declared as follows:

1. a. There is hereby reserved during the period of this Declaration, as set  
forth in Paragraph 2 hereof, in favor of the present and future owners, mortgagees, heirs,  
successors and assigns of Parcel I and II for the benefit of said Parcels and the owners,  
mortgagees, tenants, visitors and invitees of all or any parts thereof, a non-exclusive,  
irrevocable, perpetual easement: (i) for pedestrian and vehicular ingress and egress upon  
and over the present and future parking areas, walkways, roads, roadways, entrances and  
exits of Parcel I and the North Parking Easement and the East Parking Easement, and to  
and from each such parcel to and from the streets in the vicinity; and (ii) for the parking of  
motor vehicles upon the present and future parking areas within Parcel I and the North  
Parking Easement and the East Parking Easement as such parking areas exist from time  
to time.

b. At all times there will be not fewer than 30 parking spaces  
situated upon Parcel I, available for the common use of the owners of all or any part of  
Parcels I and II, and their successors and assigns, and the mortgagees, tenants, visitors  
and invitees of all or any part of Parcels I and II.

Perpetual Parking Agreement

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STATE OF MICHIGAN  
48443

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c. At all times there will be not fewer than 190 parking spaces situated upon the North Parking Easement and the East Parking Easement adjacent to Parcel I, available for the common use of the owners of all or any part of Parcels I and II, and their respective successors and assigns, and the mortgagees, tenants, visitors and invitees of all or any part of Parcels I and II.

d. The owner of Parcel II shall have the right to reconfigure the present parking areas on the North Parking Easement and the East Parking Easement in a reasonable manner, provided that at all times there will not be fewer than 190 parking spaces situated thereon, and further provided that the owner of Parcel II shall first have obtained the prior written consent of the owner of Parcel I, which consent shall not be unreasonably withheld or delayed.

e. The owner of Parcel I shall, at its sole expense, continually repair and maintain Parcel I and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, snow, water and ice, and including repairs to and surfacing of the parking areas, paving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time.

f. The owner of Parcel II shall at its sole expense continually maintain and repair the North Parking Easement and the East Parking Easement, and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, snow, water and ice, and including repairs to and surfacing of the parking areas, paving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time; provided, however, the owner of Parcel I shall annually reimburse to the owner of Parcel II the reasonable costs incurred by the owner of Parcel II in maintaining and repairing the North Parking Easement within thirty (30) days following receipt of an invoice detailing such costs, together with such back-up information as the owner of Parcel I may reasonably request with respect to such maintenance costs.

2. All declarations, easements, covenants and restrictions contained in this Declaration shall be perpetual and may only be terminated in accordance with Paragraph 5 hereof.

3. All agreements, declarations, easements, covenants and restrictions contained in this Declaration shall run with the land (i.e., Parcels I and II) and against Parcels I and II and shall be a charge and burden thereon for the benefit of the parties (subject to Paragraph 4 hereof) and lands described hereunder and of the holders of any mortgages on such real property. If any party obligated hereunder fails or omits to perform any obligations hereunder imposed upon Parcel I or Parcel II, or fails to perform any other act or discharge or any other obligation in respect of the premises, which failure or

LSB 1913 MAR 0952

omission may cause any provision of the agreements, declarations, easements, covenants and restrictions herein contained to be impaired, breached or non-performed, the defaulting party shall perform the same within thirty (30) days following written notice from the non-defaulting party describing such breach, and, in the event the defaulting party fails to remedy such breach within said thirty (30) days period, then the non-defaulting party or any mortgagee shall have the right, but not the obligation, to cure such default and/or take such action, including without limitation, entry upon the Parcel of the defaulting party as the non-defaulting party so curing may deem necessary or expedient to cure such default. The party or mortgage holder so performing shall have a lien for the full and complete cost for the expense of such performance, including reasonable attorneys' fees, against such defaulting party's Parcel, which lien may be foreclosed by suit and which lien shall be subordinate and inferior to the lien of any mortgage now or hereafter placed on all or any part of such Parcel. Notwithstanding anything contained herein to the contrary, the obligations and liabilities of any mortgagee of all or any part of the property described in the attached exhibits who acquires title to such property by foreclosure, deed in lieu of foreclosure or otherwise, shall be limited to such mortgagee's interest in such property acquired, and such mortgagee shall have no personal liability for such obligations or liabilities in excess of its interest in such property.

4. Enforcement may be by legal proceedings against any person or persons violating or attempting to violate any declaration, restriction, covenant, condition or agreement herein contained either to restrain or enjoin such violation and/or recover damages; provided, however, that no such easement, declaration, restriction, covenant, condition or agreement or any similar rights or privileges may be enforced by legal action or otherwise by any person whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels I and II), except the owners of Parcel I or II, Oak Points Country Club, Inc. (under its current lease of Parcel II), and mortgagees of Parcel I or II, their successors and assigns, which persons and mortgagees shall be the only persons entitled to bring an action under and to enforce the rights and remedies of this Declaration.

5. This Declaration may be modified, amended or terminated only by all of the owners of Parcels I and II, their heirs, representatives, successors and assigns, and mortgagees of Parcels I and II, but no other persons whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels I and II), shall have any rights whatsoever to join in, prevent or otherwise affect or limit any such modification, amendment or termination.

6. The owner of each Parcel agrees to handle for and on behalf of, defend in the event of litigation, indemnify and save harmless the owners and mortgagees of the other Parcel against and from all claims for injury or death to persons or damage to or loss of property arising out of or alleged to have arisen out of or occasioned by the construction, use, operation or maintenance of (a) any portion of the Parcel owned by such indemnitor

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(except such claims arising out of work performed by the owners of the other Parcel on the indemnitor's Parcel) and (b) any portion of the other Parcel arising out of work performed by the indemnitor on such other Parcel.

7. This Declaration shall be binding upon and inure to the benefit of the owners of Parcels I and II and their respective mortgagees, heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the day and year first above written.

Witnesses:

DECLARANT:

OAK POINTE HOLDINGS, LTD., a Delaware corporation

*Jeannine F. Gleeson-Smith*  
*Jeannine F. Gleeson-Smith*  
*Regina Benson*  
REGINA BENSON

By: *[Signature]*  
ROBERT J. MICHONARD  
Its: *[Signature]*

STATE OF MICHIGAN )  
                          )ss.  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5 day of Jan January, 1995 by Robert J. Michonard, the V.P. of Oak Pointe Holdings, Ltd., a Delaware corporation on behalf of said corporation.

*Regina Benson*  
REGINA BENSON  
Notary Public  
LIVINGSTON County, MI  
My commission expires: 6-20-95

DRAFTED BY:

WHEN RECORDED RETURN TO:

JEANNINE F. GLEESON-SMITH, ESQ.  
800 S. Adams, Suite 210  
Birmingham, MI 48009

JOHN E. JACOBS, ESQ.  
Mason, Steinhardt, Jacobs & Perlman  
4000 Town Center, Suite 1500  
Southfield, MI 48075

UBI 913 MK3964

**MORTGAGEE SUBORDINATION**

SEE EXHIBIT "A" ATTACHED HERETO

The undersigned, holder of a mortgage on Parcel II, described above, agrees that the foregoing Declaration of Reciprocal Easements for Access and Parking shall be prior and superior to the undersigned's mortgage lien.

OLD KENT BANK, a Michigan corporation

David E. Dorman  
David E. Dorman

By: Gregory B. Weier  
Gregory B. Weier  
Vice Pres.

Kendra J. Mass  
Kendra J. Mass

STATE OF MICHIGAN )  
                                  )ss.  
COUNTY OF Kent )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 1995, by Gregory B. Weier, the Vice President of Old Kent Bank, a Michigan corporation, on behalf of said corporation.

RENDA JAK MASS  
Notary Public, Kent County, MI  
My Commission Expires Feb. 2, 1997

Kendra Jan Mass  
Kendra Jan Mass  
Notary Public  
Barry County, MI  
My commission expires: 2-2-97  
\* Acting in Kent County

1881913 MB0965

CONSENT

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

The undersigned holds an interest in Parcel II, described above, by virtue of a certain Lease/Option Agreement dated March 11, 1982 between the undersigned and the Declarant, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Easements for Access and Parking, and by these presents agrees that said easements shall be prior and superior to the undersigned's interest in said premises.

OAK POINTE COUNTRY CLUB, INC., a Michigan corporation

By:

*David B. Woodard*  
DAVID B. WOODARD  
Its: *Vice President*

<sup>Pennsylvania</sup>  
STATE OF MICHIGAN  
)ss.  
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 1985, by David Woodard, the Vice President of Oak Pointe Country Club, a Michigan corporation, on behalf of said corporation.

*James P. Woodard*

Notary Public

Allegheny County, PA  
My commission expires: October 24, 1986

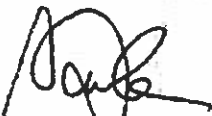
Notarial Seal  
Tate L. Woodard, Notary Public  
City of Allegheny, Allegheny County  
My Commission Expires Oct. 27, 1986  
Member, Pennsylvania Association of Notaries

LEA 913 ME0966

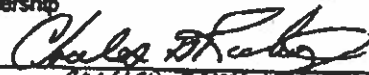

CONSENT

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

The undersigned holds an interest in Parcel 1, described above, by virtue of a certain Purchase Agreement dated December 22, 1994 between the Chuck Rachwitz and the Declarant, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Easements for Access and Parking.

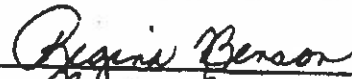
  
\_\_\_\_\_  
REGINA BENSON  
REGINA BENSON

KA-ROCK ASSOCIATES, a Michigan co-partnership

By:   
\_\_\_\_\_  
CHARLES RACHWITZ  
Its:   
\_\_\_\_\_  
PARTNER

STATE OF MICHIGAN  
)ss.  
COUNTY OF LIVINGSTON

The foregoing instrument was acknowledged before me this 5 day of APRIL, 1995, by CHARLES RACHWITZ, the PARTNER of KA-ROCK Associates, a Michigan co-partnership, on behalf of said co-partnership.

  
\_\_\_\_\_  
Regina Benson  
Notary Public  
LIVINGSTON County, MI  
My commission expires: 6-20-95

LD1913 HD9967

EXHIBIT "A"

PARCEL X

OPTION EXCEPTION PARCEL (Road House Restaurant): Part of the Southwest 1/4 of Section 27, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 935.84 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 251.72 feet; thence N 02°44'29" W, 243.02 feet; thence N 88°38'48" E, 251.73 feet; thence S 02°44'29" E, 243.86 feet to the POINT OF BEGINNING;

PARCEL XI

PART OF THE SOUTHWEST 1/4 OF SECTION 27, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CENTERLINE OF BRIGHTON ROAD, S 87°15'31" W, 240.92 FEET TO POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CENTERLINE OF BRIGHTON ROAD, S 87°15'31" W, 694.92 FEET; THENCE N 02°44'29" W, 245.86; THENCE S 86°38'48" W, 251.73 FEET; THENCE N 02°44'29" W, 168.54 FEET; THENCE N 87°58'02" E, 343.63 FEET; THENCE S 88°38'19" E, 728.15 FEET TO THE POINT OF BEGINNING; CONTAINING 4.05 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING BRIGHTON ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDS.

URL: 913 880968

EXHIBIT "A" (CONTINUED)

NORTH PARKING EASEMENT

NORTH EASEMENT FOR OPTION EXCEPTION PARCEL: Part of the Southwest 1/4 of Section 27, T24-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 1187.58 feet; thence N 02°44'29" W, 243.02 feet; thence N 86°36'48" E, 37.72 feet to the POINT OF BEGINNING of the Parcel to be described; thence N 02°44'29" W, 81.55 feet; thence N 87°15'31" E, 214.00 feet; thence S 02°44'29" E, 82.14 feet; thence S 86°36'48" W, 214.01 feet to the POINT OF BEGINNING;

EAST PARKING EASEMENT

EAST EASEMENT FOR OPTION EXCEPTION PARCEL: (FOR INGRESS, EGRESS AND PARKING) Part of the Southwest 1/4 of Section 27, T24-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 517.84 feet to the POINT OF BEGINNING of the Easement to be described; thence continuing along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 418.00 feet; thence N 02°44'29" W, 236.34 feet; thence N 88°31'42" E, 104.12 feet; thence N 01°07'53" W, 22.87 feet; thence N 87°15'31" E, 214.12 feet; thence S 88°36'19" E, 119.85 feet; thence S 02°44'29" E, 187.75 feet to the POINT OF BEGINNING;

RE: Brighton Rd SUP Documents

---

From: Jesse Copeland (jesse.copeland@invitedclubs.com)  
To: jmpierce80@yahoo.com; andrew@pinnacletaxadvisory.com  
Date: Monday, May 11, 2026 at 03:21 PM EDT

---

Jessica,

Realty Income (Spirit) has given told us that they're tentatively approving the request, subject to some of their own revisions. I'm trying to get the complete revisions asap.

*Invited  
Clubs*

**Jesse Copeland**  
Associate Counsel

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e: [Jesse.Copeland@invitedclubs.com](mailto:Jesse.Copeland@invitedclubs.com) w: [invitedclubs.com](http://invitedclubs.com)

---

**From:** Jessica Pierce <[jmpierce80@yahoo.com](mailto:jmpierce80@yahoo.com)>  
**Sent:** Saturday, May 9, 2026 8:07 AM  
**To:** Andrew Perri <[andrew@pinnacletaxadvisory.com](mailto:andrew@pinnacletaxadvisory.com)>; Jesse Copeland <[Jesse.Copeland@invitedclubs.com](mailto:Jesse.Copeland@invitedclubs.com)>  
**Subject:** Re: Brighton Rd SUP Documents

Hi Jesse,

Hope you are enjoying your weekend. Following-up on this request. While we are waiting for Spirit to get back with something, can you send us a letter ASAP indicating planned cooperation with the current documents? We have to submit everything to the township on May 12th for the special-use permit and they wanted to see something in writing which shows communication and cooperation.

Thanks,

Jessica Pierce

On Thursday, April 9, 2026 at 12:02:27 PM EDT, Jesse Copeland <[jesse.copeland@invitedclubs.com](mailto:jesse.copeland@invitedclubs.com)> wrote:

Hi Jessica,

Yes, I got everything and have been looking through. After reviewing our lease agreement, I think we're going to have to send it off to Spirit (the property owner) to review and sign (or at least approve signing). Unfortunately, this process does take some time, but I regularly push them to get things out quickly and will keep y'all posted on any progress/process.

Let me know if you have any questions.

Thank you

*Invited  
Clubs*

**Jesse Copeland**  
Associate Counsel

---

e: [Jesse.Copeland@invitedclubs.com](mailto:Jesse.Copeland@invitedclubs.com) w: [invitedclubs.com](http://invitedclubs.com)

---

**From:** Jessica Pierce <[jmpierce80@yahoo.com](mailto:jmpierce80@yahoo.com)>  
**Sent:** Wednesday, April 8, 2026 5:31:53 PM  
**To:** Jesse Copeland <[Jesse.Copeland@invitedclubs.com](mailto:Jesse.Copeland@invitedclubs.com)>; Andrew Perri <[andrew@pinnacletaxadvisory.com](mailto:andrew@pinnacletaxadvisory.com)>  
**Subject:** Brighton Rd SUP Documents

Hi Jesse,  
Just touching base to confirm you were able to access that zip file with the SUP application documents. Let us know if you have questions.

Thanks!  
Jessica Pierce  
Sent from my iPhone



# Procedures Manual

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## OVERVIEW

*At this time, we are meeting with potential strategic partners who are local experienced restaurateurs, thus this procedures manual contains proposed minimal Standard Operating Procedures (SOPs) and is subject to change.*

*For now, we will refer to the entertainment area of the property as Burroughs Social. Burroughs Social is projected to be a casual yet classy historical venue open to the public with opportunities for private event rentals.*

This manual establishes potential standardized procedures for safety, lawful, and consistent operation of Burroughs Social. It ensures:

- Compliance with local ordinances and licenses
- High standards of hospitality and safety
- Prioritize consistent guest experience and business operations
- Positive neighbor relations

## PATIO HOURS OF OPERATION

### **Peak-Season**

May 1<sup>st</sup> – September 15<sup>th</sup>

Monday - Closed

Thursday – Saturday – Open to the Public

4pm - 930pm\*

Friday and Saturday

\*Live music - 4pm-930pm

Sunday Brunch

10am - 2pm

Sunday, Tuesday, Wednesday – Private Events only

4pm – 930pm

### **Off-Season**

September 16<sup>th</sup> – April 30<sup>th</sup>

Closed for the season.

## PATIO POLICIES

The patio is available to the public during normal business hours and will be monitored at all times. Additionally, the patio can be rented for private events through the manager or event coordinator (if available).

### General Rules

- Management reserves the right to remove anyone from the patio at any time
- Furniture will be arranged to maintain clear walkways
- No standing crowds blocking exits
- Patio will be closed during unsafe weather conditions as deemed by the manager on duty (see outdoor event contingency plan section for details)
- Sound levels will be monitored continuously for compliance with local ordinance using a decibel meter per the Monitoring paragraph below (all amplified music is required to plug into our sound system, where the maximum output levels will be preset )
- Patio will be cleaned at the close of each business day and deep cleaned on Mondays

### Music Types

Ambient music, live music (with low amplification) (acoustic, violin, jazz, duos ONLY – NO DJs or Bands of 3 pieces or more)

### Strict Noise Rules

All outdoor music (ambient or live) on the patio WILL NOT exceed 65 decibels at any time (measured at the property line or nearest residential boundary using decibel meter).

Burroughs Social sound equipment is designed with controlled limits making it impossible to exceed the allowable limits.

No outdoor music permitted after 930pm regardless of event type.

### Monitoring

Visible decibel monitor will be installed.

Manager will check decibel levels hourly within the venue and at the property line on Brighton Road and log them into a daily report.

Volume must be controlled by the staff, not the hired musicians.

### Private Events (a staff manger will be present for all private events)

The sound system is available for use during private events with the approval of a manager and will be controlled by Burroughs Staff at all times during the event. (This is required for any amplified music)

All performers must be approved by management in advance.

No additional sound equipment or amplification is permitted on the property.

No extended hours are authorized.

### Private Event Contract-Enforcement

All patio events require a signed agreement acknowledging:

- Event Type and Details
- Fees and Payment
- Cancellation and Refund Policy
- Insurance and Liability
- Rules and Compliance
- Management Authority
- Entertainment/Sound Limits
- Clean-up Protocol
- Neighborhood Consideration Clause
- Additional Terms

The following note will be added to each contract:

Note: As this property is located near residential neighborhoods, we are committed to being respectful community partners while providing a great guest experience and ask your assistance by adhering to the sound rules.

Management reserves the right to terminate any private event that violates the sound rules, creates public safety concerns, or generates multiple neighborhood complaints.

### Outdoor Event Contingency Plan

In the event of severe weather, Burroughs will make reasonable efforts to relocate the event indoors or reschedule (no refunds authorized due to weather or any other force majeure (acts of God, government restrictions)). If an alternative location is provided no refund will be issued regardless.

### Clean-up (both private and public events)

The patio will be cleaned immediately after each event and at the full close of each business day.

Cleaning procedures will be detailed in the employee guide and within private event contracts as applicable.

### End-of-Night Quiet Clean-up

To respect nearby residents:

- No dragging furniture
- No loud conversations or music
- No glass dumping after 9:30pm

- Staff voices kept low and professional

## MAXIMUM OCCUPANCY

Overall Occupancy Load (per fire code/posted signs):

Patio: 130

## PARKING LOT SAFETY RULES

Burroughs Social parking lot includes a shared easement with Oak Pointe Country Club which consists of 88 total spaces per the proposed site plan, 84 standard spaces and four barrier free spaces.

Per Section 14.04 of the local zoning ordinance, 64 spaces are required.

To ensure safe vehicle/pedestrian circulation, prevent blocking of aisles/driveways/emergency routes, and comply with off-street parking standards in Zoning Ordinance Article 14, the following rules are in place:

All vehicles, including (but not limited to) automobiles, delivery vehicles, and low-speed vehicles such as golf carts, **MUST** park in designated, marked parking spaces **ONLY**.

No parking on grass, landscaped areas, drive aisles, fire lanes, sidewalks, along the street, or other non-designated surfaces.

Golf carts and similar low-speed vehicles (utility carts used by patrons, staff, or for event support) are prohibited from idling, driving, or parking in non-parking areas, including near patio entrances/exits, pedestrian paths, or loading zones, to minimize conflicts with foot traffic and ensure clear emergency access.

Clear signage will be posted at all times at parking lot entrances and key areas stating, “All vehicles, including golf carts, must park in designated spaces only. Violators subject to towing/removal at owners’ expense”.

Burroughs Social staff will monitor the parking lot during all business hours to enforce these rules and immediately report any violations to appropriate channels.

## NEIGHBORHOOD ADVISORY BOARD (NAB)

Burroughs Social will maintain a five-person Neighborhood Advisory Board (NAB) to ensure accountability as a community partner within Genoa Township.

The five-person panel will consist of voluntary members who provide direct feedback on Burroughs operations, help brainstorm community events, and ensure growth aligns with the character of the surrounding area. All feedback provided will be taken seriously and used to improve operations where applicable.

The commitment is one 60-minute meeting per quarter with perks consisting of meal discounts throughout the year. Members serve a one-year term to ensure diverse perspectives over time.

Mission Statement: The Burroughs Social Neighborhood Advisory Board exists to foster open dialogue, ensure local accountability, and create a collaborative bridge between our business operations and the residents of Genoa Township. We aim to grow sustainability while remaining a respectful and contributing neighbor.

NOTE: The NAB is advisory in nature, not governing, and provides vital recommendations that inform ownership's final decisions.

## ALCOHOL SAFETY PLAN

### Burroughs Hospitality Group, LLC Alcohol Safety Plan Introduction

As an on-premises holder of Class C and SDM licenses issued by the Michigan Liquor Control Commission (MLCC), Burroughs Hospitality Group, LLC is committed to responsible alcohol service, guest safety, and full compliance with MLCC regulations, Michigan Liquor Code (MLC) 436, local Genoa Township ordinances, and best practices for welcoming, community-oriented environment for patrons.

### Responsible Alcohol Service Policy

This policy applies to all staff, managers, contractors, event coordinators, and event hosts. All team members receive training upon hire and annual refreshers in accordance with applicable laws and regulations. Training certificates will be kept on file.

### Burroughs Social Priorities:

- Preventing service to minors (under 21 years of age)
- Avoiding over-service and intoxication
- Ensuring safe premises (including indoor bar, outdoor patio, and rentable workspace)
- Promoting a positive, inclusive neighborhood environment

No service to minors: All patrons appearing under 40 years of age must present valid government-issued photo ID (driver's license, passport, military or state ID). Acceptable forms must show date of birth and photo. NO EXCEPTIONS.

Staff will be trained to check for fake identification. If suspicious, staff will politely decline service and report to the manager on duty.

#### Supervisory Requirement

At least one MLCC-approved server-trained supervisor must be on duty during all hours (MCL 436.1501).

#### Guest and Outdoor Premises Safety Pertaining to Alcohol

The outdoor service area (OSA) will be enclosed by a split rail wooden fence which forms a complete barrier around the perimeter of the patio/outdoor service area. The wooden fence is approximately 48” high and completely encloses the area.

The OSA is staffed by employees and can only be accessed through the interior of Burroughs Social. During private events, the OSA remains accessible only through Burroughs Social and will require at least one staff member and a manager in attendance at all times.

All alcoholic beverages must be purchased from Burroughs Social. No outside beer, wine, or liquor is permitted.

Clear signs will be displayed at each exit of the OSA stating, “no alcohol is to be removed from the premises/NO ALCOHOL BEYOND THIS POINT.”

No unaccompanied minors are allowed on the premises.

The liquor license will be prominently displayed.

Any license violations by staff will result in immediate termination.

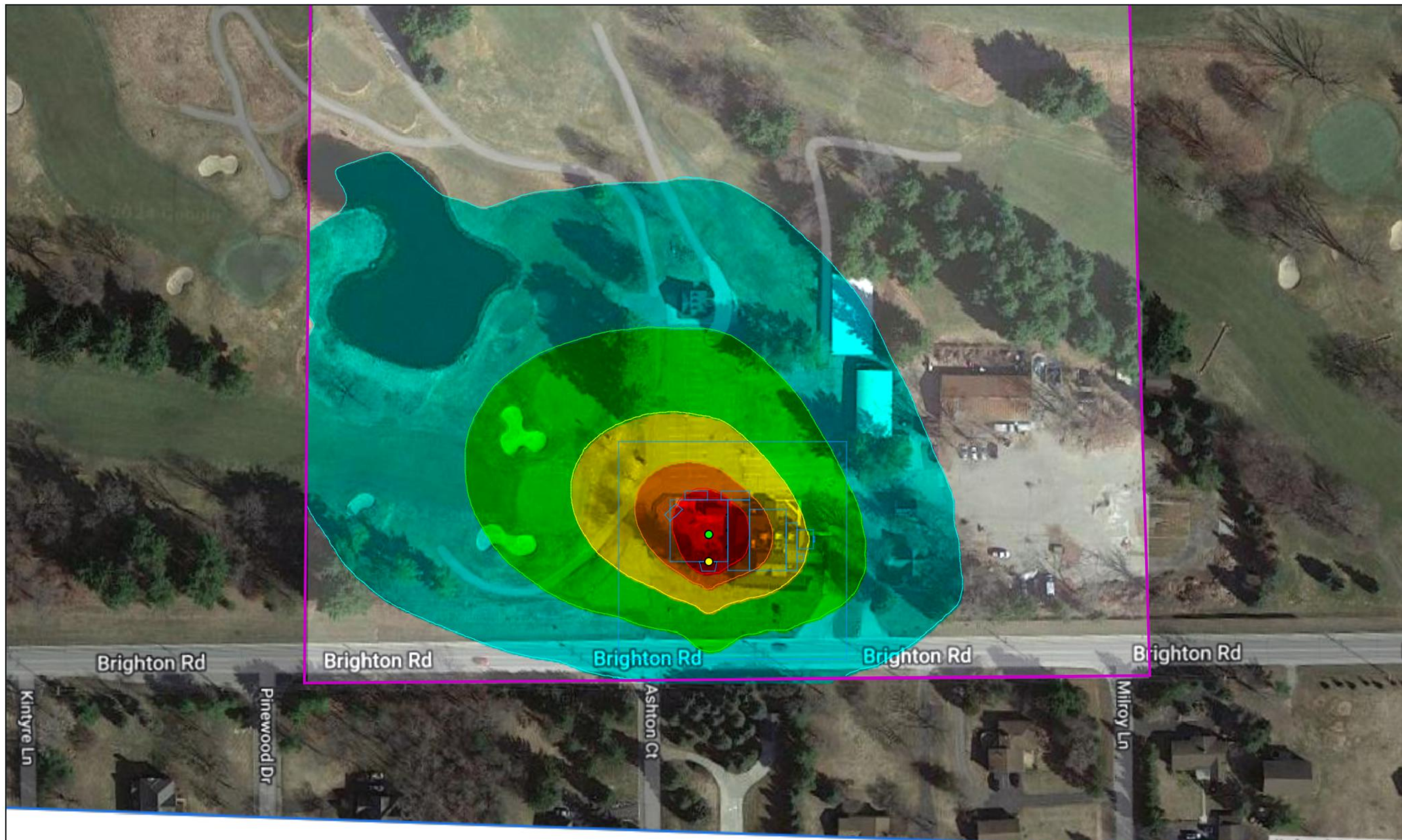
Intoxicated customers will be removed from the premises.

Employees should be attentive to common signs of intoxication, which may include:

- Loud or Slurred Speech
- Drinking Fast
- Stumbling
- Overly Friendly Behavior
- Sleepiness
- Glassy or Bloodshot Eyes
- Inability to Complete Sentences

Employees should make reasonable efforts to ensure all intoxicated patrons have access to safe transportation and should make reasonable efforts to prevent intoxicated patrons from driving.





**Stages with d&b audio systems:**

**Pinnacle Wealth Management**  
 Spectrum: Rock/Pop  
 SPL at reference point: 92.0 dB(A)

No.	Revision/Issue	Date

**Signs and symbols**

- Building
- Calculation area
- Stage origin
- Reference point
- Loudspeaker
- Audience area

**Levels in dB(A)**

- >84.6
- 79.7 - 84.6
- 74.8 - 79.7
- 69.9 - 74.8
- 65.0 - 69.9
- <65.0

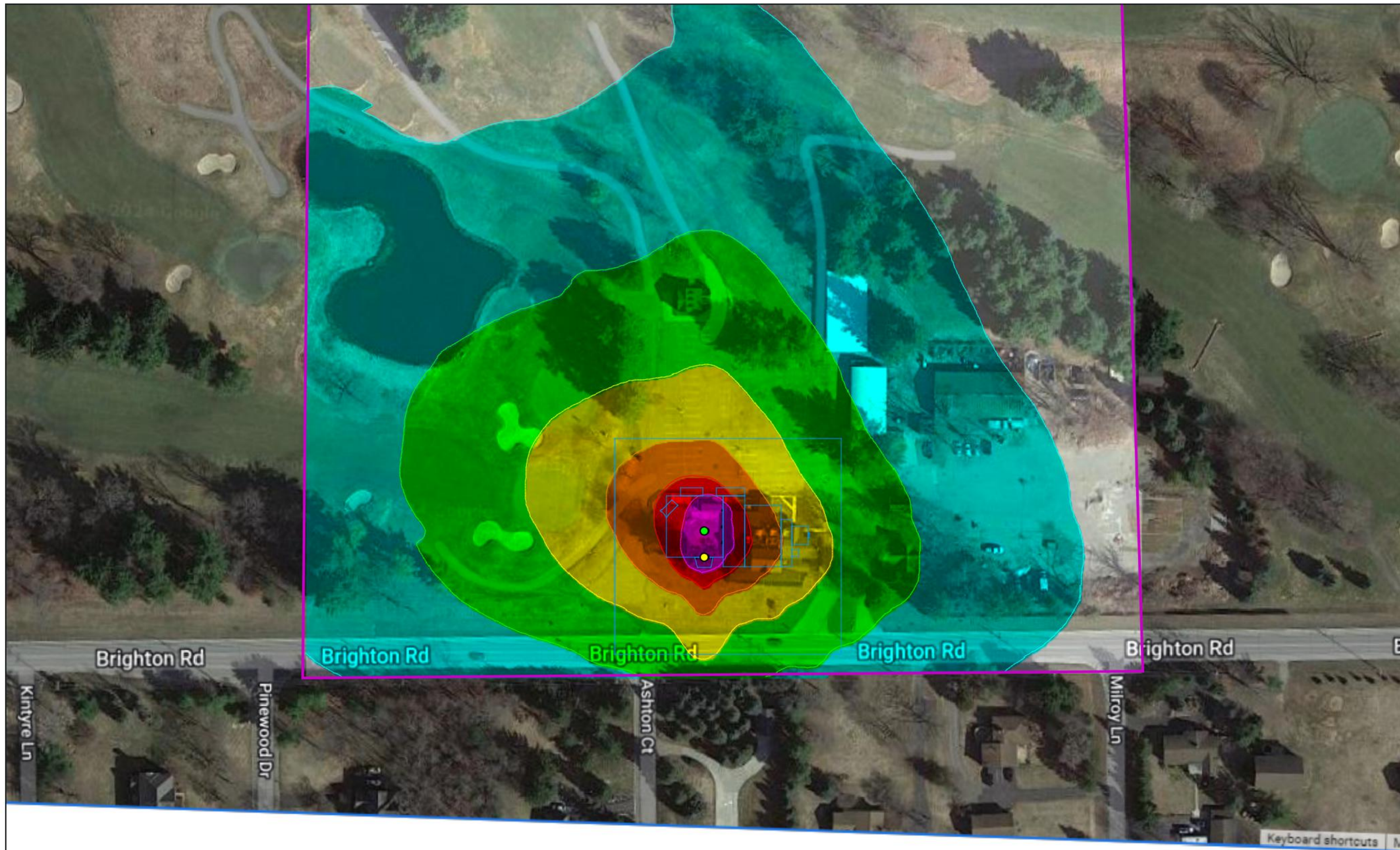
d&b audiotechnik

General Notes  
 OUTDOOR DB(A) STUDY  
 BACKGROUND MUSIC



Drawn By:  
 Evan Hamilton  
 734.547.3707 ext. 1002  
 evan.hamilton@e2design.com

Sheet  
 AVL 11.1



**Stages with d&b audio systems:**

**Pinnacle Wealth Management**  
 Spectrum: Electronic  
 SPL at reference point: 94.0 dB(A)

No.	Revision/Issue	Date

**Signs and symbols**

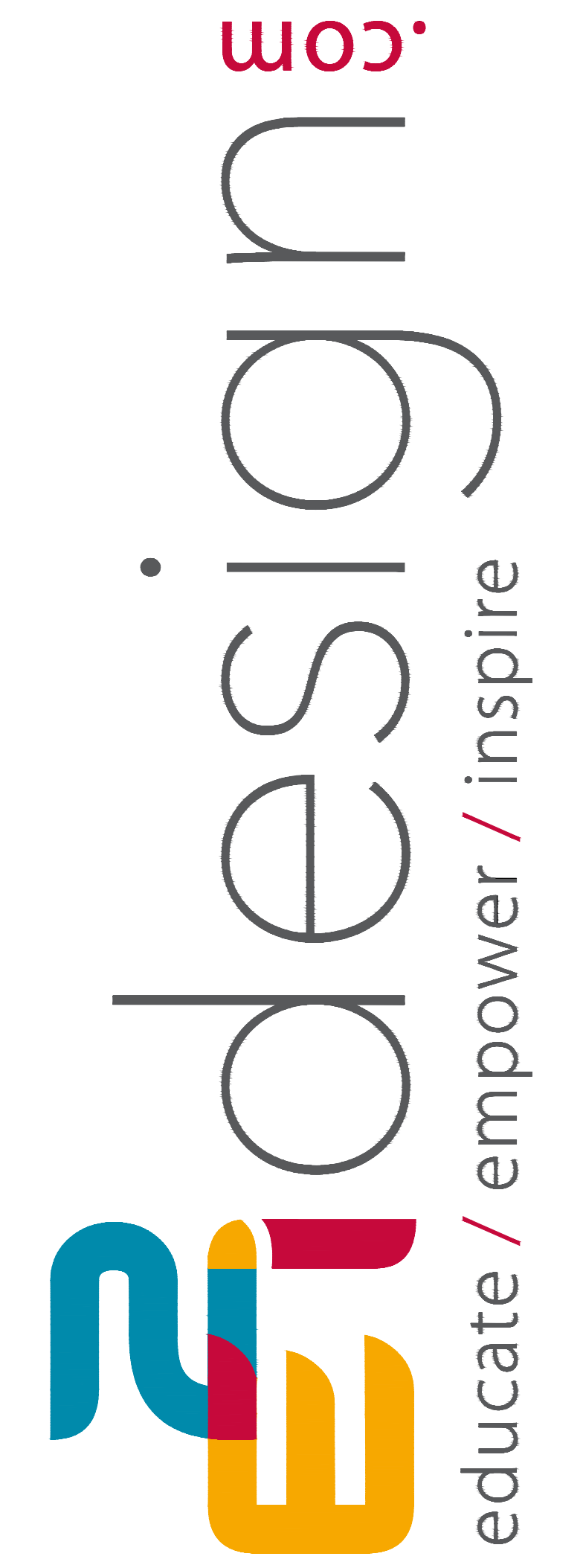
- Building
- Calculation area
- Stage origin
- Reference point
- Loudspeaker
- Audience area

**Levels in dB(A)**

- > 89.5
- 84.6 - 89.5
- 79.7 - 84.6
- 74.8 - 79.7
- 69.9 - 74.8
- 65.0 - 69.9
- < 65.0

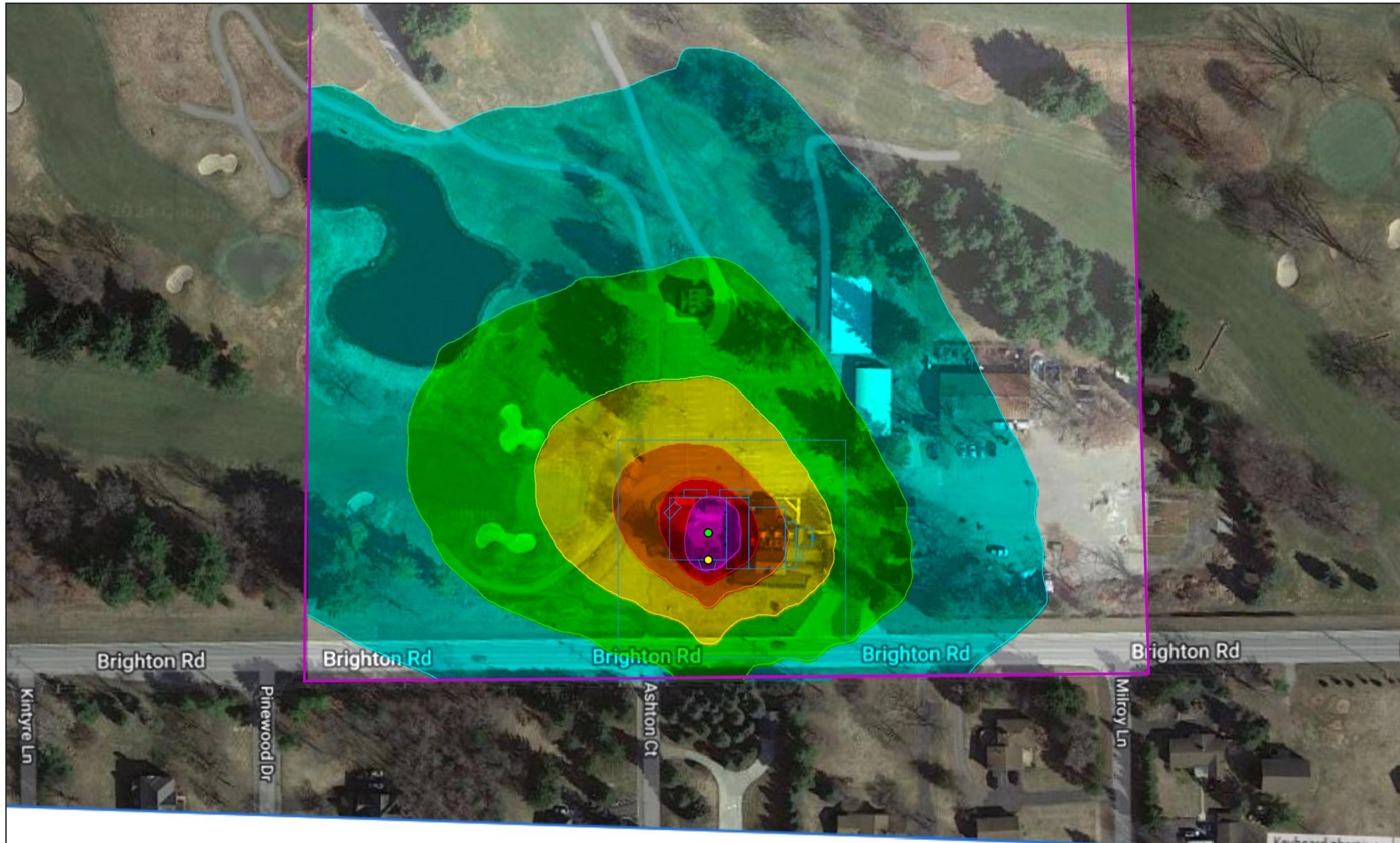
**d&b audiotechnik**

General Notes  
**OUTDOOR DB(A) STUDY**  
 DJ



Drawn By:  
 Evan Hamilton  
 734.547.3707 ext. 1002  
 evan.hamilton@e2design.com

Sheet  
**AVL 11.2**



Stages with d&b audio systems:

Pinnacle Wealth Management

Spectrum: Live bands  
SPL at reference point: 94.0 dB(A)

Signs and symbols

- Building
- Calculation area
- Stage origin
- Reference point
- Loudspeaker
- Audience area

Levels in dB(A)

- >89.5
- 84.6 - 89.5
- 79.7 - 84.6
- 74.8 - 79.7
- 69.9 - 74.8
- 65.0 - 69.9
- <65.0



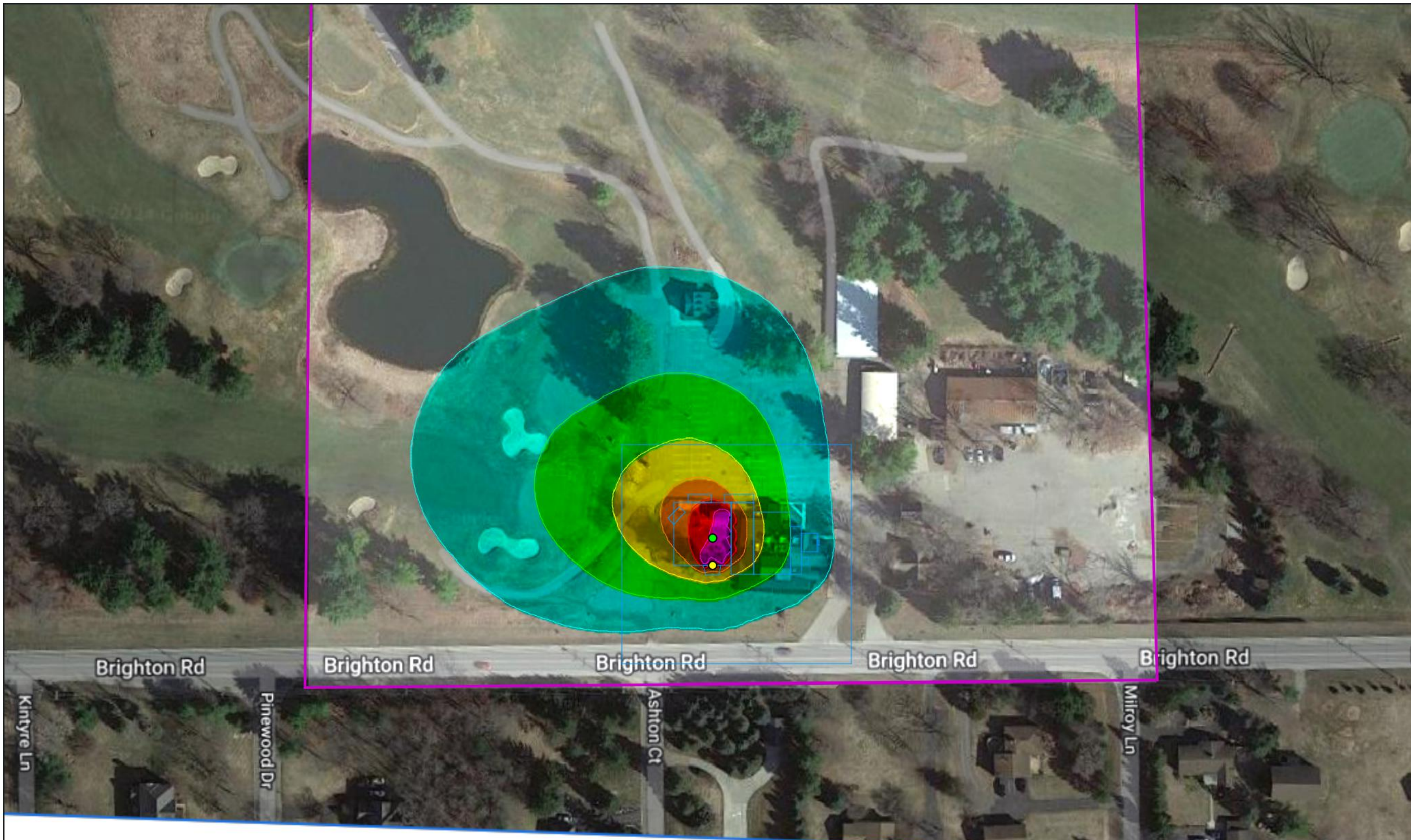
OUTDOOR DB(A) STUDY  
LIVE BANDS



No.	Revision/Issue	Date

Drawn By:  
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evan.hamilton@e2design.com

AVL 11.3



Stages with d&b audio systems:

**Pinnacle Wealth Management**  
Spectrum: Spoken Word  
SPL at reference point: 90.0 dB(A)

**Signs and symbols**

Building	>89.5
Calculation area	84.6 - 89.5
Stage origin	79.7 - 84.6
Reference point	74.8 - 79.7
Loudspeaker	69.9 - 74.8
Audience area	65.0 - 69.9
	<65.0

**Levels in dB(A)**

d&b audiotechnik



No.	Revision/Issue	Date

Drawn By:  
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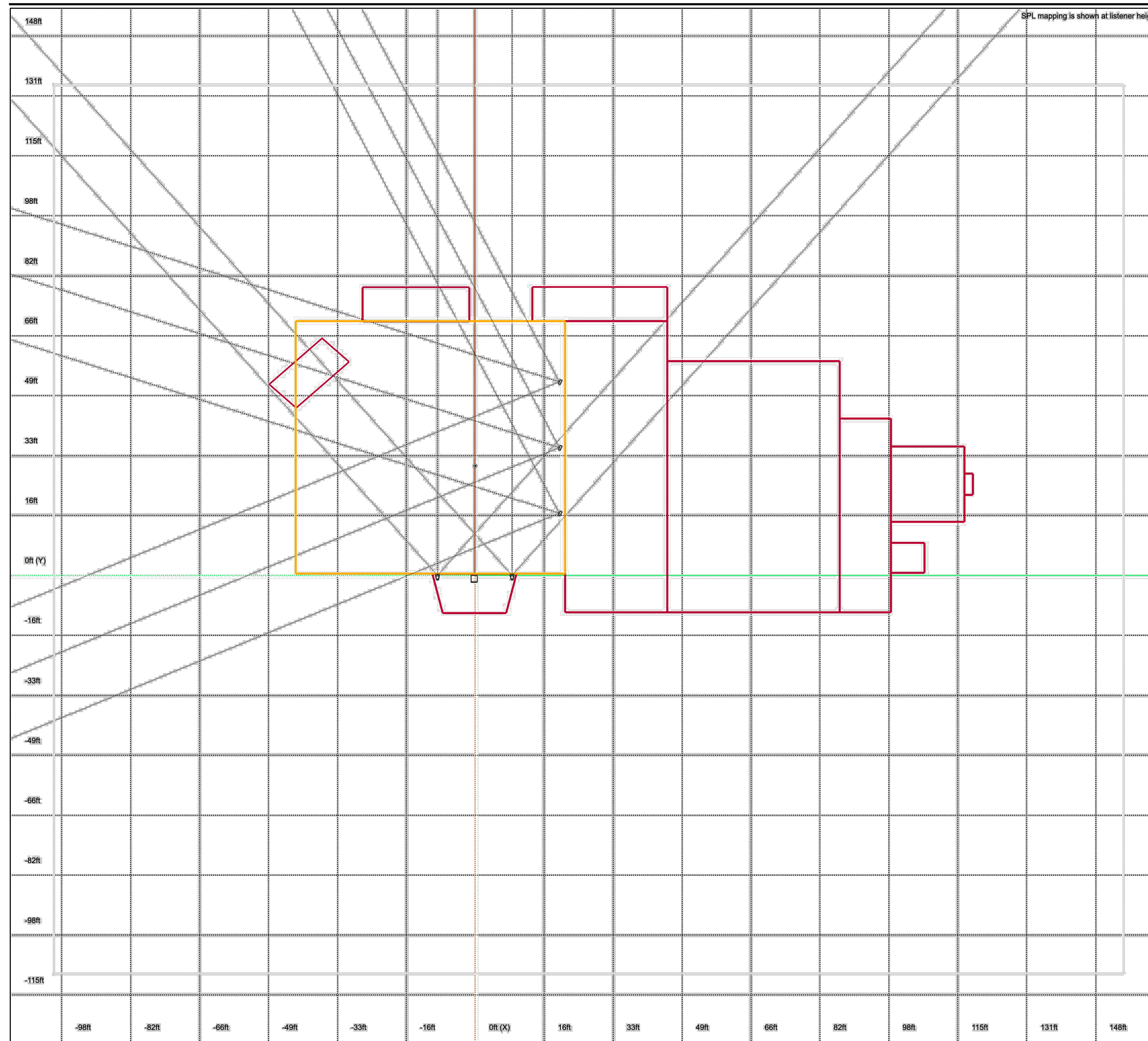
1 : 1385  
0 5 10 20 30 40 m





### 3D plot

Live



#### SPL calculation

Resolution:	High (3ft)
Highest SPL:	101.1 dB

#### Simulated signal

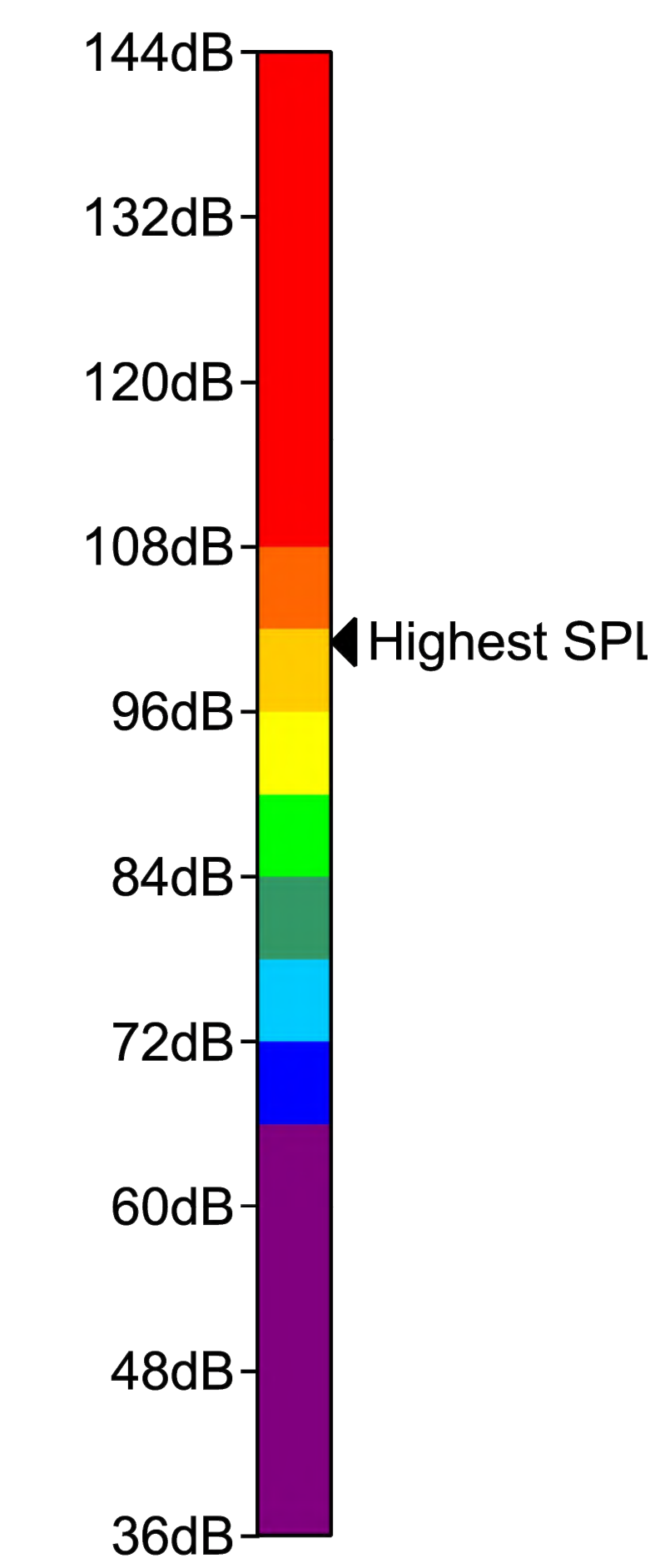
Level:	0.0 dBu
Signal:	2500 Hz (1/1 oct.)
Show interferences:	Off

#### Air absorption

On/Off:	On
Temperature:	68 °F
Humidity:	60.0 %

#### NoizCalc reference point

x:	0.0 ft
y:	30.0 ft
z:	5.0 ft
SPL:	96.9 dB



01 / 01 3D plot

General Notes

AUDIO SYSTEM DISPERSION COVERAGE ANGLES



No.	Revision/Issue	Date

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 evan.hamilton@e2idesign.com

Sheet

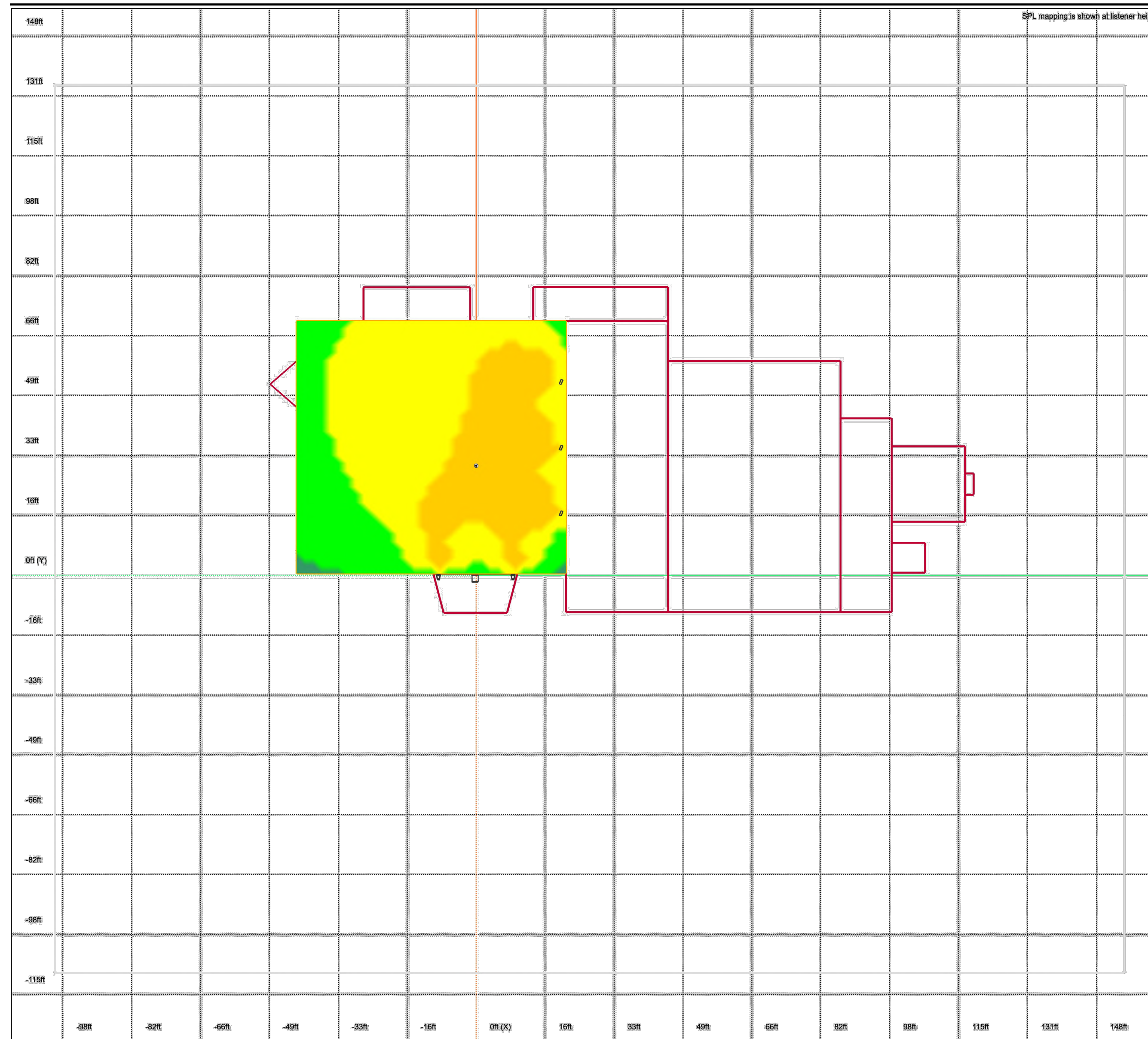
# AVL 12.1





### 3D plot

Live (2500 Hz, 1/1 oct., 0.0 dBu)



#### SPL calculation

Resolution:	High (3ft)
Highest SPL:	101.1 dB

#### Simulated signal

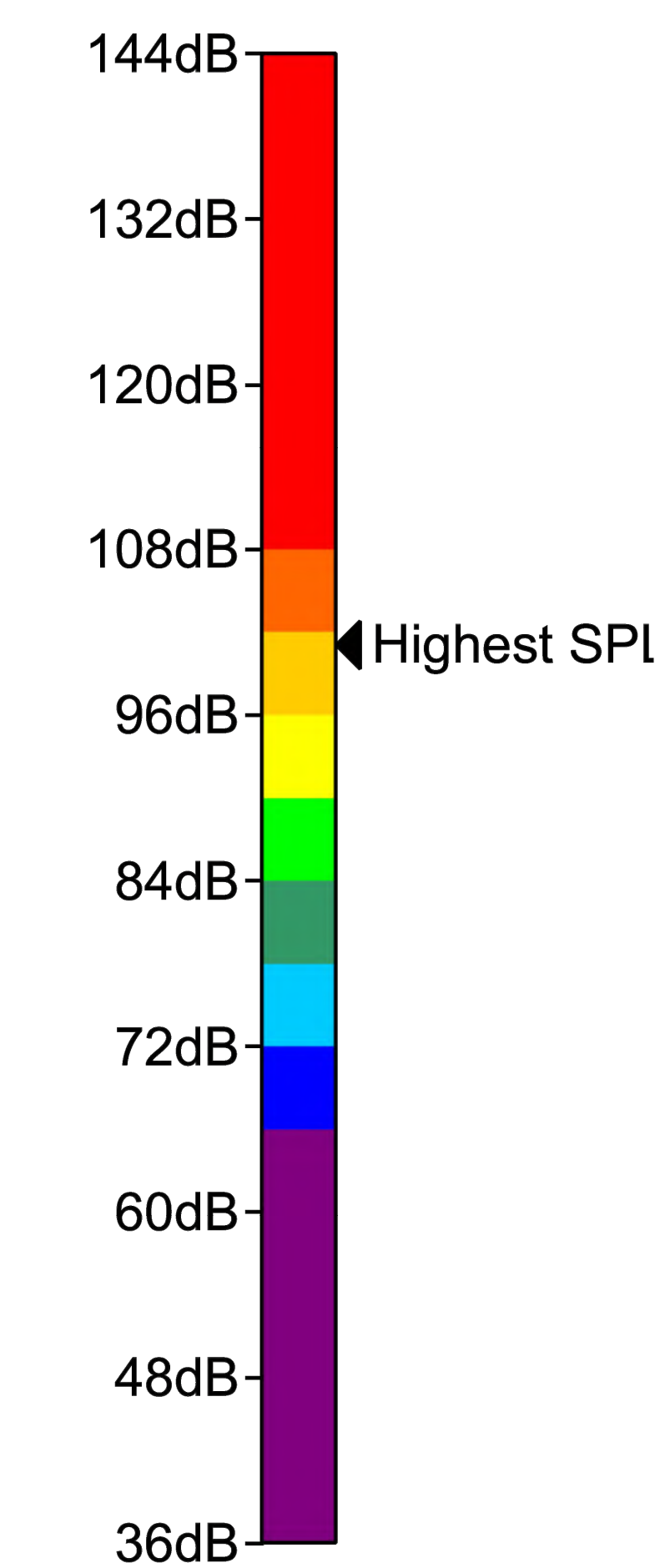
Level:	0.0 dBu
Signal:	2500 Hz (1/1 oct.)
Show interferences:	Off

#### Air absorption

On/Off:	On
Temperature:	68 °F
Humidity:	60.0 %

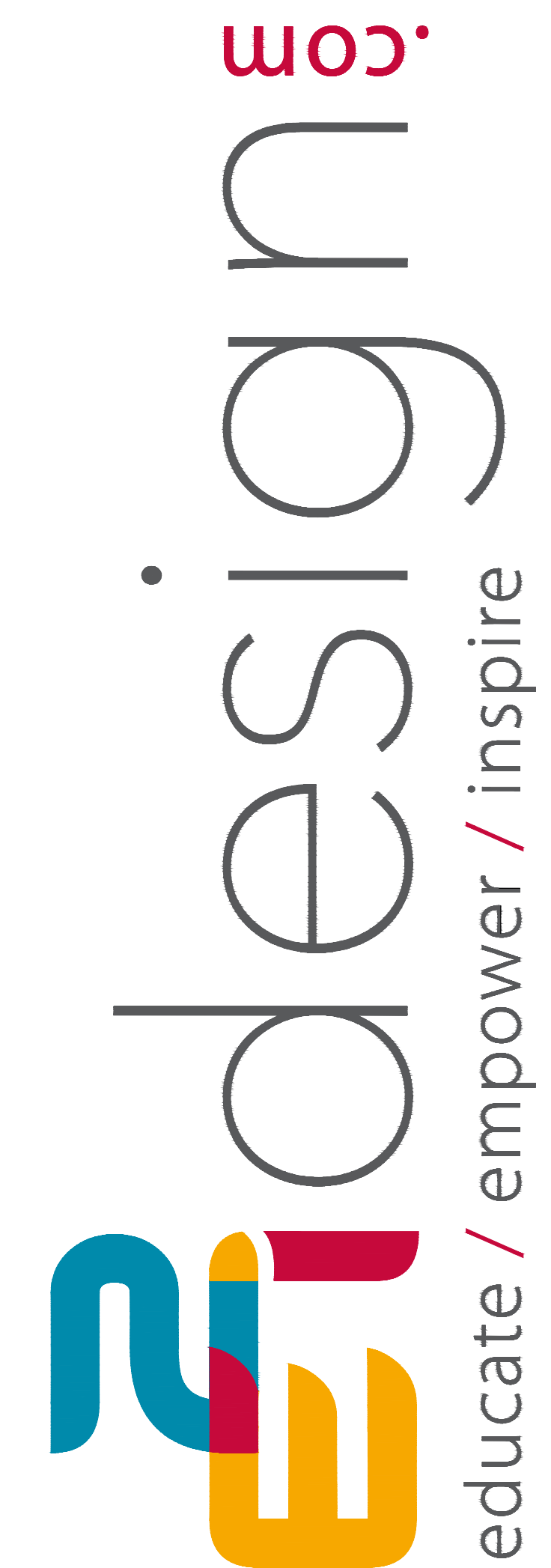
#### NoizCalc reference point

x:	0.0 ft
y:	30.0 ft
z:	5.0 ft
SPL:	96.9 dB



01 / 01 3D plot

### AUDIO SYSTEM 3D SPL PLOT



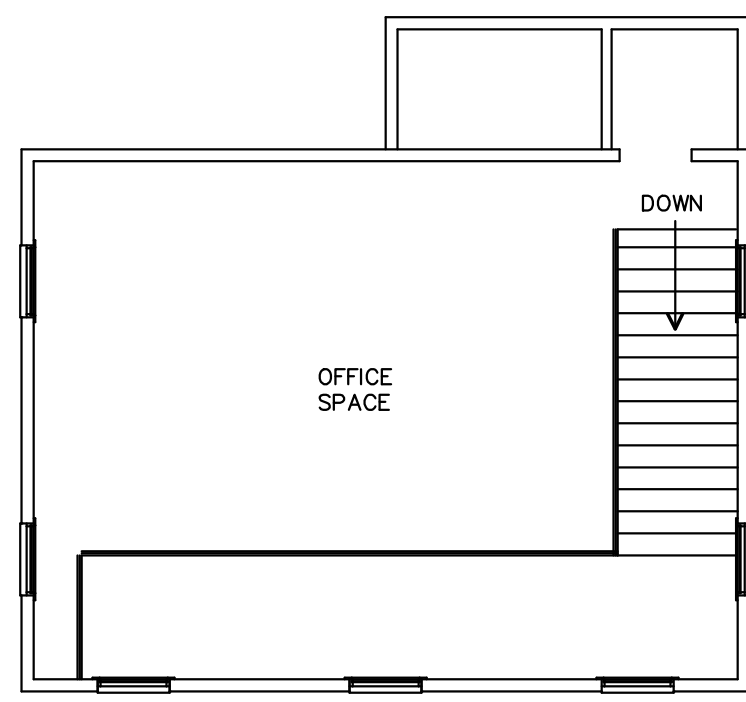
No.	Revision/Issue	Date

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Sheet

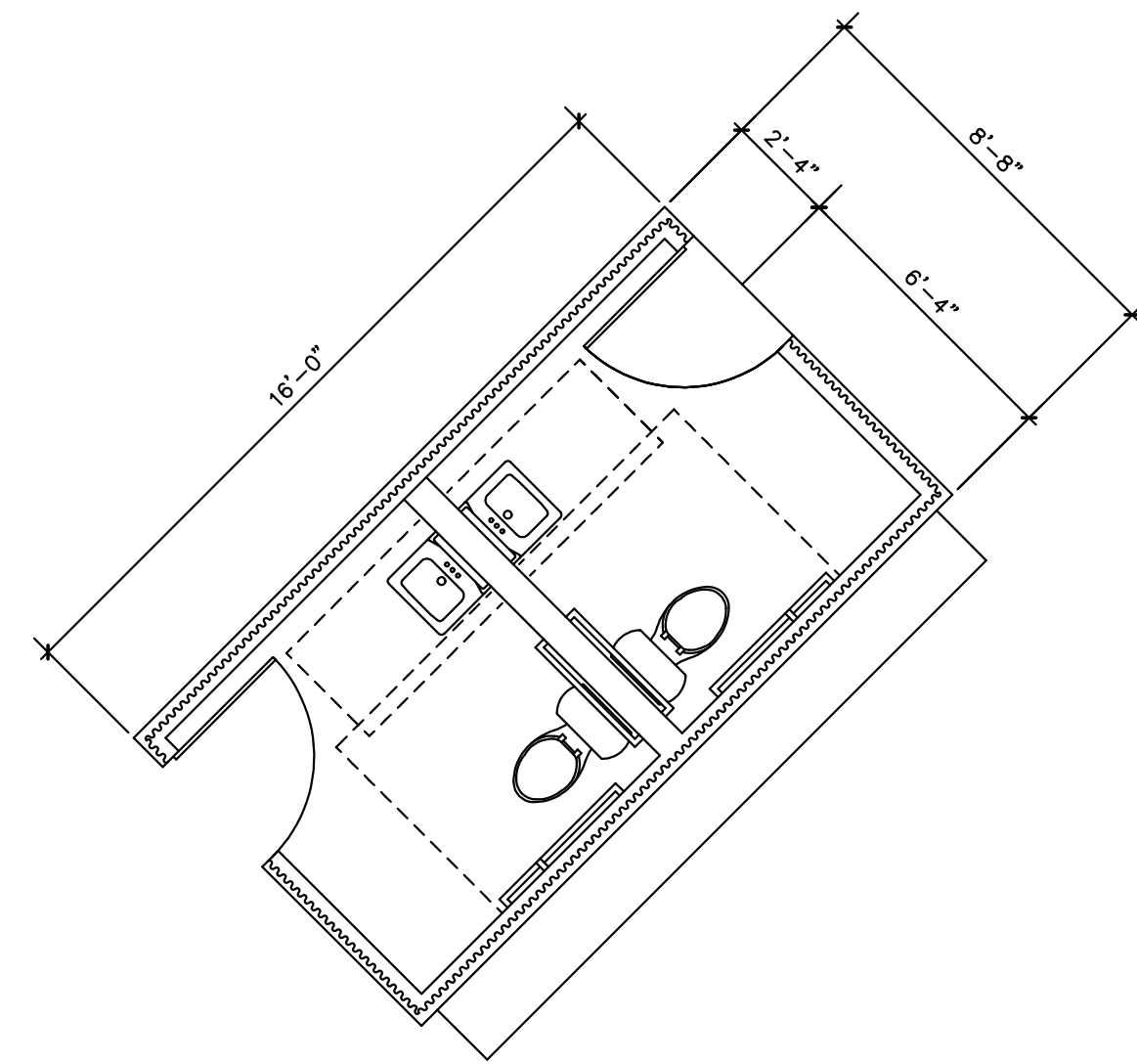
# AVL 12.2



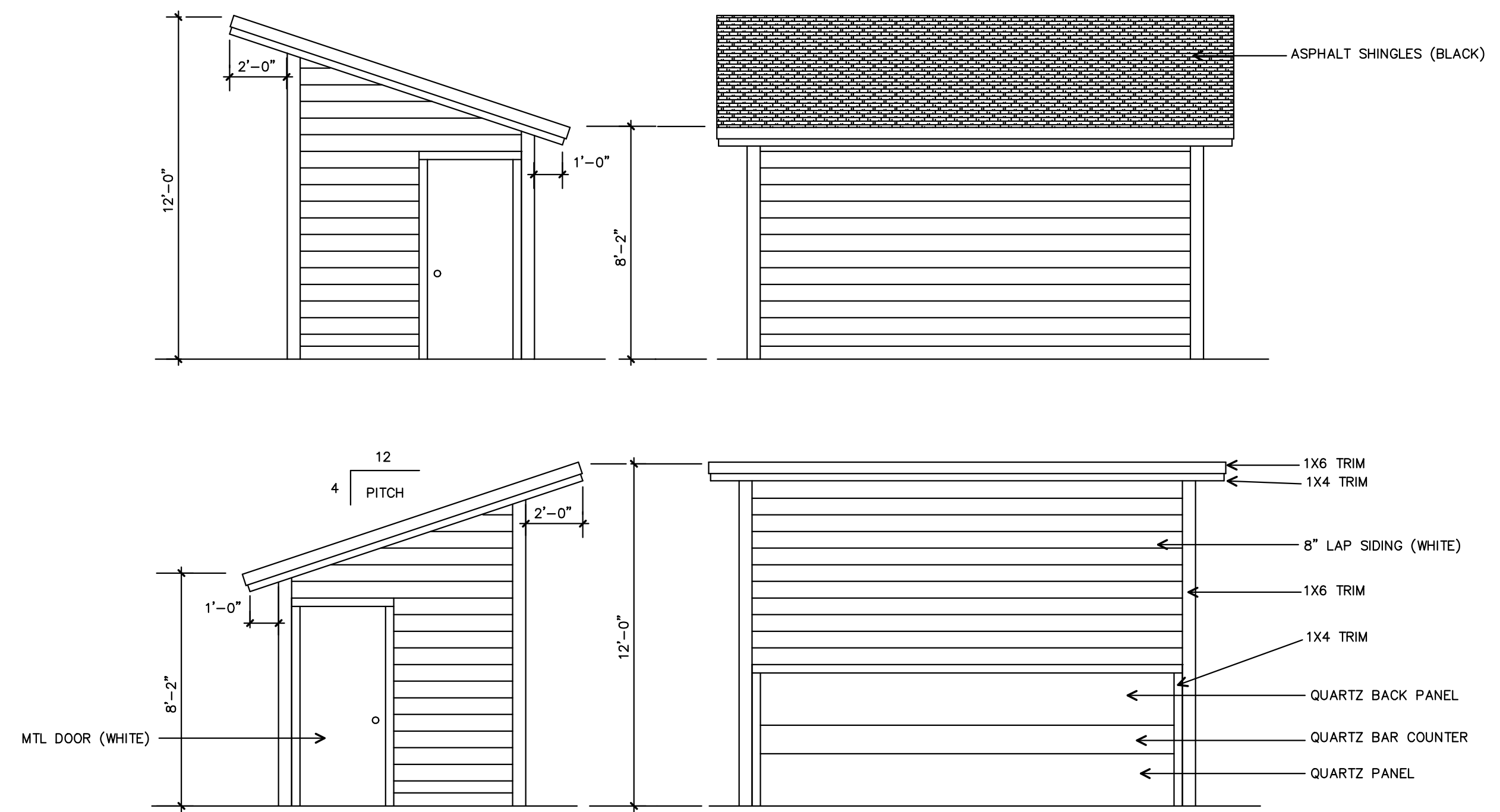


02  
A10 EXISTING SECOND FLOOR PLAN

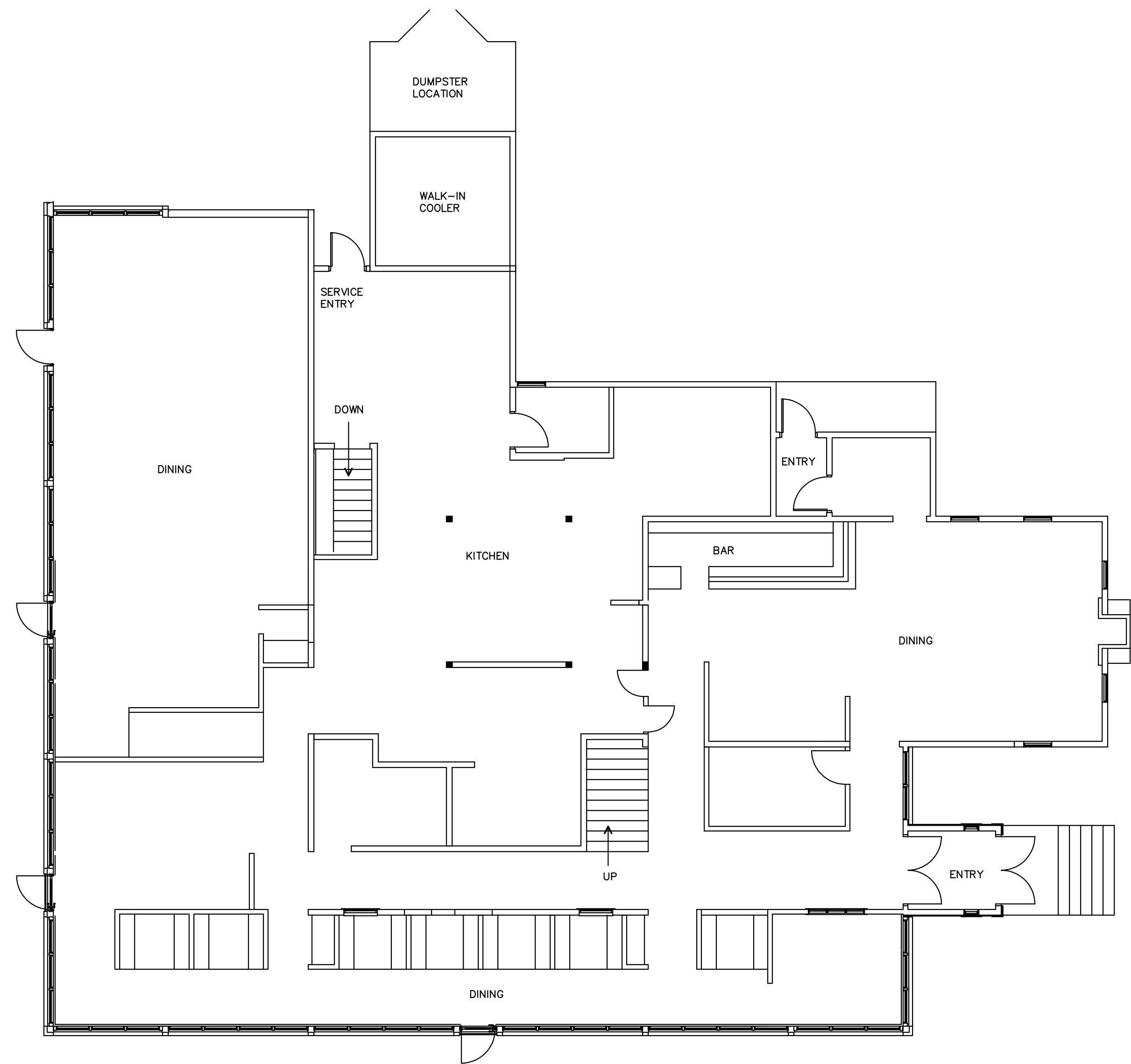
SCALE: 1/8" = 1'-0"



UNISEX RESTROOM PLAN



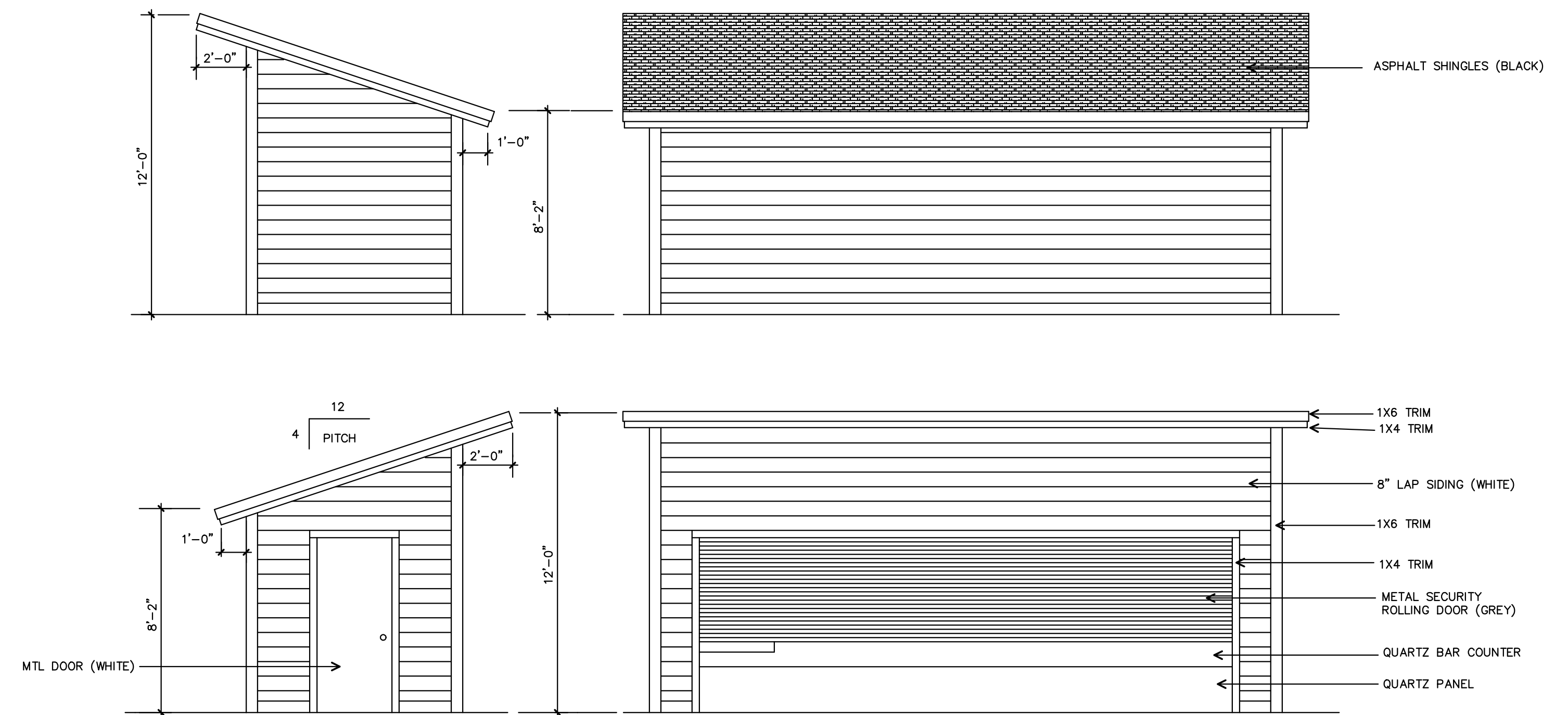
UNISEX RESTROOM ELEVATIONS



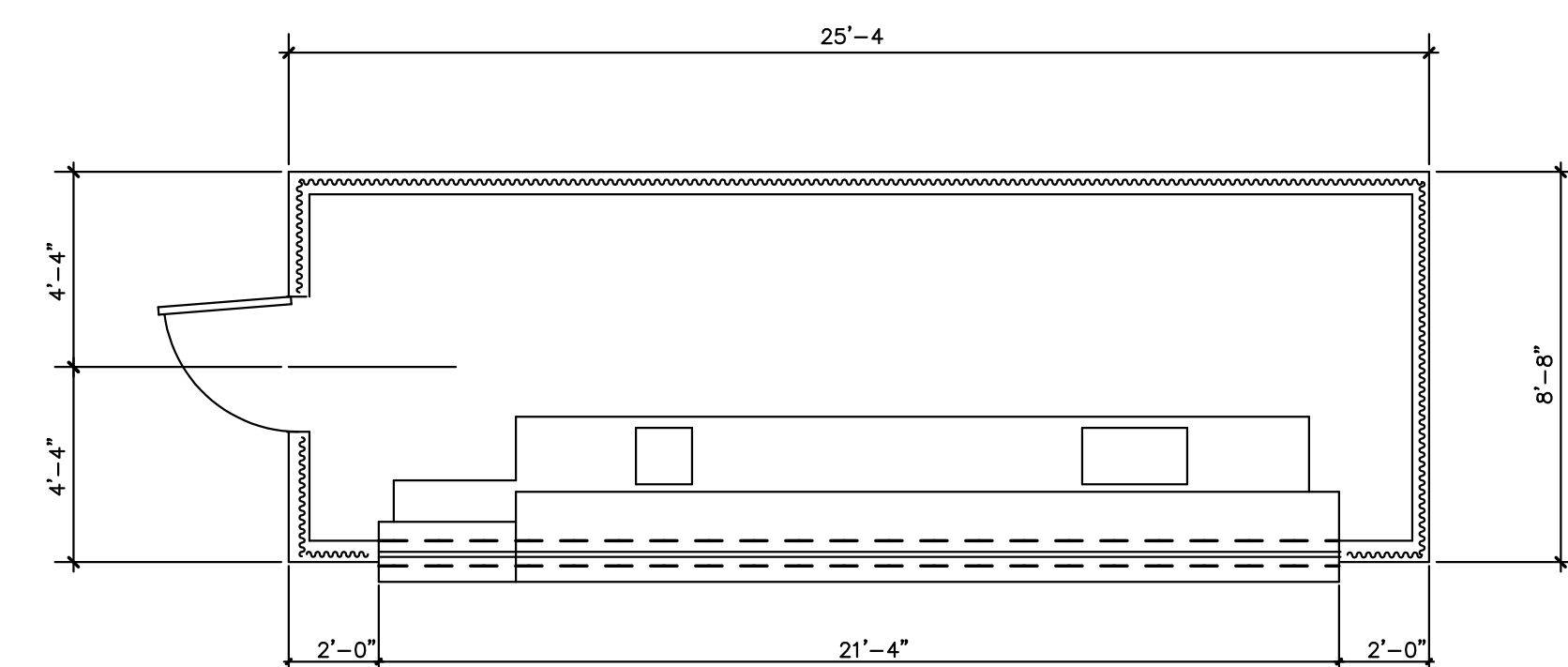
02  
A10 EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

01  
A10 ACCESSORY BUILDING PLANS & ELEVATIONS

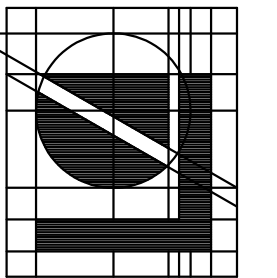


BAR ELEVATIONS



BAR PLAN

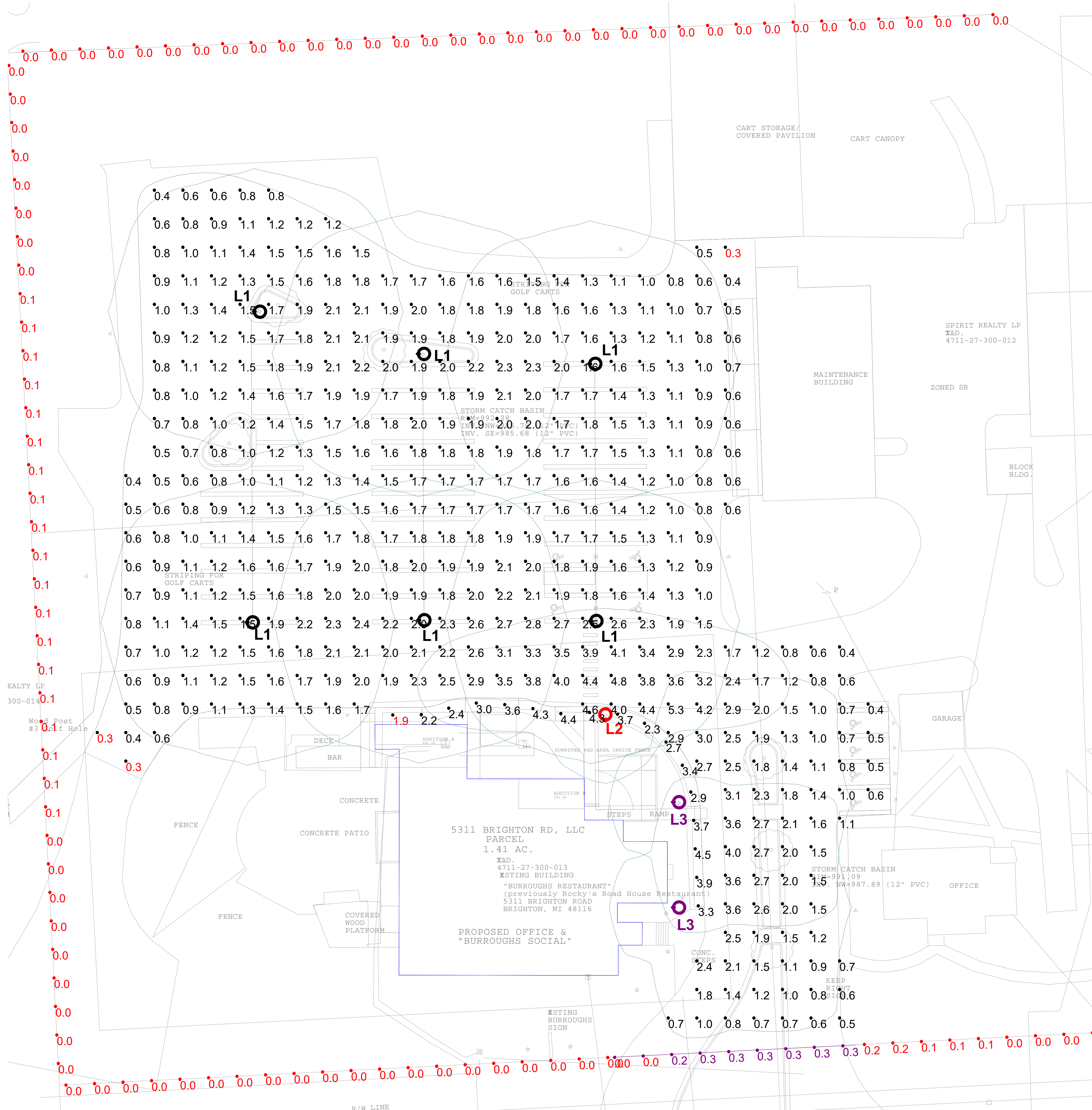
SCALE: 1/4" = 1'-0"



Lindhout Associates  
architects aia pc  
Brighton, Michigan 48116  
10465 Citation Drive  
www.lindhout.com (610)227-5688 fax: (610)227-5655

dr: DAK: HJK  
ck: E: HJK  
app: G: HJK  
05/12/2024  
date  
SPECIAL USE 1 SPA SUBMISSION  
issued for

New Offices & Renovation for:  
**PINNACLE WEALTH MANAGEMENT**  
5811 BRIGHTON RD. BRIGHTON, MI 48116  
**PROPOSED FLOOR PLAN**

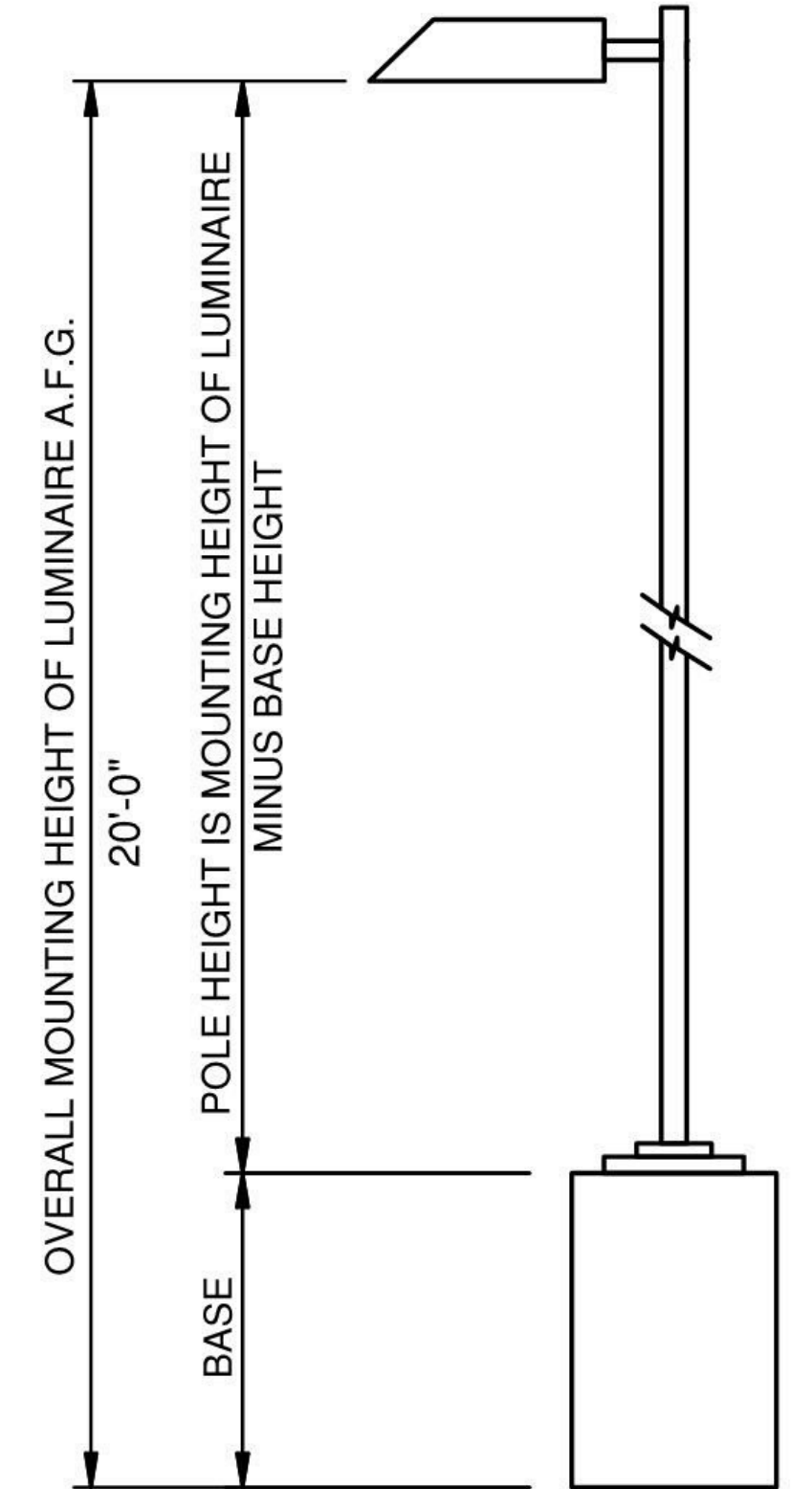


Scale: 1 inch= 16 Ft.

Luminaire Schedule		Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
○	6	L1	0.900	INVUE MSA-SA2C-730-U-5WQ	113	12052	20
○	1	L2	0.900	INVUE MSA-SA2C-730-U-T2	113	11205	20
○	2	L3	0.900	INVUE MSA-SA2C-730-U-T4FT	113	11261	20

Calculation Summary		Units	Avg	Max	Min	Max/Min	Avg/Min
Label		Fc	1.60	5.3	0.3	17.67	5.33
Parking Lot and Drive		Fc	0.02	0.2	0.0	N.A.	N.A.
Property Line		Fc	0.22	0.3	0.0	N.A.	N.A.
Property Line at Road Entrance		Fc	3.32	4.5	1.9	2.37	1.75

CALCULATION POINTS ARE TAKEN AT GRADE.



Project	Colling #	Type	L1, L2, L3
Prepared by	Notes	Date	

**Invue**  
**MSA MESA**  
Decorative Area Luminaire

**Product Features**

- Light Output
- Light Distribution

**Interactive Menu**

- Order Information page 2
- Optical Distributions page 3
- Product Specifications page 4
- Energy & Performance data page 5
- Control Options page 13

**Product Certifications**

**Quick Facts**

- Die-cast aluminum housing and door
- Lumens packages ranging from 3,000 - 29,000 lumens
- Choice of 13 high-efficiency patented AccuLED Optics™
- Base casting slip fits over a standard 3" O.D. tenon
- Wall, single and dual-mount configurations available
- 10kV/10vKA surge protection standard
- LED fixture features a five-year warranty

**Dimensional and Mounting Details**

**NOTES:**

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.

LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP/LEDS AND OTHER VARIABLE FIELD CONDITIONS.

MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.

CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.

LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO: NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.

FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

REVISION  
XX

DATE  
30775 Barrington St.  
Madison Heights, MI 48071  
P: 248.677.0850  
F: 248.677.0512  
E: info@clarus-lighting.com



PROJECT TITLE  
BURROUGHS FARMS  
5311 BRIGHTON ROAD  
FACILITY UPDATES  
BRIGHTON, MI

SHEET TITLE  
PHOTOMETRIC CALCULATION  
SITE

DATE  
10-02-23  
PROJECT No.  
CLC23-110503  
SHEET No.

L201

11.08 Data Centers

Section 11.08.01 General

- (a) Intent and Purpose: The following provisions apply to Data Centers including all accessory uses as defined below and shall be allowed in the Industrial (IND) and Planned Industrial Park (PID) zoning districts by Special Land Use Permit approval by Township Board in accordance with Article 19 and site plan approval by the Planning Commission and Township Board in accordance with Article 18.
- (b) Definitions. For the purpose of this section, the following words and phases shall have meaning respectively to them as follows:
- (1) Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.
  - (2) Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment or cryptocurrency data mining facilities but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
  - (3) Large-Scale Data Center and Data Processing Center: A center equal or greater than 40,000 sq. ft. gross floor area or located on a site greater than 10-acres.
  - (4) Small-Scale Data Center: A center less than 40,000 sq.ft. often serving local or regional networks.
  - (5) Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use. (e.g., hospital, university, large employer) less than 10, 000 sq. ft.
  - (6) Battery Energy Storage System (BESS): A Battery Energy Storage System that is an accessory use and that is designed and built to connect into the

distribution or transmission grid with a nameplate capacity less than 50 megawatts.

- (7) On-Site Substation/Switchyard: Electric utilities accessory use (e.g., transformers, breakers) necessary to serve a Data Center.
- (8) Water Consumption: The portion of Water usage that is permanently removed from immediate availability for reuse within the same watershed. Water Consumption includes, but is not limited to, water lost through evaporation, drift, blowdown discharged to a different watershed, incorporation into products or waste streams, or other processes that prevent return of the water to the local hydrologic system in a usable form.
- (9) Water Usage: The total volume of water withdrawn, diverted, or supplied to a Data Center from any source, including public water systems, private wells, surface water, reclaimed water, or other sources, over a specified period of time. Water Usage included all water delivered to the facility for cooling, humidification, fire suppression testing, domestic use, equipment maintenance, or other operational purposes, regardless of whether such water is later returned to the same watershed, reused on-site, or discharged as wastewater.

Section 11.08.02 Dimensional Standards

- (a) Minimum Lot Area:
  - (1) Large-Scale: 20 acres
  - (2) Small-Scale and Accessory: 2 acres
- (b) Maximum Building Height, including all mechanical equipment and heating and cooling towers: 30 feet, 2-stories
- (c) Maximum Lot Coverage, including all buildings, impervious surface and mechanical equipment: 40%
- (d) The site shall be served by public sewer and public water.
- (e) Minimum Setbacks:
  - (1) Large-Scale: 200 feet from all property lines and private or public right-of-way
  - (2) Small-Scale and Accessory: 75 feet from all property lines and private or public right-of-way.
  - (3) Siting: Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned property.

(f) Greenbelt:

- (1) Street Frontage: A minimum forty (40) foot landscaped greenbelt shall be planted along each public or private street right-of-way including the equivalent of one (1) canopy tree, two (2) evergreen trees and four (4) shrubs per each twenty (20) linear feet along the right-of-way, rounded upward. All greenbelt landscaping shall be arranged to simulate a natural setting such as staggered rows or massings.

(g) Landscaping & Buffers

- (1) Required Buffer: A minimum fifty (50) foot landscape buffer shall be planted along each property line except street frontage shall comply with above.
- (a) The required fifty (50) foot buffer shall consist at a minimum of one (1) canopy tree, two (2) evergreen trees and four (4) shrubs per each twenty (20) linear feet along the property line, rounded upward.
1. The Planning Commission may waive or reduce the above requirement for if equivalent screening is provided by existing woodlands on the lot, if a minimum of forty (40) percent of existing woodlands is to remain.
- (2) Parking lot landscaping shall comply with Section 12.02.04

Section 11.08.03 Design Standards

(a) Architectural design and building materials.

- (1) Transparency requirements. Transparent elements may include windows, glazed doors, clerestory windows, or architectural glazing.
- (2) Ground floor transparency.
- a. A minimum of twenty (20) percent of the length of each ground-floor street-facing facade shall include transparent elements.
- b. Minimum Window Spacing. No uninterrupted blank wall segment exceeding fifty (50) feet in length shall be permitted along a street-facing facade.
- c. Height of Transparency. Required transparent elements shall be located between three (3) feet and fifteen (15) feet above finished grade.
- (3) Upper-Level Transparency
- a. Upper floors visible from a public or private right-of-way shall include architectural articulation and transparency equivalent to at least ten (10) percent of the facade length.

- b. Upper-level transparency may be achieved through Windows or glazed panels; Spandrel glass or fritted glazing; Architectural recesses, false window systems; or similar design features that simulate transparency while maintaining security.
- (4) Facade variation.
- a. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically.
  - b. Expression of structural system and infill panels through change in plane not less than three (3) inches.
  - c. System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
  - d. System of horizontal and vertical reveals not less than one (1) inch in width/depth.
  - e. Variations in material module, pattern, and/or color.
  - f. System of integrated architectural ornamentation.
  - g. Green screen or planter walls.
  - h. Translucent, fritted, patterned, or colored glazing
- (5) Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon quality of its design and compatibility with surroundings.
- (6) Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms and colors.
- (7) Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.

- (8) Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
- (9) Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.
- (b) Material standards.
  - (1) Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public or private rights-of-way, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
  - (2) Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
  - (3) Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
  - (4) Materials shall be consistent with adjoining buildings.
  - (5) Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public or private rights-of-way and public parking lots.
  - (6) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- (c) Transitional features.
  - (1) Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
- (d) Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower intensity uses.
- (e) Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.
- (f) Mechanical, Loading, and Rooftop Equipment

- (1) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
  - (2) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
  - (3) Rooftop equipment shall be screened to full height from public or private rights-of-way.
  - (4) Service/loading areas shall be oriented away from residential districts where feasible and screened.
- (g) Lighting
- (1) Security and area lighting shall comply with Section 12.03.
  - (2) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere.
  - (3) Color temperature shall not exceed 3,500 Kelvin.
- (h) Landscaping & Buffers
- (1) Provide required greenbelt of 50 feet.
  - (2) Parking lots shall comply with Section 12.02.04.
- (i) Stormwater and Wastewater
- (1) Stormwater.
    - (a) On-site detention and water-quality treatment are required per the Livingston County Drain Commission. Designs shall address potential impacts from large roof/pavement areas and condenser discharge.
  - (2) Withdrawals/Discharge.
    - (a) Used water may not be discharged into any waters or wetlands of the State of Michigan.
    - (b) Any water withdrawal or discharge shall comply with applicable state and county permits.
- (j) Traffic and Construction Management
- (1) A Construction Traffic Study shall be required. The study shall be prepared by a qualified traffic engineer and shall evaluate anticipated construction-related traffic, including worker vehicles, delivery trucks, heavy equipment, staging areas, haul routes, peak construction periods, road capacity, traffic safety, and impacts on nearby properties and roadways. The study shall identify measures necessary to minimize traffic impacts, including designated construction access points,

approved haul routes, temporary traffic controls, roadway improvements, and restoration of any damaged public or private roads, dust-mud controls subject to approval by the Township and applicable road authorities.

- (2) Construction hours shall be limited to 7:00 a.m.-7:00 p.m. Monday-Saturday unless otherwise approved.
- (3) Township may require that a performance guarantee be deposited with the Township to ensure faithful compliance with any restoration of damaged public or private roads in accordance with Section 21.03.01.

Section 11.08.04 Performance Standards

(a) Noise

- (1) Baseline Noise Study. The applicant shall submit a baseline noise study prepared by a certified acoustical engineer. The study shall document existing ambient sound levels at the property boundaries and shall evaluate sound emissions across the full frequency spectrum, including:

- a. Infrasound (below 20 Hz);
- b. Low-frequency noise (20 Hz to 200 Hz);
- c. Audible sound (20 Hz to 20,000 Hz); and
- d. Ultrasonic frequencies (above 20,000 Hz), where applicable to the proposed equipment and facility operations.

- (2) Routine Operations. Noise generated by routine operation of a data center facility, including cooling equipment, transformers, substations, mechanical equipment, and emergency generators not engaged in testing or emergency operation, shall not exceed the following sound levels when measured at any property line:

- a. Daytime (7:00 a.m. to 10:00 p.m.): 50 dBA Leq;
- b. Nighttime (10:00 p.m. to 7:00 a.m.): 40 dBA Leq.

Noise containing prominent tonal characteristics shall be subject to a five (5) dBA penalty, which shall be added to the measured sound level for purposes of determining compliance.

- (3) Generator Testing and Emergency Operations

- a. Routine testing of emergency generators shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, excluding legal holidays.
- b. Noise generated during routine generator testing shall not exceed 60 dBA Leq when measured at any property line.

- c. Operation of emergency generators during utility power outages, utility interruptions, emergency conditions, or other circumstances beyond the control of the facility operator shall be exempt from the noise limits of this Section, provided such operation is limited to the duration of the emergency condition.

(4) Tonal Noise and Low-Frequency Noise

- a. Noise generated by cooling equipment, transformers, generators, substations, mechanical equipment, or other facility operations shall not produce prominent tonal characteristics that are plainly audible at or beyond the property line.
- b. A tonal noise shall be deemed excessive when one-third octave band analysis demonstrates a tone exceeding the adjacent frequency bands by five (5) dB or more.
- c. The facility shall be designed, constructed, and operated to minimize low-frequency noise, infrasound, and vibration impacts on adjacent properties.
- d. The operation of the facility shall not produce low-frequency noise or vibration that causes perceptible vibration, rattling of structures, or other nuisance conditions on adjacent properties.
- e. Compliance with applicable noise limits shall be demonstrated using both A-weighted (dBA) and C-weighted (dBC) measurements. The difference between dBC and dBA measurements at any property line shall not exceed twenty (20) dB unless the applicant demonstrates through acoustical analysis that no adverse low-frequency impacts will occur.

(5) Noise Study Requirements

- a. Compliance with this Section shall be demonstrated through a pre-construction acoustical analysis and a post-occupancy acoustical verification study prepared by a certified acoustical engineer.
- b. Sound measurements shall be conducted at a height of five (5) feet above grade along all property lines in accordance with the most current ANSI, ASTM, ISO, or other generally accepted acoustical measurement standards.
- c. The acoustical analysis shall evaluate:
  - i. Maximum anticipated noise output with all cooling systems, transformers, mechanical equipment, and other noise-generating equipment operating simultaneously at full design capacity;
  - ii. Routine testing of emergency generators;

- iii. Operation of emergency generators during utility power outages;
  - iv. Tonal noise characteristics;
  - v. Low-frequency, infrasound, and vibration impacts.
  - d. The acoustical analysis shall include octave-band and one-third octave-band data sufficient to evaluate tonal noise, low-frequency noise, infrasound, and potential vibration impacts.
  - e. The Township may require post-occupancy acoustical monitoring by a certified acoustical engineer upon receipt of documented noise complaints, following substantial modification of major noise-generating equipment, or whenever reasonably necessary to verify continued compliance with this Ordinance.
- (b) Vibration.
- (1) The operation of a data center facility, including cooling equipment, generators, transformers, substations, and other mechanical equipment, shall not produce vibration that exceeds the vibration criteria established by the most current applicable ANSI, ISO, or other generally accepted industry standards when measured at any property line. Vibrations shall not be of such magnitude as to cause damage to structures, interfere with the reasonable use and enjoyment of adjacent properties, or create a nuisance condition.
  - (2) Compliance with this Section shall be demonstrated through a vibration analysis prepared by a certified engineer as part of the site plan application and, upon request of the Township, through post-occupancy field measurements.
- (c) Air Quality and Emissions
- (1) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
  - (2) Generators. Generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where within 500 feet of residential, schools, parks, or hospitals.
  - (3) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination

Section 11.08.05 Energy

- (a) Applicant shall provide written verification from the electric utility provider that sufficient electrical generation, transmission, and distribution capacity exists, or will be provided, to serve the proposed facility without materially adversely affecting the reliability of

electric service to existing customers and the surrounding service area. The Township may require an independent peer review of the submitted study at the applicant's expense. The study shall identify all proposed utility infrastructure improvements necessary to serve the facility and shall include documentation from the electric utility provider verifying its ability to provide service to the proposed development. The Township may require additional information reasonably necessary to assess the impacts of the proposed facility on public infrastructure, public health, safety, and welfare.

- (b) Data center facilities shall be designed to achieve a Power Usage Effectiveness (PUE) rating of 1.3 or lower. Where site-specific conditions, utility requirements, climatic conditions, or other documented constraints make a PUE of 1.3 impracticable, the applicant shall demonstrate that the facility is designed to achieve the highest level of energy efficiency reasonably attainable. The applicant shall submit documentation prepared by a certified engineer demonstrating the projected PUE as part of the Site Plan application and shall provide post-occupancy verification of the facility's actual PUE within twelve (12) months of commencing operations, or such other period approved by the Township.

Section 11.08.06 Renewable Energy.

- (a) Applicant shall submit a Renewable Energy Plan demonstrating that at least twenty-five percent (25%) of the facility's projected annual electrical energy demand will be supplied through one or more of the following: on-site renewable energy generation, renewable energy power purchase agreements (PPAs), renewable energy credits (RECs), participation in utility-sponsored green power programs, or other substantially equivalent renewable energy sources. The Plan shall include projected annual energy consumption, the proposed renewable energy sources, and documentation demonstrating the applicant's commitment to achieving the stated renewable energy target
- (b) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
- (d) Water Conservation.
  - (1) A Utility Feasibility study shall be required at the cost of the Applicant. Study shall be approved by the MHOG Utility Department.
  - (2) Cooling systems shall be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.
  - (2) Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.
- (e) Security and Emergency Access
  - (1) Perimeter Security.
    - a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.

- b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from a public or private right-of-way or residential areas.
- (2) Access Control.
- a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
  - b. Visitor and delivery access points must be separated from employee access points wherever feasible.
- (3) Emergency Access.
- a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
  - b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
  - c. Fire lanes shall be maintained free of obstructions at all times.
- (4) Fire Protection.
- a. Applicant shall provide a fire protection plan to be reviewed and approved by the Fire Chief.
  - b. Before any construction begins, the Township's fire department (or the fire department with which the Township contacts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant must implement. The fire chief's decision may be appealed to the Township Board, and the Township will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township Board's decision is final, subject to any appellate right available under applicable law.
  - c. The applicant or operator may amend the fire protection from time-to-time in light of changing technology or other factors. Any proposed amendment must be submitted to the fire department for review and approval under subsection (a).

- d. The applicant must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).
  - e. The data center must contain an internal fire suppression system that shall be reviewed and tested once every twelve (12) months by a third-party contractor approved by the fire chief.
  - f. Applicant must provide all Township Fire Departments with the appropriate equipment and training to address fires in the data center.
- (5) Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
- a. Site layout for emergency responders.
  - b. Fire suppression and alarm systems description.
  - c. Backup generator location and fuel storage details.
  - d. Contact information for on-site security and facility management.
  - e. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.
- (6) Hazardous Materials.
- a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with Section 13.07 of Zoning Ordinance, federal, state, and local storage, reporting, and disposal requirements.
  - b. Applicants shall provide a Pollution Incident Prevention Plan in accordance with Section 13.07.05.
- (7) Battery Energy Storage Systems (if provided)
- a. Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
  - b. BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
  - c. Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.

- d. Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.
- (8) On-Site Substation/Switchyard (if provided)
  - a. Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
  - b. Transformers shall include integral secondary containment sized per state rules.
- (9) Extraordinary Events
  - a. If the data center facility experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
- (f) Use of Consultants and Cost Recovery
  - (1) The Township may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.
  - (2) All reasonable costs shall be escrowed by the applicant.
- (g) Monitoring and Reporting
  - (1) Commissioning Documentation: Prior to Certificate of Occupancy, applicant must submit commissioning results for mechanical/electrical systems and acoustical compliance.
  - (2) Annual Report. The applicant or operator must submit a report on or before January 1 of each year that includes all of the following):
    - (a) Actual annual energy consumption (MWh) and calculated PUE;
    - (b) Renewable energy procurement and percentage of total load;
    - (c) Water consumption (gallons) and cooling method;
    - (d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
    - (e) Noise level monitoring summary; and
    - (f) Summary of efficiency/cooling/security upgrades implemented.

- (g) A summary of all complaints, complaint resolutions, and extraordinary events.
  - (h) Current proof of insurance;
- (3) Failure to monitor and report may be grounds to revoke any Township approvals.
- (h) Decommissioning
- (1) Plan Required. As a condition of Special Approval Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
    - (a) Triggers for decommissioning.
    - (b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
    - (c) Recycling and disposal of equipment and hazardous materials.
    - (d) Final grading, soil stabilization, and revegetation.
    - (e) Restoration of the site to a condition compatible with surrounding uses.
  - (2) Triggers for Decommissioning
    - (a) A center shall be considered abandoned if it ceases consistent operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
    - (b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
  - (3) Performance Guarantee/ Financial Assurance
    - (a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township.
    - (b) To ensure proper decommissioning of a data center facility upon abandonment, the applicant must post financial security in the form of a security bond or escrow payment in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. This financial security must be posted within fifteen (15) days after approval of the special use application.
    - (c) The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate.

(4) Removal Standards

- (a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
- (b) Below-ground infrastructure, such as foundations and utilities, shall be removed below grade unless otherwise approved.
- (c) Materials shall be recycled to the maximum extent practicable.

(5) Site Restoration

- (a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
- (b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.

(6) Failure to Decommission

- (a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond.
- (b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

(i) Transferability. Approval for a data center facility is transferable to a new owner. However, before occupying or operating the facility, the new owner shall obtain occupancy approval from the Township and the Livingston County Building Department, register its name, end user and business address with the Township, and comply with this Ordinance and all approvals and conditions issued by the Township.

(j) Remedies. If an applicant or operator fails to comply with this Ordinance, the Township, may pursue any remedy or enforcement, including but not limited to the removal of any data center facility pursuant to the Zoning Ordinance or as otherwise authorized by law. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

**From:** [Joe Seward](#)  
**To:** [Amy Ruthig](#)  
**Cc:** [Kali Henderson](#)  
**Subject:** RE: Data Center Ordinance  
**Date:** Thursday, June 4, 2026 11:42:29 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[Genoa\\_Design\\_Standards\\_Comparison.docx](#)  
[Genoa\\_Ordinance\\_Comparison\\_Charts.docx](#)

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Thanks for the info update. First the easy change, I suggest the language in 11.08.06(4) b. be changed to reflect BAFA not "Township's fire department" and then keep the language that follows in the parenthesis.

Before I get to the difficult changes, a reminder that when (not if) these ordinances get challenged, the governmental entity will likely have the burden of justifying to the courts why the restrictions on the use the property are reasonable. The difficult changes - I have prepared a couple of charts showing the differences between the current standards and the proposed standards, Dimensional, Noise, and Design (with the help of AI, Claude). We need reliable support for imposing different standards for data centers. I think having the sound engineers' input is the best money spent on this project. Can they also develop standards or designs that will reduce the sound/vibration impact on the residents. I followed up on your comments and did some research and one issue is the low frequency of the sound is many times not reduced through berms or sound walls. That may support the setback and design differences between the current zoning ordinance and the proposed data center ordinance. We will need experts supporting the difference if that is the way the Township goes.

Another suggestion is the requirement of an environmental impact study and consider adding to Sec 18.08 of the current zoning ordinance a sound study as well as the impact if a closed loop cooling system is used, what substance is being used, just water or water with glycol or something else and the impact if a leak develops. I don't know if an open well cooling system is even possible, but if it is would the Township even consider that? Would an open system drain the aquifer and where would the runoff go? Maybe check with Greg or the engineers to see if this is even a concern/possibility and be addressed in the ordinance.

Also consider in the impact study not only impact on utilities for the current proposed construction but also looking into the future impact if the other development would occur consistent with the master plan. Example, suppose the first construction in the Versa development is a data center, and MHOG can handle that but would that then limit additional developments because MHOG has used up its capacity. Same for electricity. Another thought is patterning the renewable energy requirement in the ordinance to track the requirements of Clean Energy Standards, PA 295 of 2008. Yes, that applies to electrical providers that is why I suggest track, 50% in 2030, 60% in 2035, not necessarily always just 25%. This a policy consideration for the PC and Township not a legal opinion.

The last thought for this email is putting in the ordinance the Township WILL have

these studies and site plans peer reviewed, which may be completed by entities outside of the current engineers and planning consultants, which will be paid by the applicant. What is prompting this is data centers are so new, we don't know the full extent of the impact they have on citizens and the environment. By the time someone comes forward with a data center request, the Township may need outside consultants to address the concerns.



T. Joseph Seward  
210 East Third Street, Suite 212  
Royal Oak, MI 48067

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## Genoa Charter Township — Design Standards Comparison

This chart compares the design standards applicable to the Industrial District (IND) under the current Genoa Township Zoning Ordinance (principally Article 12 and Section 8.04) with the proposed design standards for data center facilities under proposed Section 11.08.03.

DESIGN STANDARD	CURRENT ZONING DESIGN STANDARDS (IND District — Article 12 & Sec. 8.04)		DATA CENTER DESIGN STANDARDS (Proposed Sec. 11.08.03)	
Standard	Requirement	Ordinance Citation	Requirement	Ordinance Citation
<b>Exterior Wall Materials — Primary Permitted Materials</b>	Brick/face brick, stone, cast stone: up to 100% Split face block, scored concrete block, precast concrete: up to 100% Reflective glass: up to 75% Finishes (EIFS, stucco, fiberglass): up to 75% Metal flat sheets/panels: up to 25% Plain concrete block, concrete formed in place: up to 25% Glass block: up to 50% Vinyl/fiber cement siding: up to 25% Wood siding: 0%	<i>Sec. 12.01.03, Table 12.01.03</i>	At least 75% of walls visible from public or private rights-of-way must be brick, glass, metal (trim/ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl/aluminum siding permitted for accents only. EIFS not permitted as a primary building material.	<i>Sec. 11.08.03(b)(1)-(2)</i>
<b>Architectural Style and Character</b>	Buildings shall possess architectural variety while enhancing cohesive community character. Architectural features required such as archways, colonnades, cornices, peaked rooflines, or towers. Compatible scale and proportion with existing structures; subtle earth tone colors required.	<i>Sec. 12.01.05; Sec. 12.01.06</i>	Architectural style not restricted; evaluation based on quality of design and compatibility with surroundings. Buildings within the same development shall provide a unified and easily identifiable image through similar architectural styles, materials, complementary roof forms, and colors.	<i>Sec. 11.08.03(a)(5)-(6)</i>
<b>Ground Floor Transparency</b>	No specific ground floor transparency requirement for IND district. General requirement for architectural features; windows and entrances encouraged.	<i>Sec. 12.01.06; Sec. 12.01.07</i>	Minimum 20% of the length of each ground-floor street-facing facade must include transparent elements (windows, glazed doors, clerestory windows, or architectural glazing). No uninterrupted blank wall segment exceeding 50 ft along a street-facing facade. Transparent elements must be located between 3 ft and 15 ft above finished grade.	<i>Sec. 11.08.03(a)(2)(a)-(c)</i>
<b>Upper-Level Transparency</b>	No specific upper-level transparency requirement for IND district.	<i>Sec. 12.01.06</i>	Upper floors visible from a public or private right-of-way must include architectural articulation and transparency equivalent to at least	<i>Sec. 11.08.03(a)(3)(a)-(b)</i>

			10% of facade length. May be achieved through windows, glazed panels, spandrel glass, fritted glazing, architectural recesses, or false window systems.	
<b>Facade Variation / Wall Articulation</b>	Building walls over 100 ft in length shall be broken up with varying building lines, windows, architectural accents, and trees.	<i>Sec. 12.01.06</i>	Wall designs must provide a minimum of three design elements at intervals no greater than 25 ft horizontally and 10 ft vertically. Elements include: change in plane (min. 3 inches), horizontal/vertical scaling elements (belt courses, pilasters), reveals (min. 1 inch), variations in material/pattern/color, integrated architectural ornamentation, green screens, or translucent glazing.	<i>Sec. 11.08.03(a)(4)(a)-(h)</i>
<b>Monotony Mitigation on Expansive Walls</b>	Walls over 100 ft must be broken up. Architectural variety and features required. No specific interval or technique enumerated.	<i>Sec. 12.01.06</i>	Expansive exterior walls must be minimized through: staggering of vertical walls; recessing openings; upper-level roof overhangs; deep score lines at construction joints; contrasting compatible materials; variety and rhythm of window/door openings; horizontal and vertical architectural elements; horizontal bands of compatible colors; and changes in roof shape or roofline.	<i>Sec. 11.08.03(a)(7)</i>
<b>Building Entrances</b>	Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.	<i>Sec. 12.01.06</i>	Entrances to individual buildings shall be readily identifiable through recesses or pop-outs, roof elements, columns, or other architectural elements.	<i>Sec. 11.08.03(a)(9)</i>
<b>Height, Mass, and Transitional Features</b>	No specific transitional massing requirement for IND district. Compatible scale and proportion with existing structures generally required.	<i>Sec. 12.01.05</i>	Building height and mass shall be graduated through step-backs, recess lines, or other techniques so that higher-intensity uses are comparable in scale with adjacent lower-intensity structures. Similarly sized and patterned architectural features (windows, doors, arcades, pilasters, cornices, wall offsets) from lower-intensity adjacent uses shall be incorporated into transitional features.	<i>Sec. 11.08.03(c)-(e)</i>
<b>Rooftop Equipment Screening</b>	Rooftop equipment shall be screened from public view by a full	<i>Sec. 12.01.06</i>	Rooftop equipment shall be screened to full height from public	<i>Sec. 11.08.03(f)(1); Sec. 11.08.03(f)(3)</i>

	parapet wall unless the Planning Commission determines alternate screening is acceptable.		or private rights-of-way. Mechanical equipment shall be fully enclosed unless mechanically unfeasible per manufacturer specifications.	
<b>Ground-Level Mechanical Equipment Screening</b>	Accessory structures and utility structures including air conditioning units, transformers, and utility substations in visible locations may be required to be landscaped with shrubs.	<i>Sec. 12.02.06</i>	All mechanical equipment located outside a building (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls or panels.	<i>Sec. 11.08.03(f)(2)</i>
<b>Service / Loading Area Orientation</b>	Loading areas may be in the rear yard. Not specifically required to be oriented away from residential districts.	<i>Sec. 12.04.02</i>	Service and loading areas shall be oriented away from residential districts where feasible and shall be screened.	<i>Sec. 11.08.03(f)(4)</i>
<b>Exterior Lighting — Property Line Limits</b>	Light shall not exceed 0.5 footcandles at a residential lot line. Light shall not exceed 1.0 footcandle at a non-residential lot line (except along road frontage). Maximum on-site light level: 10 footcandles. All fixtures shall be metal halide.	<i>Sec. 12.03.01</i>	Maximum maintained illuminance at property line: 0.5 foot-candles adjacent to residential; 1.0 foot-candle elsewhere. Must also comply with Sec. 12.03 generally. No metal halide limitation — broader fixture compliance with Sec. 12.03.	<i>Sec. 11.08.03(g)(1)-(2)</i>
<b>Exterior Lighting — Color Temperature</b>	No color temperature restriction. Fixtures shall be metal halide (which typically produces 3,000–4,200 K).	<i>Sec. 12.03.01</i>	Color temperature shall not exceed 3,500 Kelvin.	<i>Sec. 11.08.03(g)(3)</i>
<b>Exterior Lighting — Fixture Height</b>	Maximum 20 ft fixture height adjacent to a residential district. Maximum 30 ft fixture height adjacent to non-residential districts.	<i>Sec. 12.03.03</i>	No separate fixture height standard specified; general compliance with Sec. 12.03 (including its height limits) required.	<i>Sec. 11.08.03(g)(1); Sec. 12.03.03</i>
<b>Street Frontage Greenbelt</b>	20 ft landscaped greenbelt along each public street right-of-way; 1 canopy tree per 40 linear ft (evergreens may substitute for up to 50% of trees).	<i>Sec. 12.02.01</i>	Minimum 40 ft landscaped greenbelt along each public or private street right-of-way; 1 canopy tree, 2 evergreen trees, and 4 shrubs per 20 linear ft of frontage, rounded upward. All greenbelt landscaping arranged to simulate a natural setting.	<i>Sec. 11.08.02(f)(1)</i>
<b>Perimeter Landscape Buffer</b>	Buffer Zone A (50 ft, 6 ft continuous wall or 4 ft berm, 1 canopy + 2 evergreen + 4 shrubs per 20 lf) required where Industrial use is adjacent to single-family or multi-family residential district.	<i>Sec. 12.02.03, Tables 12.02.03.A and 12.02.03.B</i>	Minimum 50 ft landscape buffer along each property line (except street frontage); 1 canopy tree, 2 evergreen trees, and 4 shrubs per 20 linear ft. Planning Commission may waive/reduce if equivalent	<i>Sec. 11.08.02(g)(1)</i>

			screening provided by existing woodlands (min. 40% to remain).	
<b>Parking Lot Landscaping</b>	Off-street parking lots with 10+ spaces: 1 canopy tree and 100 sq. ft. landscaped area per 10 spaces (up to 100 spaces); 1 per 12 spaces (101–200); 1 per 15 spaces (201+). Hedge row/berm required between front yard parking and roadway.	<i>Sec. 12.02.04</i>	Parking lot landscaping shall comply with Sec. 12.02.04 (same standard applies).	<i>Sec. 11.08.02(g)(2); Sec. 12.02.04</i>
<b>Perimeter Security Fencing</b>	Fencing permitted; no specific height requirement or landscaping screening requirement for security fencing in IND district.	<i>Sec. 11.01 (General Provisions)</i>	Sites must be fully enclosed with a perimeter security system (fencing, walls, or equivalent barriers) not less than 8 ft in height. Opaque fencing must be screened with landscaping where visible from a public or private right-of-way or from residential areas.	<i>Sec. 11.08.05(e)(1)(a)-(b)</i>
<b>Site Elements / Amenities</b>	Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian furniture, and/or fountains. Signs and site features shall be aesthetically compatible with nearby developments.	<i>Sec. 12.01.07</i>	No equivalent site amenity requirement. Security and operational function drive site design; facades must provide visual interest from both vehicular and pedestrian viewpoints.	<i>Sec. 11.08.03(a)(8)</i>

## Genoa Charter Township — Dimensional Requirements Comparison

This chart compares the dimensional standards applicable to the Industrial District (IND) under the current Genoa Township Zoning Ordinance with the proposed dimensional requirements for data center facilities under proposed Section 11.08.02.

Dimensional Requirement	Current Zoning Dimensional Requirements (Industrial District – IND)		Data Center Dimensional Requirements (Proposed Sec. 11.08.02)	
	Standard	Requirement	Ordinance Citation	Requirement
<b>Minimum Lot Area</b>	1 acre (Reducible to 20,000 sq. ft. with shared access)	<i>Sec. 8.03, Table 8.03.01; Sec. 8.03.02(a)</i>	Large-Scale: 20 acres Small-Scale/Accessory: 2 acres	<i>Sec. 11.08.02(a)</i>
<b>Minimum Lot Width</b>	150 ft.	<i>Sec. 8.03, Table 8.03.01</i>	Not specified (IND district minimum of 150 ft. applies)	<i>Sec. 11.08.01(a); Sec. 8.03, Table 8.03.01</i>
<b>Front Yard Setback</b>	85 ft. (with parking in front yard) 50 ft. (no parking in front yard)	<i>Sec. 8.03, Table 8.03.01, fn. (g)(h)(i)(j)</i>	Large-Scale: 200 ft. from all property lines and rights-of-way Small-Scale/Accessory: 75 ft. from all property lines and rights-of-way	<i>Sec. 11.08.02(e)(1)-(2)</i>
<b>Side Yard Setback</b>	25 ft. 50 ft. if adjacent to residential district	<i>Sec. 8.03, Table 8.03.01, fn. (d)</i>	Large-Scale: 200 ft. from all property lines Small-Scale/Accessory: 75 ft. from all property lines	<i>Sec. 11.08.02(e)(1)-(2)</i>
<b>Rear Yard Setback</b>	40 ft. 80 ft. if adjacent to residential district	<i>Sec. 8.03, Table 8.03.01, fn. (d)</i>	Large-Scale: 200 ft. from all property lines Small-Scale/Accessory: 75 ft. from all property lines	<i>Sec. 11.08.02(e)(1)-(2)</i>
<b>Parking Lot Setback</b>	20 ft. (front) 10 ft. (side and rear)	<i>Sec. 8.03, Table 8.03.01</i>	Not separately specified; parking subject to general IND standards and Sec. 12.02.04	<i>Sec. 11.08.02(g)(2); Sec. 8.03, Table 8.03.01</i>
<b>Maximum Building Height</b>	30 ft. / 2 stories	<i>Sec. 8.03, Table 8.03.01, fn. (l); Sec. 11.01.05</i>	30 ft. / 2 stories (inclusive of all mechanical equipment and cooling towers)	<i>Sec. 11.08.02(b)</i>

<b>Maximum Lot Coverage</b>	40% (building footprint) 85% (total impervious surface)	<i>Sec. 8.03, Table 8.03.01, fn. (k)</i>	40% (inclusive of all buildings, impervious surface, and mechanical equipment)	<i>Sec. 11.08.02(c)</i>
<b>Residential Proximity / Siting Restriction</b>	No specific siting restriction beyond setbacks	<i>Sec. 8.03, Table 8.03.01</i>	Large-Scale Data Center may not be located on any parcel within 500 ft. of any residentially zoned property	<i>Sec. 11.08.02(e)(3)</i>
<b>Street Frontage Greenbelt</b>	Landscaped greenbelt required in front yard; specific planting standards per Sec. 12.02	<i>Sec. 8.03.02(h); Sec. 12.02</i>	Minimum 40 ft. landscaped greenbelt along each public or private street right-of-way; 1 canopy tree, 2 evergreen trees, and 4 shrubs per 20 linear ft.	<i>Sec. 11.08.02(f)(1)</i>
<b>Perimeter Landscape Buffer</b>	Buffer required per Sec. 12.02 based on adjacent zoning district	<i>Sec. 8.03.02(d); Sec. 12.02</i>	Minimum 50 ft. landscape buffer along each property line (except street frontage); 1 canopy tree, 2 evergreen trees, and 4 shrubs per 20 linear ft.	<i>Sec. 11.08.02(g)(1)</i>
<b>Public Utilities</b>	Not specifically required by IND dimensional standards	<i>Sec. 8.03</i>	Site must be served by public sewer and public water	<i>Sec. 11.08.02(d)</i>

## Genoa Charter Township — Noise Regulation Comparison

This chart compares the noise standards under the current Genoa Township Anti-Noise and Public Nuisance Ordinance (Ordinance No. #011203) with the proposed data center-specific noise and vibration requirements under proposed Section 11.08.04.

STANDARD	CURRENT NOISE ORDINANCE (Ordinance No. #011203)		DATA CENTER NOISE REQUIREMENTS (Proposed Sec. 11.08.04)		
	Subject	Requirement	Ordinance Citation	Requirement	Ordinance Citation
<b>Measurement Standard</b>		OBA (Octave Band Analysis) measured at or beyond the property line; dB(A) scale defined per ANSI S1.4-1971	<i>Sec. 2.0; Sec. 4.0</i>	dB(A) Leq (equivalent continuous A-weighted sound level) and dBC measurements; measurements at 5 ft. above grade along all property lines per ANSI, ASTM, or ISO standards	<i>Sec. 11.08.04(a)(2); Sec. 11.08.04(a)(5)(b)</i>
<b>Daytime Noise Limit (General)</b>		Residential to Residential: 75 dB (7:00 a.m.–10:00 p.m.) Commercial/Industrial to Residential: 80 dB (7:00 a.m.–10:00 p.m.)	<i>Sec. 4.0, Table I</i>	50 dBA Leq (7:00 a.m.–10:00 p.m.) measured at any property line	<i>Sec. 11.08.04(a)(2)(a)</i>
<b>Nighttime Noise Limit (General)</b>		Residential to Residential: 50 dB (10:00 p.m.–7:00 a.m.) Commercial/Industrial to Residential: 50 dB (10:00 p.m.–7:00 a.m.)	<i>Sec. 4.0, Table I</i>	40 dBA Leq (10:00 p.m.–7:00 a.m.) measured at any property line	<i>Sec. 11.08.04(a)(2)(b)</i>
<b>Tonal Noise Penalty</b>		No specific tonal penalty; general prohibition on unreasonably loud or disturbing noise	<i>Sec. 3.0; Sec. 4.0</i>	5 dBA penalty added to measured level when noise contains prominent tonal characteristics; tonal noise deemed excessive when one-third octave band analysis shows a tone exceeding adjacent frequency bands by 5 dB or more	<i>Sec. 11.08.04(a)(2); Sec. 11.08.04(a)(4)(b)</i>
<b>Low-Frequency / Infrasound</b>		No specific provision; general prohibition on unreasonably disturbing noise	<i>Sec. 3.0</i>	Facility must be designed, constructed, and operated to minimize low-frequency noise,	<i>Sec. 11.08.04(a)(4)(c)–(e)</i>

			infrasound, and vibration; dBC–dBA difference at any property line shall not exceed 20 dB unless acoustical analysis demonstrates no adverse impacts	
<b>Generator Testing Limits</b>	No specific provision for generator testing; general prohibition on unreasonably loud machinery	Sec. 3.0, ¶ 9	Routine testing limited to 8:00 a.m.–6:00 p.m., Monday–Friday, excluding legal holidays; noise during testing shall not exceed 60 dBA Leq at any property line	Sec. 11.08.04(a)(3)(a)–(b)
<b>Emergency Generator Exemption</b>	Emergency work to restore property to safe condition or restore public utilities is exempt	Sec. 4.0(A)(3)	Operation during utility outages, utility interruptions, emergency conditions, or circumstances beyond operator's control is exempt from noise limits for duration of the emergency	Sec. 11.08.04(a)(3)(c)
<b>Vibration</b>	No specific vibration standard; general prohibition on unreasonably disturbing noise and disturbance	Sec. 3.0	Vibration shall not exceed applicable ANSI, ISO, or generally accepted industry standards at any property line; shall not cause damage to structures, interfere with use of adjacent properties, or create a nuisance; compliance demonstrated by certified engineer vibration analysis	Sec. 11.08.04(b)(1)–(2)
<b>Pre-Construction Acoustical Study</b>	No requirement	N/A	Baseline noise study by certified acoustical engineer required; must document existing ambient sound levels and evaluate full frequency spectrum including infrasound, low-frequency, audible, and ultrasonic ranges	Sec. 11.08.04(a)(1)

<b>Post-Occupancy Verification</b>	No requirement	<i>N/A</i>	Post-occupancy acoustical verification study by certified acoustical engineer required; Township may require additional monitoring upon documented complaints, major equipment modification, or as needed to verify compliance	<i>Sec. 11.08.04(a)(5)(a); Sec. 11.08.04(a)(5)(e)</i>
<b>Enforcement / Penalties</b>	Fine up to \$500.00 and/or imprisonment up to 90 days per violation; each day is a separate offense; injunction and civil action available	<i>Sec. 7.0</i>	Township may pursue any remedy or enforcement including removal of the facility, legal and equitable action to abate violations, and recovery of all costs including actual attorney fees	<i>Sec. 11.08.05(j)</i>



*Environmental & Infrastructure Noise Control  
Acoustic Engineering, Testing & Mitigation Solutions  
Compliance Support for Government Facilities & Infrastructure*

## Capabilities Statement

### COMPANY OVERVIEW

For more than 25 years, Memtech Acoustics has helped organizations evaluate and control environmental noise generated by industrial operations, energy infrastructure, transportation systems, and commercial development.

We work with developers, site planners, zoning and planning authorities, and engineering teams to quantify community impact and design mitigation for new construction projects to meet regulatory and ordinance requirements. Beyond planning and permitting, we also assist facilities in diagnosing and resolving existing community noise concerns in alignment with community requirements. Our services combine field measurement, predictive acoustic modeling, and engineered noise control systems to minimize sound propagation across property boundaries and into surrounding residential areas.

### CORE COMPETENCIES

#### Environmental Noise Assessment

- Community Noise Impact Studies
- Environmental Noise Monitoring Baseline
- Environmental Noise Surveys
- Noise Ordinance And Regulatory Compliance Analysis
- Property Line Boundary Surveys

#### Predictive Acoustic Modeling

- Environmental Sound Propagation Modeling
- Barrier & Other Mitigation Performance Modeling
- Site Layout Optimization For Noise Control
- Equipment Noise Source Characterization

#### Remediation Capabilities

- Temporary Construction Barriers
- Absorptive Noise Barriers
- Equipment Acoustic Enclosures
- Acoustic Curtain Systems
- Vibration Isolation Systems

### TYPICAL APPLICATIONS

Memtech supports environmental noise management across a wide range of industries, including:

- Data Centers & Digital Infrastructure
- Power Generation Facilities
- Oil & Gas Infrastructure
- Industrial Manufacturing Facilities
- Utilities & Electrical Substations
- Transportation Corridors & Infrastructure
- Commercial & Mixed-Use Developments

### NAICS CODES

- 541330 – Engineering Services
- 541620 – Environmental Consulting Services
- 541380 – Testing Laboratories
- 541690 – Other Scientific & Technical Consulting Services
- 541370 – Surveying and Mapping Services
- 423390 – Construction Material Merchant Wholesalers

Read more at [www.memtechacoustics.com](http://www.memtechacoustics.com)



SUCCESSFUL  
PROJECTS  
COMPLETED



### CONTACT INFORMATION

POC: Michael Castaño  
Managing Principal

(248) 289-1123  
info@memtechacoustics.com

2175 Avon Industrial Dr.  
Rochester Hills, MI 48309

Contact us to discuss acoustic planning for your next project.

## DIFFERENTIATORS



### Engineered Solutions

Memtech applies comprehensive acoustic modeling and analysis to evaluate noise impacts during the project design phase, allowing clients to make informed decisions that minimize community disturbance.



### Data-Driven Decision Making

All recommendations are supported by field measurements, predictive modeling, and technical analysis to ensure regulatory defensibility and stakeholder confidence.



### Root-Cause Noise Diagnostics

Our team identifies the equipment noise mechanisms and characteristics, as well as the propagation pathways responsible, allowing mitigation strategies to be targeted and cost-effective.



### Practical Mitigation Strategies

Solutions are engineered to integrate with existing infrastructure and operational requirements while achieving significant noise reductions.

## PAST PERFORMANCE

### Archaea Canton Renewables – RNG Facility Expansion

Canton Township, MI | 2022

Provided launch-to-completion acoustic engineering and noise mitigation support for a renewable natural gas (RNG) facility. This project required compliance with a 70 dBA local noise ordinance. Conducted comprehensive acoustic modeling to assess projected sound levels and identify potential exceedances at key property line boundaries.

#### Scope & Responsibilities:

- Performed acoustic analysis and modeling for RNG equipment.
- Identified probable noise radiation issues along North and West property lines.
- Designed a dual noise barrier wall system to assure legal compliance.
- Coordinated permitting and approvals with local township authorities.
- Implemented a permanent outdoor noise control solution.



#### Solution Delivered:

- 16-ft North wall (90 precast panels) for highest exposure zone & 12-ft West wall (76 precast panels).
- Fully certified to withstand wind loads and all safety requirements.
- High-performance masonry system (STC 46 / NRC up to 0.90).
- Integrated sound blocking and absorption to reduce direct and reflected noise.

#### Results:

- Achieved full compliance with 70 dBA ordinance at all property lines.
- Enabled unrestricted facility expansion and operations.
- Provided an aesthetically pleasing design for the community.
- Delivered a durable, scalable solution supporting future growth.

### MEMBERSHIPS



## CONTACT INFORMATION

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## ACOUSTIC CONSULTING ENGAGEMENT

*Noise Ordinance Development & Review*

**Prepared for:** Genoa Township

**Date:** June 3, 2026

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### ENGAGEMENT OVERVIEW

This document outlines a four-phase plan structured around that request. The City may engage Phase 1 as a standalone deliverable or commit to a strategic incremental approach. Phases are sequential, with each one building on the deliverables of the prior phase.

Most municipal noise ordinances were written before continuous-operation industrial developments such as data centers, AI compute facilities, and cryptocurrency mining became common. These facilities produce low-frequency and tonal noise that often complies with basic numeric limits in current ordinances while still generating sustained community complaints. Infrasound and steady-state hum are rarely addressed in conventional ordinance language.

An ordinance that anticipates these characteristics protects the City's ability to permit responsibly, proactively respond to resident concerns with defensible data, and avoid the kind of post-construction mitigation disputes that have become common in other jurisdictions.

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### FOUR-PHASE SCOPE

#### PHASE 1 | Ordinance Review and Baseline Framework

This is the diagnostic step. We compare the City's existing draft against the goals stated by the Planning Department, evaluate it against the local environment (rural, suburban, mixed industrial, high-traffic corridors), and return a marked-up framework that identifies gaps, ambiguities, and language that may be difficult to enforce. Skipping this step risks reinforcing weaknesses already present in the draft.

**Scope of work:**

- Review of the current draft ordinance and the City's stated goals
- Assessment of the City's land use mix, zoning patterns, and ambient noise environment
- Identification of regulatory gaps, including infrasound, tonality, and continuous-operation noise sources
- Marked-up baseline framework with recommended structural changes
- If necessary, simulated playbacks of various scenarios using the proposed ordinance can be arranged

**Typical cost/duration:** *Approximately \$1,800-\$2,000 for deliverables outlined in the above scope. Deliverable within 5-10 Business days.*

## PHASE 2 | Ambient Sound Level Data Collection

An ordinance that sets numeric limits without knowledge of current ambient sound levels can either be too strict (creating problems for existing businesses who are already in violation) or too permissive (failing to prevent the very issue it was intended to address). Field measurements across representative districts give the ordinance a defensible, technical foundation and provide a baseline for future enforcement.

### Scope of work:

- Sound level monitoring at selected locations (residential, commercial, industrial, downtown)
- Day/night and weekday/weekend sampling as appropriate to land use
- Statistical results delivered alongside the Phase 1 framework
- Documentation suitable for reference in adopted ordinance language

**Typical cost/duration:** *Quoted per project based on site count and monitoring duration.*

*Single site, 24-hour environmental noise study, data analysis, and summary report ~ \$4,950 + \$1,600/additional site, deliverable within 15-Business days of data acquisition.*

## PHASE 3 | Collaborative Ordinance Development

The baseline framework becomes a working ordinance through iteration with City staff, legal counsel, and elected officials. This phase covers attendance at planning sessions, response to legal review feedback, and translation of technical acoustic concepts into language the Planning Commission, Council, and public can act on. Ordinances most often fail at the adoption stage when this step is rushed.

### Scope of work:

- Attendance at Planning Commission and Council meetings (in-person or virtual)
- Workshop sessions with City staff and legal counsel
- Iterative redlines, clarifications, and definitional refinements
- Educational support for staff and elected officials on acoustic concepts (tonality, dBA vs. dBC, infrasound)
- Audio playback demonstrating the subjective effects of various proposed criteria

**Typical cost:** *Minimum 1 or 2-hour Acoustical Consultant per service. Full support and iterative redlining for collaborative ordinance development approximately \$2,500.*

## PHASE 4 | Site Study Requirements & Permitting Framework

An ordinance is only as effective as its enforcement mechanism. This phase provides guidance on preconstruction noise considerations, and builds post-construction acoustic compliance requirements into the City's site plan review process. The result is that any future data center, industrial facility, or other significant noise source comes to the City with a qualified noise impact. This phase ensures proactive action rather than complaint driven post-remediation, and shifts the burden of proof onto the applicant, where it belongs.

### Scope of work:

- Drafting of zoning and site plan ordinance language requiring acoustic validation
- Definition of risk factors (use type, capacity, equipment thresholds)
- Standardized study scope language for applicants and City reviewers
- Optional review checklists and reviewer training materials

**Typical cost/duration:** *Quoted per service requirement and adopted ordinance language, deliverable timeline based on scope. Estimated for drafting and study definition at \$1,850. Deliverable within 10-15 Business days.*

## WHY MEMTECH ACOUSTICS

- 25+ years in environmental and industrial acoustics
- Locally based in Rochester Hills, Michigan
- Recent regional permitting and mitigation work, including the Archaea/BP renewable natural gas facility in Canton Township (2022)
- Active members of INCE-USA, Acoustical Society of America, AIA Michigan, and Construction Association of Michigan
- MBE certified

## NEXT STEPS

The City may engage Phase 1 as a standalone deliverable or proceed with a bundled Phase 1-3 scope. Phase 4 is typically defined after the ordinance language is finalized so that pricing reflects the adopted structure.

To discuss scope, scheduling, or modifications to this engagement, please contact:

### Michael Castaño

Managing Principal, Memtech Acoustics

Mike@memtechacoustics.com

(248) 289-1123

2175 Avon Industrial Dr., Rochester Hills, MI 48309

*This document is a preliminary engagement framework. Fees, durations, and scope items are placeholders for internal completion prior to delivery to the City.*

**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.

The call to the public was closed at 8:08 pm.

Ms. Ruthig and the commissioners discussed addressing redevelopment in this ordinance.

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there will be one case and the data center ordinance at the June meeting.

**Approval of the April 13, 2026 Planning Commission meeting minutes**

**Moved** by McCreary, supported by Commissioner Rassel, to approve the April 13, 2026 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

**Member Discussion**

Commissioner McCreary reminded the commissioners to speak loudly into the microphone so members of the public and people watching at home can hear what is being said.

**Adjournment**

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

Respectfully Submitted,

Patty Thomas, Recording Secretary