

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
June 16, 2026  
6:30 P.M.  
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m)*

OLD BUSINESS:

1. 26-04...A request by Richard Garbacik, 4780 Chestnut Springs Dr., for rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home. - **WITHDRAWN**

NEW BUSINESS:

1. 26-08...A request by Raymond Kutchev, 5167 Natura Dr. for rear and side yard variances and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new detached garage.
2. 26-09... A request by Truck & Trailer Specialties Inc., 900 Grand Oaks, for a height variance and any other variances deemed necessary by the Zoning Board of Appeals, to build a retaining wall. -**WITHDRAWN**
3. 26-10...A request by Bradley Giordano, 4510 Filbert Dr., for a wetland variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the May 26, 2026 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. 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 VARIANCE APPLICATION**  
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116  
(810) 227-5225 | FAX (810) 227-3420

Case # 26-08 Meeting Date: 6-16-26 @ 6:30pm

\$215.00 for Residential

PAID Variance Application Fee

\$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Raymond Kutchey Email: [REDACTED]

Property Address: 5167 Natura Dr Howell MI 48843 Phone: [REDACTED]

Present Zoning: Country Estates Tax Code: 4711-31-200-017

**ARTICLE 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: A 15 ft variance from the required 60 ft rear yard setback and an 8 ft variance from the required 40ft side yard setback to build a new detached garage.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting

The following is per Article 23.05.03 of the Genoa Township Ordinance:

**Criteria Applicable to Dimensional Variances.** No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

**Under each please indicate how the proposed project meets each criteria.**

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Strict compliance to the 60 ft rear & 40- ft side yard setbacks would make the garage out of alignment with existing driveway & house and limit access to the rear yard from the driveway. The HOA stated it would not be aesthetically pleasing to be angled different than the house.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

The property is divided in half by the road and covered mature forest that floods with heavy rain due to sloping terrain on 3 sides Property across the road is mostly under water due to Brighton road drainage and is not build-able. Would also be considered front yard.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

Requested variance will not impair light, air or access to neighboring properties. The garage location will still maintain Substantial wooded rear & side yard setbacks and will comply with all other zoning and HOA requirements.

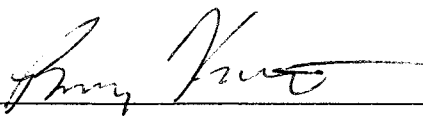
Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

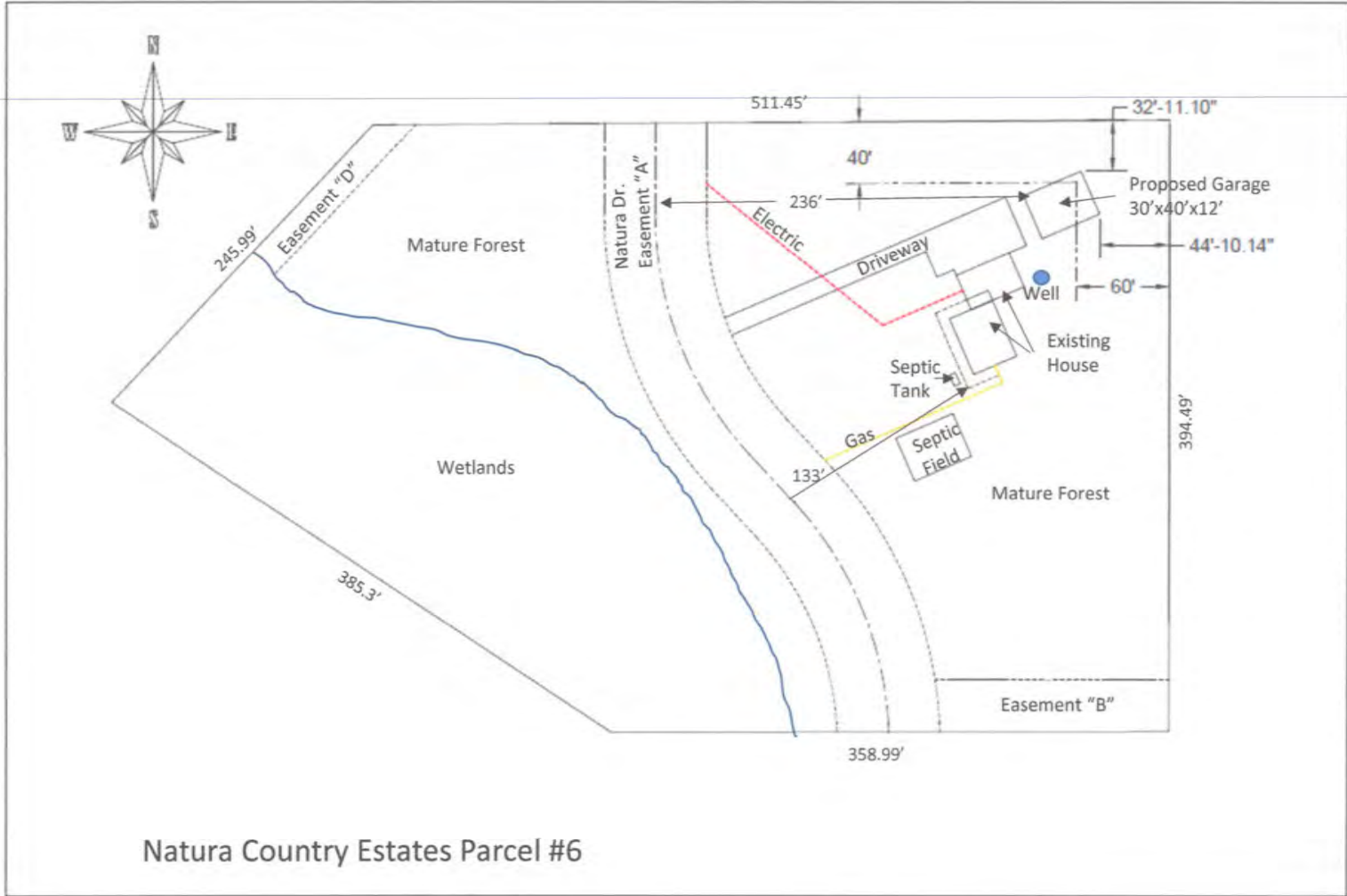
Requested variance will not negatively impact adjacent properties or the surrounding neighborhood. The requested setback still has substantial woods and brush to limit views from neighboring properties.

**Attendance by the applicant is required at the Zoning Board of Appeals meeting.**

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).**

**After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.**

Date: 4/29/26 Signature: 



Natura Country Estates Parcel #6

# Sales Proposal



## KUTCHEY BARN 2X6 STUD 30W X 40L X 14H

### BUILDING SPECIFICATIONS: 30'W X 40'L X 14'H

- 30' Pre-engineered 8/12 PITCH - ATTIC Wood Trusses, 2' over Standard Bottom Chord
- 1' Overhang with WHITE 12" X 12" PERF ALUM SOFFIT
- Stem Wall 3 SIDES - 4' HEIGHT - FURNISHED BY HOMEOWNER SOURCE
- 2 X 6 STUD WALL 16" O.C. WITH TREAT BOTTOM PLATE
- ALLOCATION FOR STAIRWAY INSTALL TO ATTIC W/ OSB ROUGH-IN OF ATTIC SPACE FLOOR AND KNEE WALL

### SIDING AND ROOF:

- GAF HD CHARCOAL T-MBERLINE LIFETIME GAF Roof w/ 1/2" OSB+ Roof - W/ Shingle Ridge GAF
- Bright White Vinyl D/4 Siding/Wrap 20' Walls W 7/16 OSB + HOUSEWRAP
- Bright White Siding Trim

### DOOR, WINDOW DETAIL:

- 1 12x12 CH2283 RP Ins R-9.65 - WITH OPENER
- 3/01H 1/2" L D B. 6/9/16 - PRIMED READY FOR PAINT W/BN LOCKSET
- 1 32"x42" Fixed VINYL WINDOW - STD COLOR

NOTE: THIS QUOTE IS BASED ON THE ASSUMPTIONS LISTED ABOVE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

- QUOTATION VALID FOR 15 DAYS FROM QUOTE DATE DUE TO MARKET CONDITIONS
- CONCRETE MATERIALS AND LABOR - ALL PROVIDED BY HOMEOWNER SOURCE
- DETAIL SPECIFICATION REVIEW & CONFIRMATION REQUIRED PRIOR TO INITIATING CONTRACT
- SEE ATTACHED RELATED EMAIL FOR PROJECT GUIDELINES AND REQUIREMENTS.

SOIL MATERIAL: GAYLID CHARCOAL™ (VIB) REINFORCEMENT: Randomly Reinforced Shingle

① OSB ② FELT ③ FCC ④ GFC

TRUSS SYSTEM: *HTC TRUSS*  
R.C. HEIGHT: 14.34'  
TRUSS SPACING: 24" O.C.

ROOFING: 3/4" OSB  
FLASHING: 2" x 4" x 1/2" RSLUB  
SOIL DRAINAGE: 2" x 4" x 1/2" RSLUB

INSULATION: 2" x 4" x 1/2" RSLUB  
VIB: 2" x 4" x 1/2" RSLUB

WALL MATERIAL: 8" x 8" x 4" x 1/2" RSLUB  
*ALSO @ HONEYWELL*

FOUNDATION: 12" x 42" x 4" x 1/2" RSLUB

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ALL CONCRETE PROVIDED BY HONEYWELL SOURCE

Foundation description:

Excavate approximately 2'-5' of soil to reach proposed foundation height.

- Form for spread footings, 10"x20" below grade minimum 42". Entrance of building, footing to be frost free and trench footing, 12"x42". (2) No.#4 rebar continuous in footings.

- Pour footings 3000 psi, use of concrete buggy.

- Install block CMU walls, 8" thick, 4' tall. Grout block cells every 4' on center, with vertical rebar every 4' on center. Anchor bolts installed every 4' OC.

- Waterproof exterior of block with parge and waterproofing tar, under final grade. Install drain tile at footing height, backfilled with 6" of pea stone above, drain to surface.

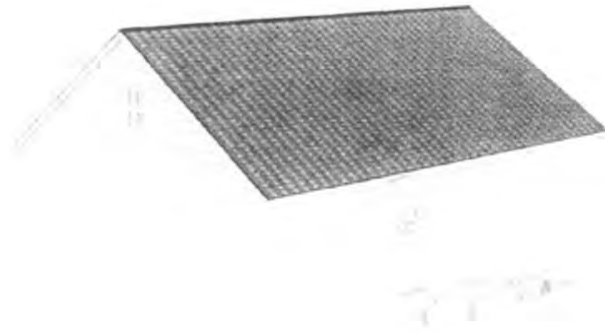
- Backfill walls, excavate land for proper water drainage around structure. Spread remaining excavated soil on site in low areas.

- Import class 2 sand, grade and compact for concrete slab base. Install wire mesh grid for slab reinforcement.

- Pour concrete slab, minimum 4" thick, slope to overhead

iso 1

Job: KITCHEN (MARN STLD) 800 X 400 X 1310  
Date: 4/21/2026  
Time: 2:45 PM



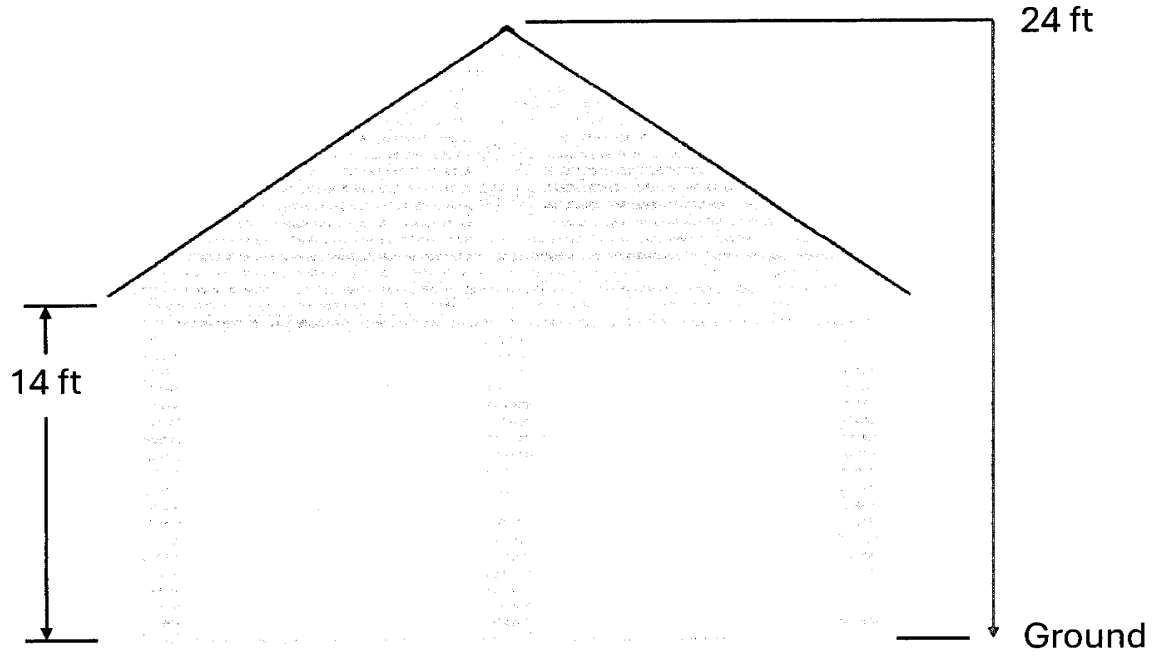
Iso 2

336 FITCHER BARN\_STYLE 40W X 40L X 14H - 15x12-2  
DATE 4/11/2008  
1786132994



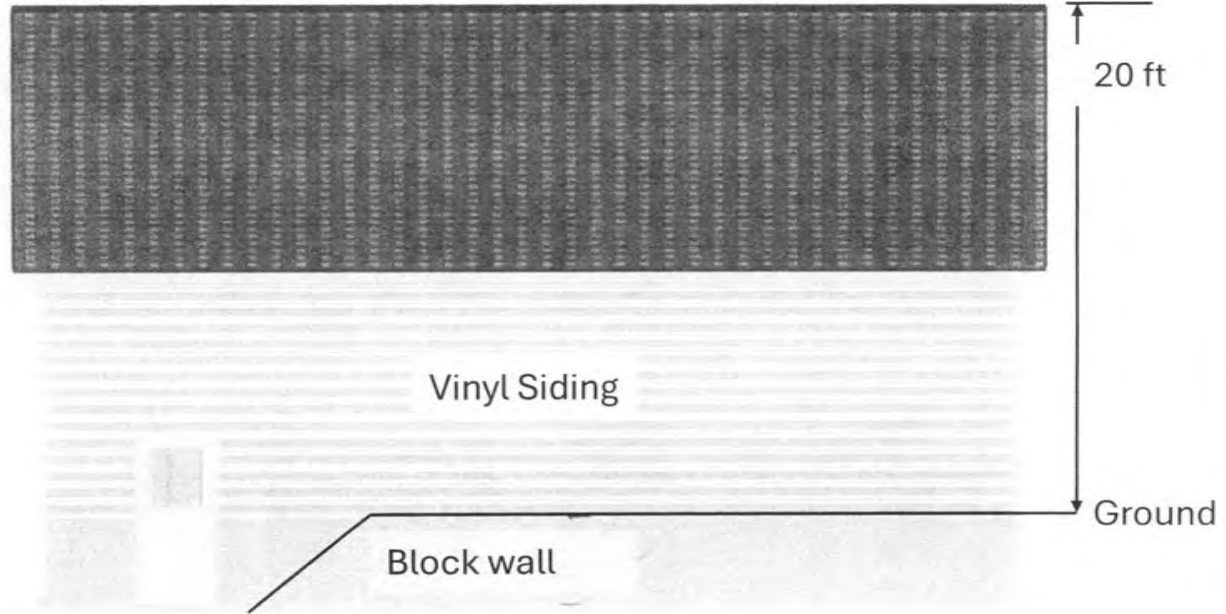
Front Elevation

JOB: RUGBY BARN\_STUD\_30W X 40H X 174H\_2.dwg 1  
Date: 4/2/2016  
Time: 2:31:11 PM



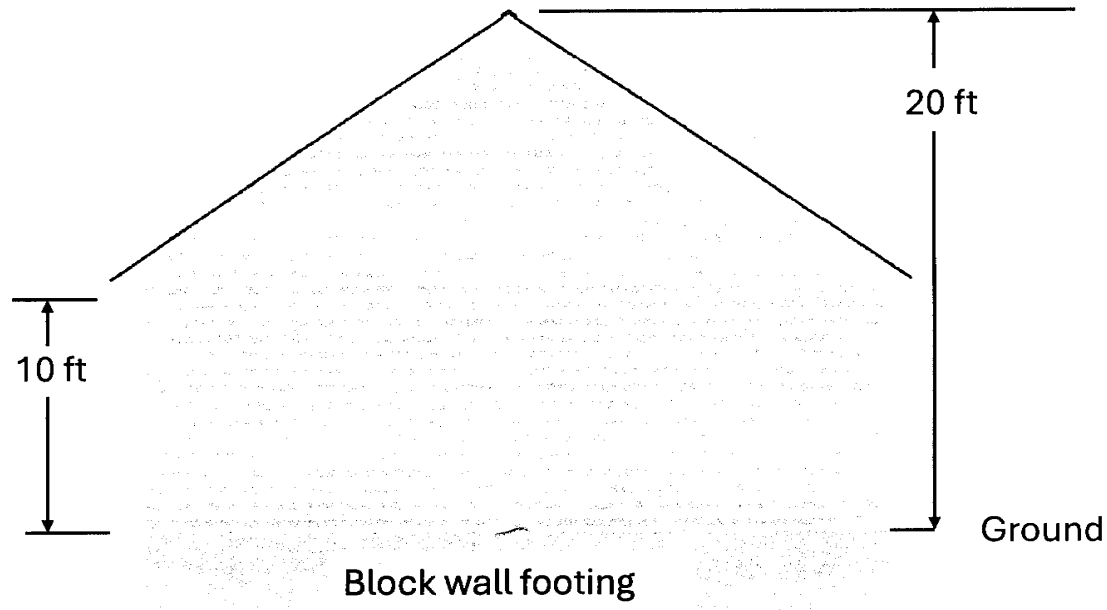
Left Elevation

JOB: KULT-PEY BARN STUD: 80V-K-80L-K-124B-1-1 copy 1  
date: 6/27/2026  
Time: 2:55 PM



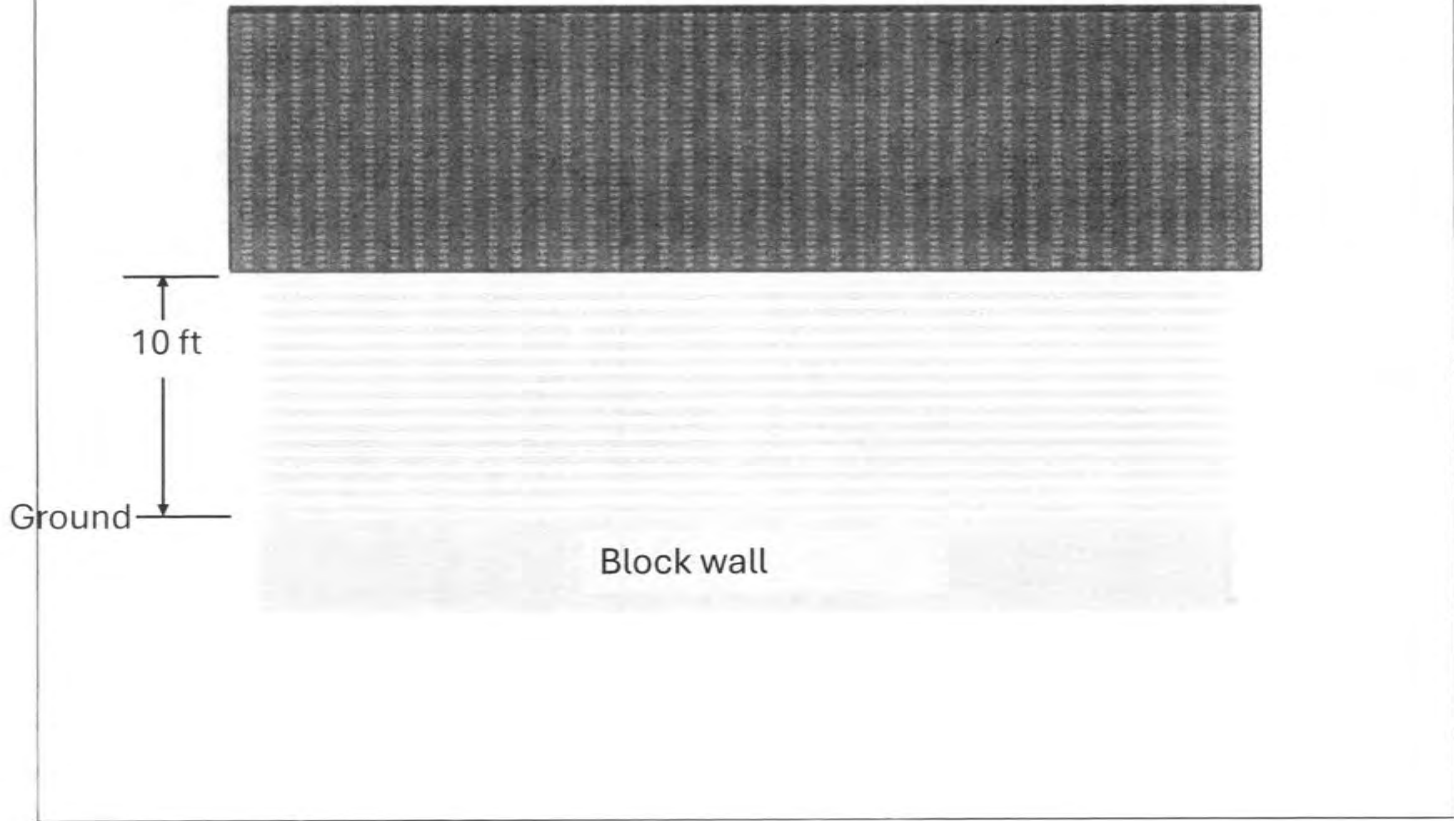
**Back Elevation**

ELD KITCHEN BARN, ST. - 30W X 40 X 124-1, Plans 1  
Date: 4/2/2020  
Time: 2:35 PM



Right Elevation

Job: KITCHEN BARN STUDIO, 100 W. KADLY ST., 124th St, 124th St  
Date: 4/27/2020  
Time: 2:35 PM

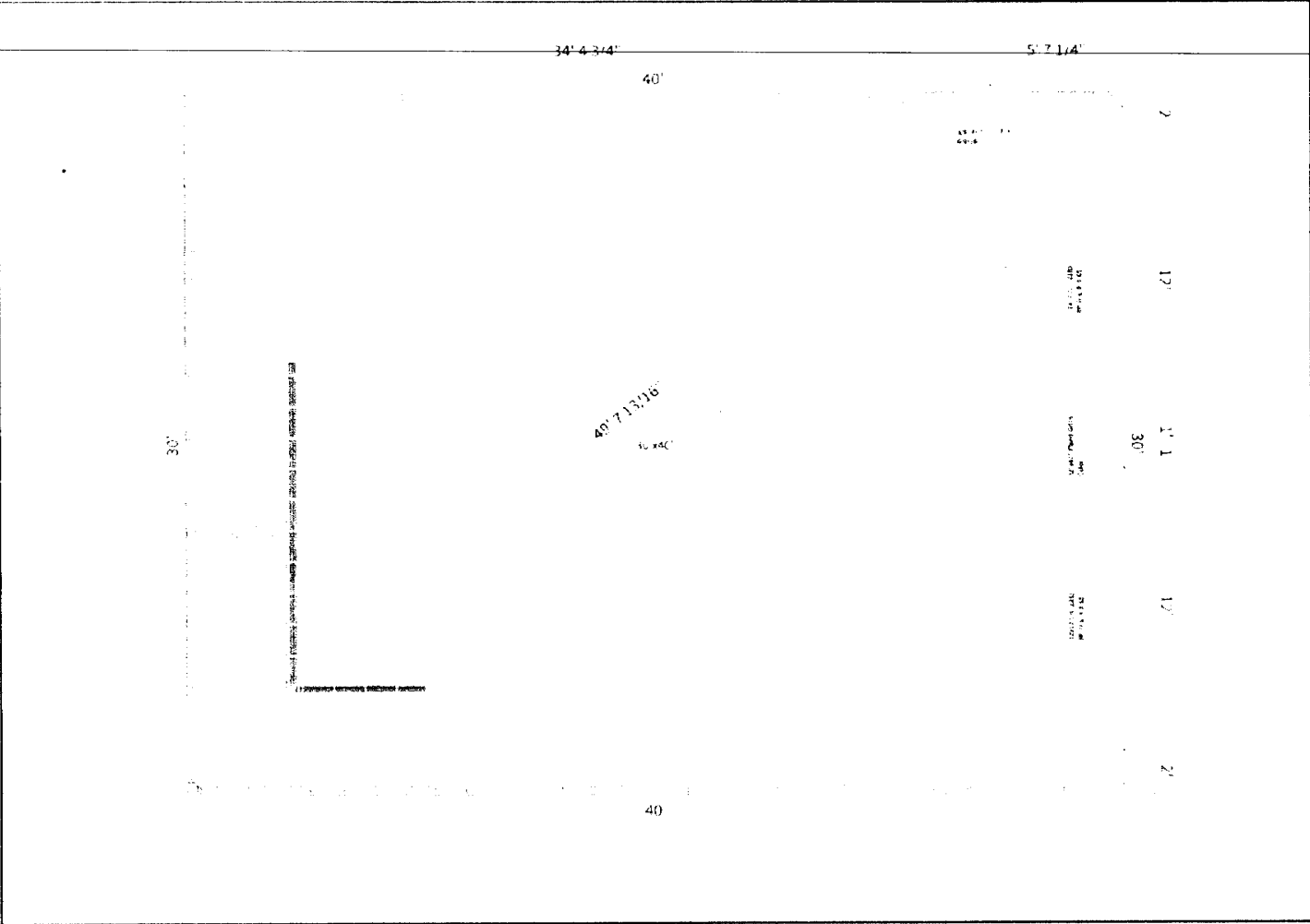


Block wall

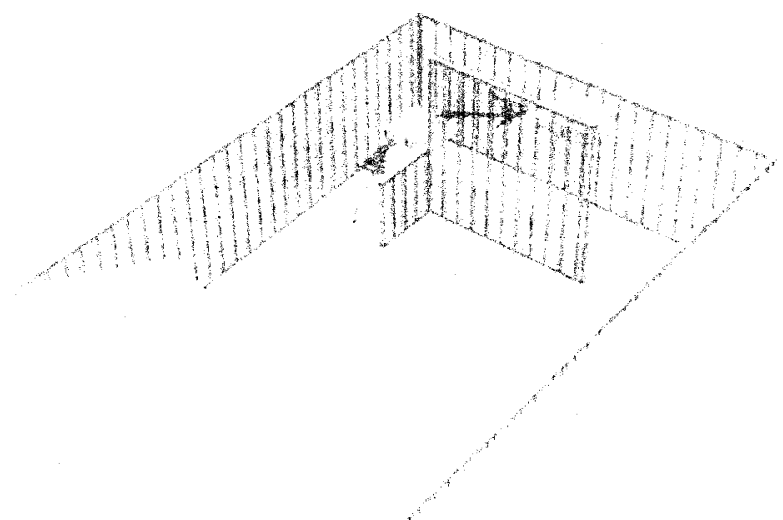
# Stud Layout

Stud Spacing 16"

Job: KUTCHEY BARN Stud 30W X 40L X 124H 1<sup>st</sup> copy 1  
Date: 4/27/2026  
Time: 2:35 PM



# Stud Layout





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

#### **SUPERVISOR**

Kevin Spicher

#### **CLERK**

Rick Soucy

#### **TREASURER**

Robin L. Hunt

#### **TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

#### **MANAGER**

Kelly VanMarter

## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Carrie Aulette, Zoning Official  
**DATE:** May 29, 2026, 2026  
**RE:** ZBA 26-08

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### STAFF REPORT

**File Number:** ZBA#26-08  
**Site Address:** 5167 Natura  
**Parcel Number:** 4711-31-200-017  
**Parcel Size:** 5.0 Acres  
**Applicant:** Raymond & Deanna Kutchey  
**Property Owner:** Raymond & Deanna Kutchey  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a variance to build an accessory building  
**Zoning and Existing Use:** CE (Country Estates)

#### **Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday May 31, 2026 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

#### **Background**

The following is a brief summary of the background information we have on file:

- Per Township Records, the home was built in 1998
- The parcel is serviced by private well & septic
- See Assessing Record Card

**Summary:** The applicant is requesting a variance from **Article 3.04 Dimensional Standards**. Applicant is proposing to build a detached garage and is asking for a side and rear yard setback variance.

#### **Variance Requests**

The following is the section of the Zoning Ordinance that the variance is being requested from: **Sec. 3.04 DIMENSIONAL STANDARDS**

3.04.01 **Residential Schedule of Area and Bulk Requirements.** All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

**Minimum Side Yard Setback** 40'

**Requested Side Yard Setback** 32'

**Variance Amount** 8'

**Minimum Rear Setback** 60'

**Requested Rear Setback** 44.9

**Variance Amount** 15.1'

**Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

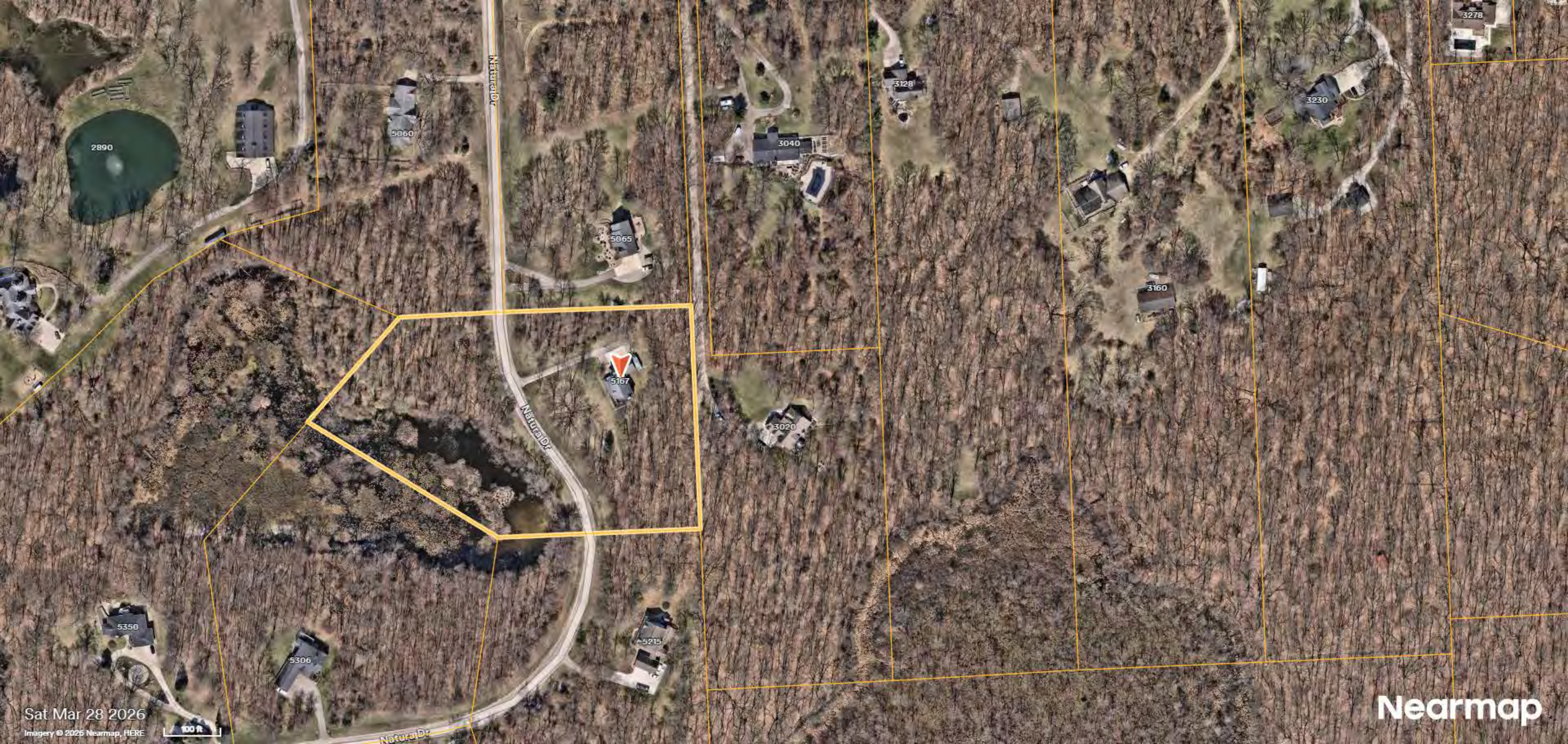
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** – Strict application of the ordinance would prevent the applicant from reasonably constructing the accessory building on the property. Unlike other properties in the area, a substantial amount of the parcel is wetlands and is broken up by the drive. The applicant has worked closely with staff to ensure the request represents the minimum relief necessary to allow reasonable use of the property. If approved, it will not alter the character of the neighborhood. The need for the request is not self-created.
- (b) Extraordinary Circumstances** – The subject property is a 5 acre parcel zoned Country Estates. Due to the unique configuration of the lot with the private drive running through the center of it, sloped terrain behind the home and a wetland area, strict compliance with the required setback standards limits reasonable placement of any accessory structure.
- (c) Public Safety and Welfare** –Staff does not believe the proposed detached garage would have an impact on the public safety and welfare of Genoa Township residents.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the proposed detached garage will have an impact on the surrounding neighborhood.

**Recommended Conditions**

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. The structure must be guttered with downspouts.



Sat Mar 28 2026

Imagery © 2025 Nearmap, HERE

100 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KUTCHEY RAYMOND & DEANNA	KUTCHEY RAYMOND & DEANNA	100	04/29/2026	QC	18-LIFE ESTATE	2026R-009471	BUYER/SELLER				
PIERON BLDG. CO.	KUTCHEY	277,000	07/02/1998	WD	03-ARM'S LENGTH	2393-0857	BUYER/SELLER	100.00			
KPP LTD.	PIERON BLDG. CO.	64,000	04/16/1998	WD	16-LC PAYOFF	2357-0023	BUYER/SELLER				
KPP CORPORATION	PIERON BLDG. CO.	64,000	03/02/1998	LC	03-ARM'S LENGTH	2326-0231	BUYER/SELLER	100.00			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: CE	Building Permit(s)		Date	Number	Status		
5167 NATURA DR		School: HOWELL PUBLIC SCHOOLS									
Owner's Name/Address		P.R.E. 100% 08/06/1998									
KUTCHEY RAYMOND & DEANNA LTS 9.3		MAP #:									
5167 NATURA DR		2027 Est TCV 495,134 TCV/TFA: 202.51									
HOWELL, MI 48843-7474		X	Improved	Vacant	Land Value Estimates for Land Table 4500.4500 (47070) HOWELL M & B						
Tax Description		Public Improvements		Description		* Factors *		Value			
SEC 31 T2N R5E COMM AT NE COR TH S 660.01 FT TO POB TH S394.49 FT TH S89*W 358.99 FT TH N56*W 385.30 FT TH N43*E 245.99 FT TH N89*E 511.45 FT TO POB CONT 5 AC M/L SPLIT FR 001 4/96 PARCEL # 6		Dirt Road		LAND TABLE A	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		5.00 Total Acres			05.000 Acres	27,000 100.000	135,000		
		Paved Road		Total Est. Land Value = 135,000							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/other	Taxable Value	
		X	who	when	what	2027	67,500	180,100	247,600		179,360C
						2026	67,500	180,100	247,600		179,360C
						2025	60,000	177,600	237,600		174,645C
						2024	52,500	171,400	223,900		169,394C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 581	Type WCP (1 Story)	Year Built: Car Capracity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common wall: 1/2 wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 783 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: C		Trim & Decoration													
Yr Built 1998		Remodeled 0		Size of Closets											
Condition: Good		Doors		Lg			X Ord		Small						
Room List		(5) Floors		Kitchens: Other: Other:			Central Air Wood Furnace								
Basement 1st Floor 2nd Floor 4 Bedrooms							(12) Electric								
(1) Exterior		(6) Ceilings		0			Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick			No./Qual. of Fixtures			Ex. X Ord. Min								
X	Insulation	Basement: 1275 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			X Many Ave. Few								
(2) windows		(8) Basement		(13) Plumbing											
X	Many Ave. X Few	Large Ave. X Small		Average Fixture(s)			2 3 Fixture Bath 1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower		Stories Exterior Foundation 2 Story Siding Basement 1 Story Siding Basement		Size 1,170 105 Total:		Cost New Depr. Cost 337,906 287,208		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated wood Concrete Floor		1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower			Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Plumbing 3 Fixture Bath 2 Fixture Bath Separate Shower		1 1 1		4,700 3,995 3,145 2,673 1,375 1,169		
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal. Septic 2000 Gal. Septic			1 Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Water/Sewer Septic System - MI Well, 200 Feet		1 1		4,921 4,183 11,088 9,425		
X	Ashphalt Shingle Chimney: Brick	(10) Floor Support		Lump Sum Items:											
		Joists: Unsupported Len: Cnts.Sup:													
										Totals:		417,029 354,463			
<<<< Calculations too long. See valuation printout for complete pricing. >>>>															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Genoa Charter Township • 2911 Dorr Rd • Brighton, Michigan 48116  
(810) 227-5225 • [www.Genoa.org](http://www.Genoa.org)

Revised 4-16-19

**GENOA CHARTER TOWNSHIP  
WETLAND VARIANCE APPLICATION**

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116  
(810) 227-5225 | FAX (810) 227-3420

Case # 26-10 Meeting Date: June 16, 2026 @ 6:30pm  
in Boardroom

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Bradley Giordano Email: [REDACTED]

Property Address: 4510 FIBLERT DR, BRIGHTON MI Phone: [REDACTED]

Present Zoning: MUPUD Tax Code: #4711-27-302-064

**ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.**

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The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below: The purpose of this variance is for the construction of a residential home at 4510 Filbert Dr. Brighton MI, the need for the variance is to establish a driveway and home that is partially in the 25' buffer zone along with the south-east corner of the house being inset 14.9' into the rear setback allowing maximum distance from the wetland wetland that was delineated May 14th, 2026 by ASTI environmental.

**1. Variance requested/intended property modifications:**

The following is per Article 13.02.05 of the Genoa Township Ordinance:

**Criteria Applicable to Wetland Setback Variances.** No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that **all** of the following conditions exist:

**Under each please indicate how the proposed project meets each criteria.**

**13.02.05 Variances from the Wetland Setback Requirements**

The setback is not necessary to preserve the wetland's ecological and aesthetic value; **I have provided a document sent by Matthew Rogers Environmental Quality Analyst - Lansing District Office EGLE - Water Resources Division. Who had done a site walk with me to establish whether or not a permit from EGLE would be required, in this letter he dictated that no permit would be required as it did not affect the wetland area. As I am only building on and grading upland areas.**

The natural drainage pattern to the wetland will not be significantly affected; **There is already a natural drainage pattern established into said wetland, to the east property from Oak Points Villas overflow along with the higher elevation located to the south of the property from the golf course. The surface area of the home and driveway are effectively the same as the upland and already existing driveway on the property installed before I owned it.**

The variance will not increase the potential for erosion, either during or after construction; **The variance will not increase potential for erosion during or after construction as stated in the letter from EGLE along with the building plans all grading will be upland and matching the current water drainage patterns to facilitate the natural water run off from said surfaces.**

No feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; **Livingston Engineering and the Livingston County drain commissioner have worked together to get this final plot plan for the home location and driveway location, this rendition has the least impact to the existing wetland and drainage patterns for said property. Any other alternative would cause more wetland intrusion, along with interrupting existing drainage patterns.**

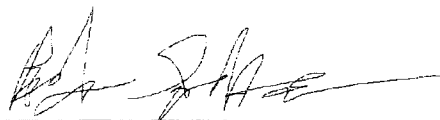
MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed. **Attached to this submission is the MDEQ permit requirements being waived by EGLES inspector Matthew Rogers who did a site visit and declared no permit is required from EGLE based on the design and location of my home and driveway-"The proposed site plans which include upland grading and no wetland impacts."**-Matthew Rogers

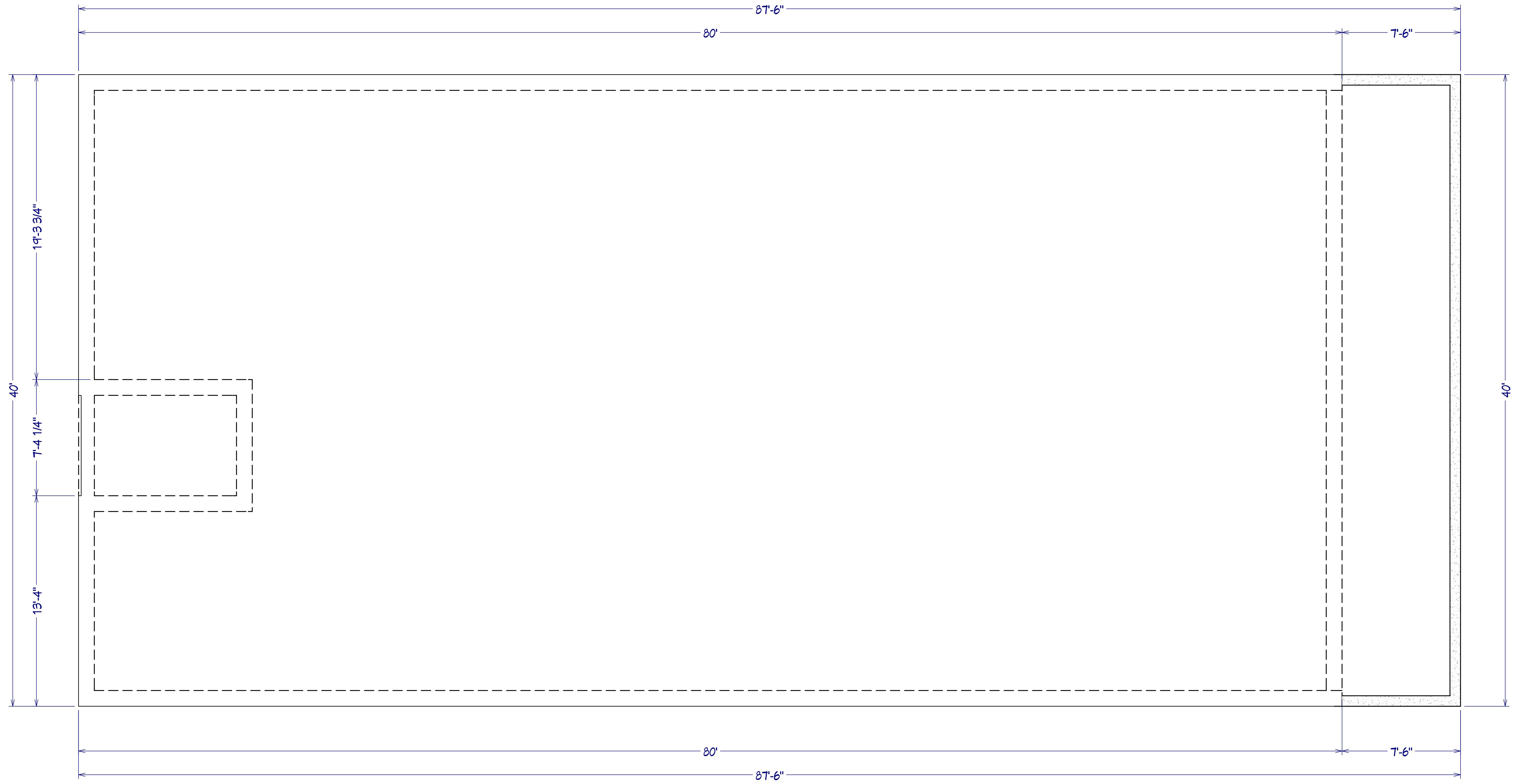
**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).**

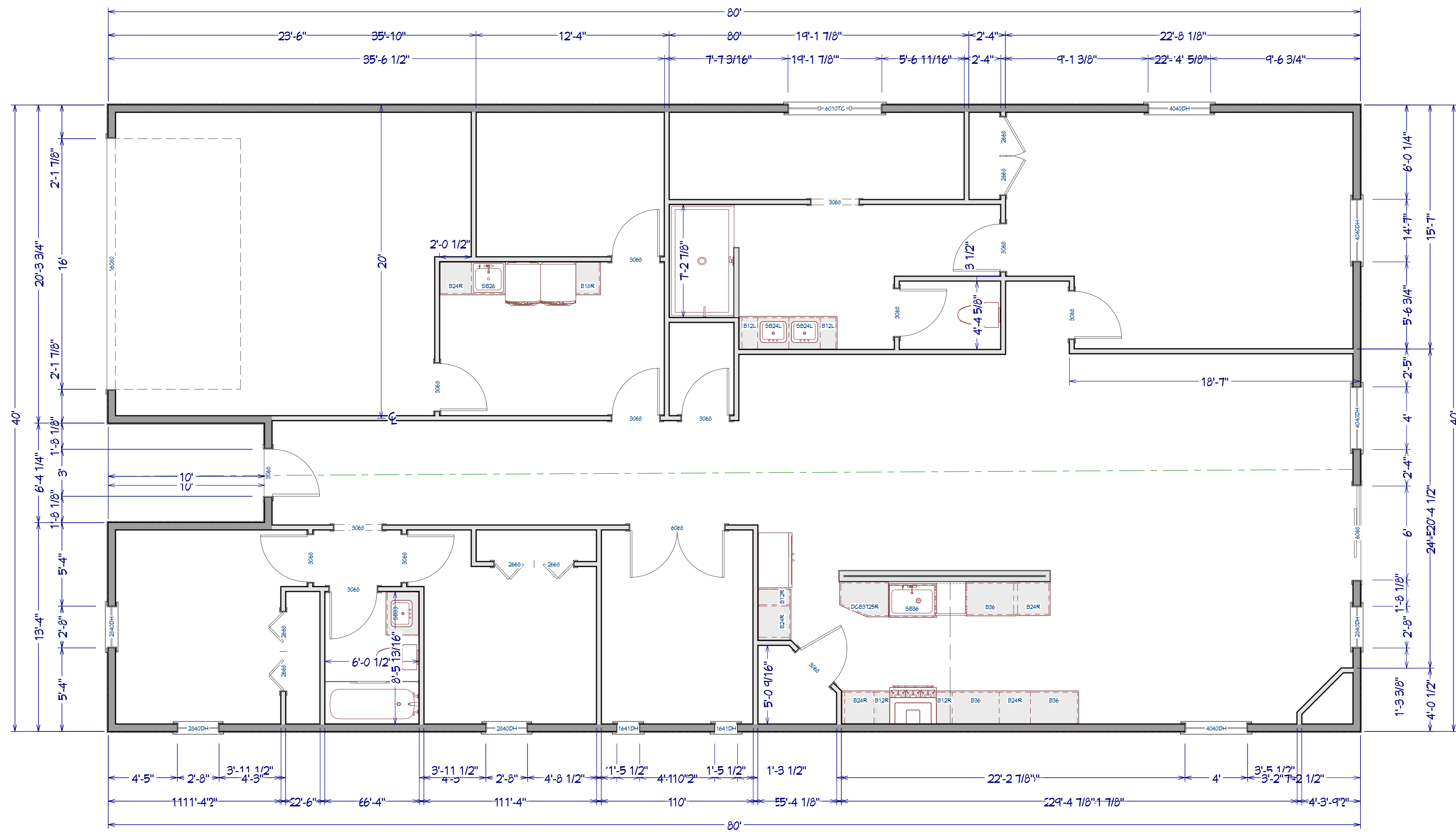
**After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.**

Date: 5/19/26

Signature: \_\_\_\_\_







1st Floor

REVISION TABLE	
NUMBER	DATE

Project Overview

DRAWINGS PROVIDED BY:  
Bradley Giordano

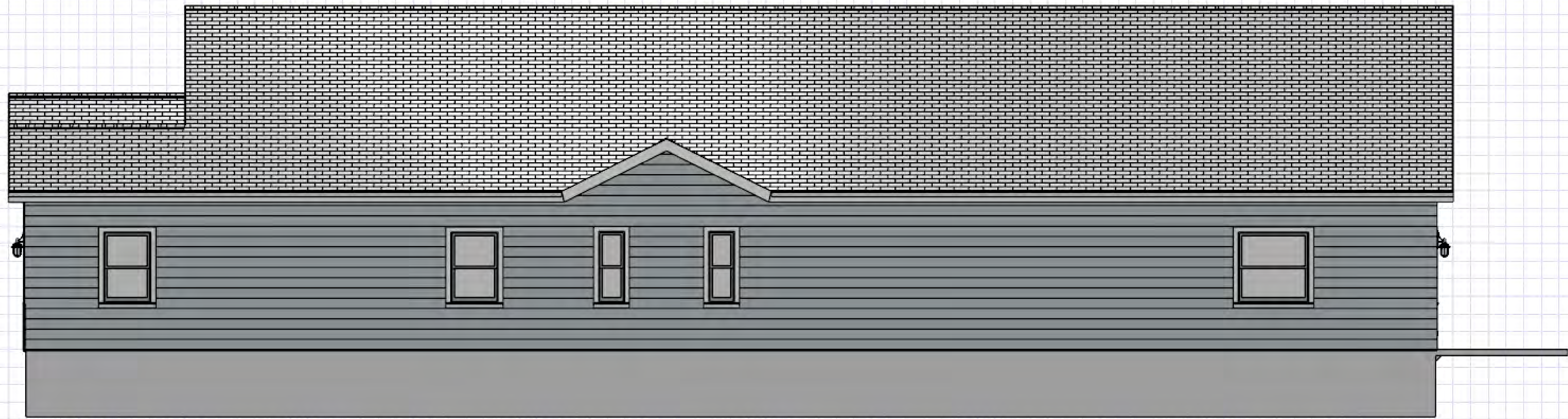
DATE:  
3/4/2026

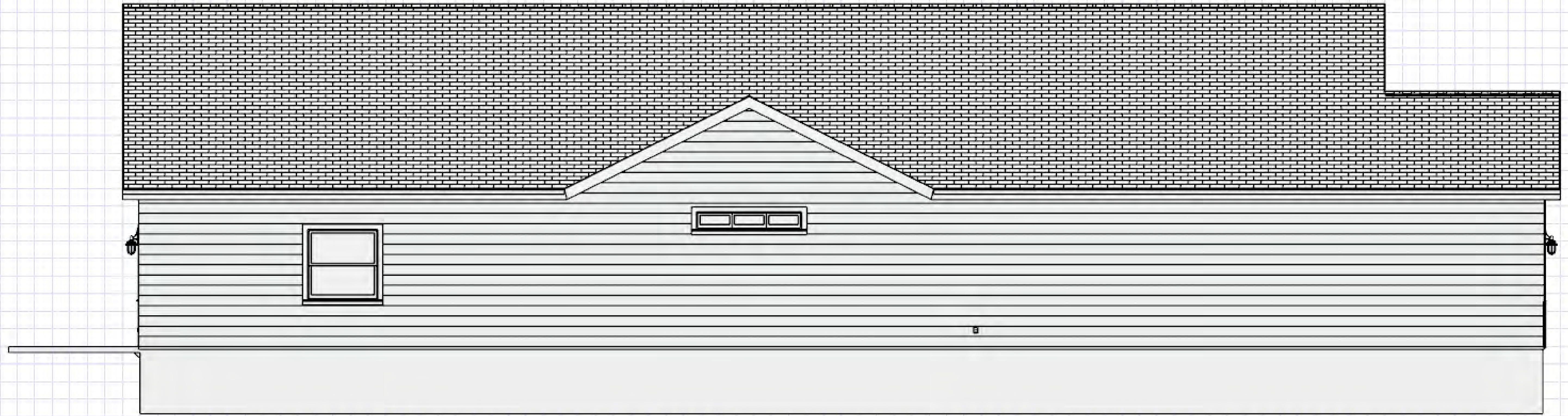
SCALE: 1/4"=1'

SHEET: 1  
P-1

















# PLOT PLAN

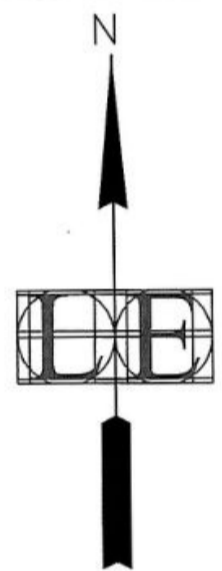
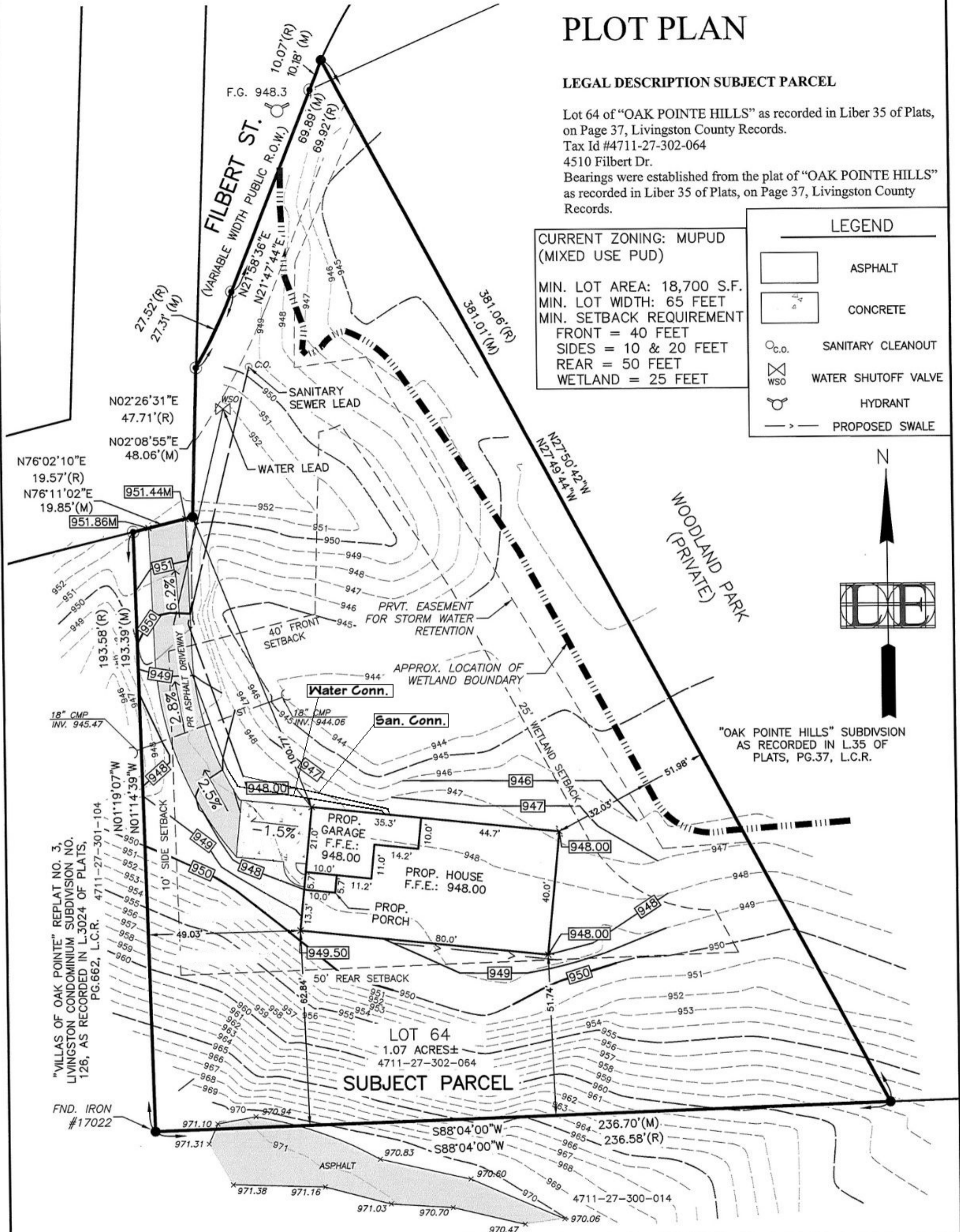
## LEGAL DESCRIPTION SUBJECT PARCEL

Lot 64 of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.  
 Tax Id #4711-27-302-064  
 4510 Filbert Dr.  
 Bearings were established from the plat of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.

CURRENT ZONING: MUPUD  
 (MIXED USE PUD)  
 MIN. LOT AREA: 18,700 S.F.  
 MIN. LOT WIDTH: 65 FEET  
 MIN. SETBACK REQUIREMENT  
 FRONT = 40 FEET  
 SIDES = 10 & 20 FEET  
 REAR = 50 FEET  
 WETLAND = 25 FEET

### LEGEND

-  ASPHALT
-  CONCRETE
-  SANITARY CLEANOUT
-  WATER SHUTOFF VALVE
-  HYDRANT
-  PROPOSED SWALE



"OAK POINTE HILLS" SUBDIVISION  
 AS RECORDED IN L.35 OF  
 PLATS, PG.37, L.C.R.

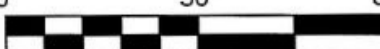
"VILLAS OF OAK POINTE" REPLAT NO. 3,  
 LIVINGSTON CONDOMINIUM SUBDIVISION NO.  
 126, AS RECORDED IN L.3024 OF PLATS,  
 PG.662, L.C.R. 4711-27-301-104

FND. IRON  
 #17022



## LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S., BRIGHTON, MI 48114  
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT GIORDANO	0' 30' 60'		DATE 02/19/2026	DESCRIPTION LOT 64 OAK POINTE HILLS SECTION 27, T2N-R5E GENOA TOWNSHIP LIVINGSTON COUNTY, MI
			REV.	
	SCALE 1"=30'	JOB No. 25214	CREW ME	
	SHEET No. 1 of 1	DRAWN SKC	CHECK	

# ASTI ENVIRONMENTAL

A DIVISION OF PEA GROUP



10448 Citation Drive, Suite 100  
Brighton, Michigan 48116

810.225.2800  
asti-env.com

May 14, 2026

Bradley Giordona  
5765 N. Canal Road  
Dimondale, MI 48821

*RE: Wetland Delineation and Jurisdictional Assessment with GPS Survey  
4510 Filbert Drive (Sidwell No. 4711-27-302-064)  
Genoa Township, Livingston County, Michigan  
ASTI Project P26-0658.00*

Dear Bradley Giordona:

On May 14, 2026, ASTI Environmental (ASTI), the ecological division of PEA Group, conducted a site investigation to delineate wetland boundaries on the above-referenced property in Genoa Township, Livingston County, Michigan ("Subject Property"). One wetland likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Genoa Township was found on the Subject Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

## **SUPPORTING DATA AND MAPPING**

The USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. None of the reviewed data indicated the presence of wetland or hydric soils on the Subject Property.

In addition, the WSS indicated the Subject Property is comprised of the soils Fox sandy loam (2-6% slopes) and Fox-Boyer complex (18-25% slopes). Neither of the soil complexes are listed as hydric by the WSS.

## **FINDINGS**

ASTI investigated the Subject Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)* and Genoa Township's *Zoning Ordinance Article 13.02 – Wetland Protection*

*Standards*, which requires a 25-foot setback from EGLE-regulated wetlands and protects wetlands not regulated by EGLE that exceed two acres in size.

It should be noted that in some circumstances the US Army Corps of Engineers (USACE) may also have jurisdiction of wetlands or watercourses on the Subject Property; this is not the case for this Subject Property.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral and Northeast Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

One wetland was found on the Subject Property, as discussed below.

#### Wetland A

Wetland A is an emergent wetland located in the eastern portion of the Subject Property (Figure 1). Wetland A is 0.20 acres on-site and continues off-site to the northeast and east. Dominant vegetation found within Wetland A included reed canary grass (*Phalaris arundinacea*), smartweed (*Persicaria pensylvanica*), green ash (*Fraxinus pensylvanica*), and sedges (*Carex stricta*). Soils within Wetland A consisted of sandy loams and are considered hydric because criteria for a depleted matrix were met. Indicators of wetland hydrology observed within Wetland A included oxidized rhizospheres on living roots, high water table, saturation, and surface water.

Dominant vegetation observed within the upland adjacent to Wetland A included cottonwood (*Populus deltoides*), box-elder (*Acer negundo*), poison ivy (*Toxicodendron radicans*), and thicket creeper (*Parthenocissus inserta*). Upland soils were comprised of sandy loams that did not meet hydric soil indicators, and no evidence of wetland hydrology was observed.

It is ASTI's opinion that Wetland A is regulated by EGLE under Part 303 because it is located within 500 feet of Clifford Lake to the north, which is a regulated inland lake under Part 301.

Wetland A boundaries were marked in the field with day-glow pink and black striped flagging with the following flagging numbers: A-1 through A-29.

#### **SUMMARY**

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Subject Property includes one wetland (Wetland A) regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection, and by Genoa Township under Article 13.02 – Wetland Protection Standards. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as regulated will require an EGLE permit, as well as Genoa Township approval.

It should be noted that Genoa Township requires a 25-foot setback around all EGLE/Township-regulated wetlands as part of site plan submittal. Genoa Township also requires all deciduous trees 8-inches in diameter at breast height (DBH) and all evergreen trees 6 feet in height or taller to be shown on site plans.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging on the Subject Property and completed USACE Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL



Emma Delie  
Wetland Ecologist










Kyle Hottinger  
Wetland Ecologist  
Professional Wetland Scientist #2927

Attachments:                      Figure 1 – *GPS-Surveyed Wetland Boundaries*  
Completed USACE Wetland Data Forms

\* It is ASTI's opinion that this wetland is likely to be regulated by EGLE. This map does not imply an official opinion by EGLE nor is it legally binding.

Wetland Delineation Completed: May 14, 2026

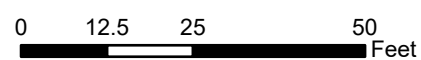
**Legend**

-  Culvert
-  Data Point
-  Reference Point
-  Wetland Flagging Location
-  Emergent Wetland
-  Approximate Off-Site Wetland
-  Approximate Property Boundary



Sidwell No. 4711-27-302-064

4510 Filbert Drive,  
Genoa Twp, Livingston County



Client: Bradley Giordona  
Created by: EMD, May 14, 2026, ASTI Project 26-0658.00  
Imagery: Michigan Best Available

Figure 1 - GPS-Surveyed Wetland Boundaries

Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26  
 Applicant/Owner: Bradley Giordona State: MI Sampling Point: WT1  
 Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E  
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.536508 Long: -83.846812 Datum: WGS 84  
 Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u> If yes, optional Wetland Site ID: <u>    </u>
Remarks: (Explain alternative procedures here or in a separate report.) Wetland A - emergent wetland in the eastern portion of the property.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes <u>X</u> No <u>    </u> Depth (inches): <u>0.5</u> Water Table Present? Yes <u>X</u> No <u>    </u> Depth (inches): <u>12</u> Saturation Present? Yes <u>X</u> No <u>    </u> Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No <u>    </u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION** – Use scientific names of plants.

Sampling Point: WT1

<u>Tree Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
				=Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15ft</u> )				
1. <u>None</u>				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
				=Total Cover
<u>Herb Stratum</u> (Plot size: <u>5ft</u> )				
1. <u>Persicaria pensylvanica</u>	40	Yes	FACW	
2. <u>Phalaris arundinacea</u>	25	Yes	FACW	
3. <u>Carex stricta</u>	10	No	OBL	
4. <u>Ulmus americana</u>	5	No	FACW	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
				80 =Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30ft</u> )				
1. <u>None</u>				
2. _____				
3. _____				
4. _____				
				=Total Cover

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>10</u>	x 1 = <u>10</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>80</u> (A)	<u>150</u> (B)
Prevalence Index = B/A = <u>1.88</u>	

**Hydrophytic Vegetation Indicators:**

   1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0<sup>1</sup>

   4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

   Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**      Yes X      No

Remarks: (Include photo numbers here or on a separate sheet.)



Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26  
 Applicant/Owner: Bradley Giordona State: MI Sampling Point: UP1  
 Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E  
 Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): convex Slope %: 1  
 Subregion (LRR or MLRA): LRR L Lat: 42.53647 Long: -83.846968 Datum: WGS 84  
 Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u> If yes, optional Wetland Site ID: <u>    </u>
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Remarks: (Explain alternative procedures here or in a separate report.)  
 Upland conditions adjacent to Wetland A, located in the central-east portion of the property.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Water Table Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Saturation Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>    </u> No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No hydrology indicators observed.





Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26  
 Applicant/Owner: Bradley Giordona State: MI Sampling Point: UP2  
 Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E  
 Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): convex Slope %: 2-3  
 Subregion (LRR or MLRA): LRR L Lat: 42.536277 Long: -83.847101 Datum: WGS 84  
 Soil Map Unit Name: Fox-Boyer complex, 18 to 25 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u> If yes, optional Wetland Site ID: <u>    </u>
---	---

Remarks: (Explain alternative procedures here or in a separate report.)  
 Upland conditions in the south-central portion of the property.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
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<b>Field Observations:</b> Surface Water Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Water Table Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Saturation Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>    </u> No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No hydrology indicators observed.

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP2

	Absolute % Cover	Dominant Species?	Indicator Status																	
<b>Tree Stratum</b> (Plot size: <u>30ft</u> )																				
1. <u>Ulmus americana</u>	30	Yes	FACW	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Acer platanoides</u>	25	Yes	UPL																	
3. <u>Pinus sylvestris</u>	10	No	UPL																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>65</u>	=Total Cover		<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>35</u></td> <td>x 5 = <u>175</u></td> </tr> <tr> <td>Column Totals: <u>70</u></td> <td>(A) <u>250</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.57</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>35</u>	x 5 = <u>175</u>	Column Totals: <u>70</u>	(A) <u>250</u> (B)	Prevalence Index = B/A = <u>3.57</u>	
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Column Totals: <u>70</u>	(A) <u>250</u> (B)																			
Prevalence Index = B/A = <u>3.57</u>																				
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15ft</u> )																				
1. <u>None</u>				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
		=Total Cover																		
<b>Herb Stratum</b> (Plot size: <u>5ft</u> )																				
1. <u>Toxicodendron radicans</u>	5	Yes	FAC	<b>Definitions of Vegetation Strata:</b> <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.  <b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
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10. _____																				
11. _____																				
12. _____																				
	<u>5</u>	=Total Cover																		
<b>Woody Vine Stratum</b> (Plot size: <u>30ft</u> )																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
		=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)



Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26  
 Applicant/Owner: Bradley Giordona State: MI Sampling Point: UP3  
 Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E  
 Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): convex Slope %: 2-3  
 Subregion (LRR or MLRA): LRR L Lat: 42.536683 Long: -83.847249 Datum: WGS 84  
 Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u> If yes, optional Wetland Site ID: <u>    </u>
---	---

Remarks: (Explain alternative procedures here or in a separate report.)  
 Upland conditions in the northwest portion of the property.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
--	--

<b>Field Observations:</b> Surface Water Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Water Table Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Saturation Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>    </u> No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No hydrology indicators observed.

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP3

<u>Tree Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus rubra</u>	25	Yes	FACU	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Acer rubrum</u>	15	Yes	FAC																	
3. <u>Acer saccharum</u>	10	No	FACU																	
4. <u>Prunus serotina</u>	5	No	FACU																	
5. _____																				
6. _____																				
7. _____																				
	<u>55</u>	=Total Cover		<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>75</u></td> <td>x 3 = <u>225</u></td> </tr> <tr> <td>FACU species <u>40</u></td> <td>x 4 = <u>160</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>125</u></td> <td>(A) <u>435</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.48</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>75</u>	x 3 = <u>225</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>125</u>	(A) <u>435</u> (B)	Prevalence Index = B/A = <u>3.48</u>	
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Column Totals: <u>125</u>	(A) <u>435</u> (B)																			
Prevalence Index = B/A = <u>3.48</u>																				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15ft</u> )																				
1. <u>Frangula alnus</u>	20	Yes	FAC																	
2. <u>Lonicera maackii</u>	10	Yes	UPL																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>30</u>	=Total Cover																		
<u>Herb Stratum</u> (Plot size: <u>5ft</u> )				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Maianthemum stellatum</u>	30	Yes	FAC																	
2. <u>Frangula alnus</u>	10	Yes	FAC																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	<u>40</u>	=Total Cover																		
<u>Woody Vine Stratum</u> (Plot size: <u>30ft</u> )				<b>Definitions of Vegetation Strata:</b> <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____																

Remarks: (Include photo numbers here or on a separate sheet.)



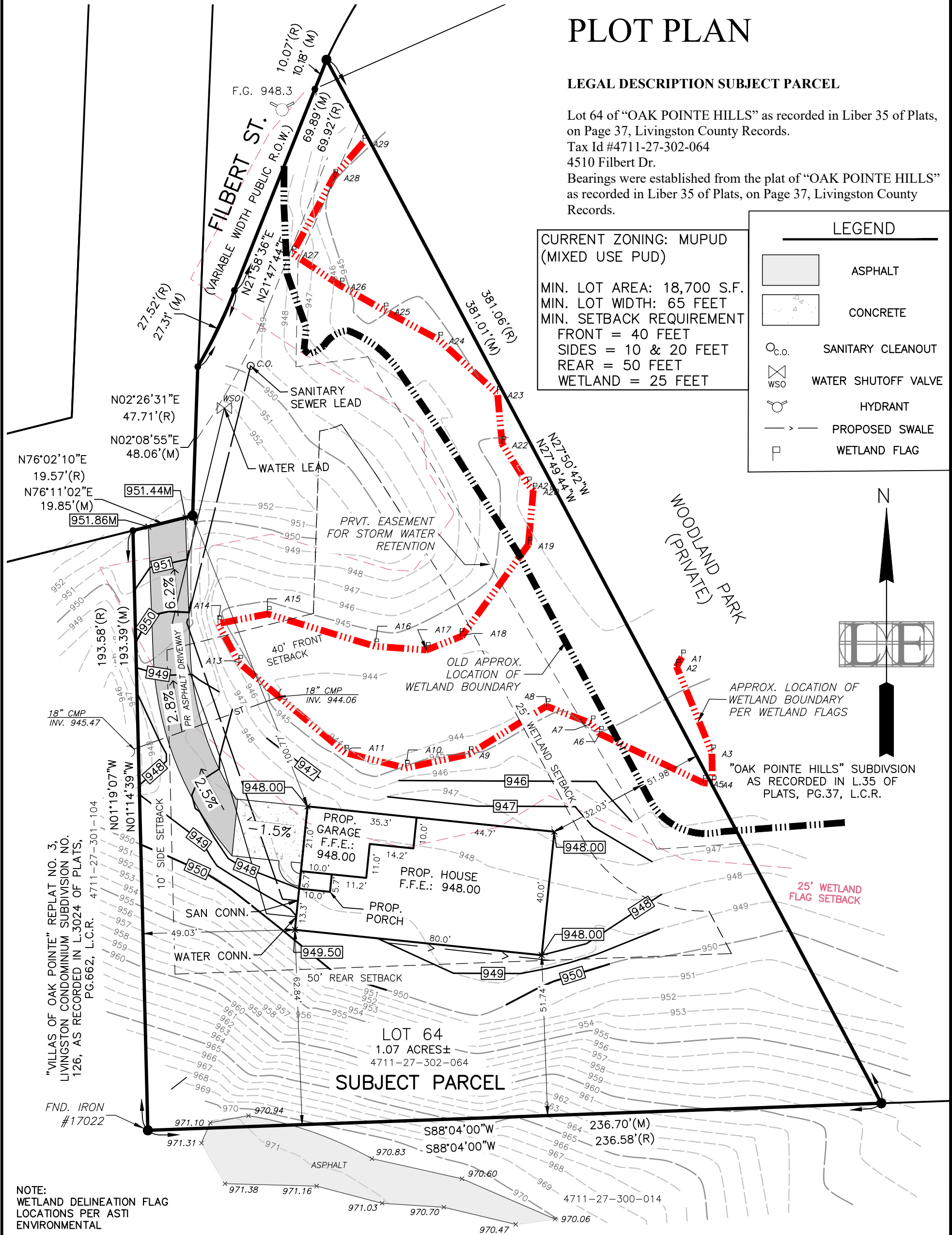
# PLOT PLAN

## LEGAL DESCRIPTION SUBJECT PARCEL

Lot 64 of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.  
 Tax Id #4711-27-302-064  
 4510 Filbert Dr.  
 Bearings were established from the plat of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.

CURRENT ZONING: MUPUD  
 (MIXED USE PUD)  
 MIN. LOT AREA: 18,700 S.F.  
 MIN. LOT WIDTH: 65 FEET  
 MIN. SETBACK REQUIREMENT  
 FRONT = 40 FEET  
 SIDES = 10 & 20 FEET  
 REAR = 50 FEET  
 WETLAND = 25 FEET

LEGEND	
	ASPHALT
	CONCRETE
	SANITARY CLEANOUT
	WATER SHUTOFF VALVE
	HYDRANT
	PROPOSED SWALE
	WETLAND FLAG



NOTE:  
 WETLAND DELINEATION FLAG  
 LOCATIONS PER ASTI  
 ENVIRONMENTAL



## LIVINGSTON ENGINEERING

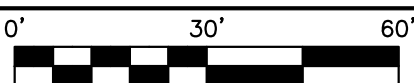
CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S., BRIGHTON, MI 48114

INTERNET: WWW.LIVINGSTONENG.COM

PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT  
 GIORDANO



SCALE 1"=30'

JOB No. 25214

SHEET No. 1 of 1

DRAWN SKC

DATE 02/19/2026

REV. 05/15/2026

CREW ME

CHECK

DESCRIPTION LOT 64  
 OAK POINTE HILLS  
 SECTION 27, T2N-R5E  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MI



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

## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Carrie Aulette, Zoning Official  
**DATE:** June 2, 2026  
**RE:** ZBA 25-10

---

**File Number:** ZBA#26-10

**Site Address:** 4510 Filbert Drive Brighton, MI

**Parcel Number:** 4711-27-302-064

**Parcel Size:** 1.1 Acres

**Applicant:** Bradley Giordano

**Property Owner:** Bradley Giordano, 5765 N Canal Dimondale, MI

**Information Submitted:** Application, site plan and house plans

**Request:** Wetland Buffer Setback Variance to install a driveway and build a new single-family home. Applicant is also requesting a Rear Yard Setback Variance.

**Zoning and Existing Use:** Mixed Use Planned Unit Development (MUPUD)  
*Oak Pointe Hills*

### **Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday May 31, 2026 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

### **Background**

The following is a brief summary of the background information we have on file:

- Per Assessing Records, the property is currently vacant.
- The property will be serviced by municipal water & grinder pump.
- Applicant has met with MHOG Utilities, they have approved the proposed location of the water lead and grinder pump.
- See Record Card

### **Summary**

The applicant is requesting a rear yard setback variance as well as a variance from the required 25-foot undisturbed natural features **\*now 35' for structures\* setback** to install a driveway and build a new home on a slab.

### **SUPERVISOR**

Kevin Spicher

### **CLERK**

Rick Soucy

### **TREASURER**

Robin L. Hunt

### **TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

### **MANAGER**

Kelly VanMarter

### **Variance Requests**

The following is the section of the zoning ordinance that the variance is being requested from as well as the criteria applicable for your review of the variance in this regard.

**3.04 DIMENSIONAL STANDARDS** All lots, buildings, and structures shall comply with the area height and bulk requirements in the PUD agreement for Oak Pointe Hills.

### **REQUEST 1**

**Rear Yard Setback** 50'  
**Proposed Rear Yard Setback** 35.1'  
**Variance Requested** 14.9'

### ***13.02.04 Genoa Township Wetland Protection Standards***

(d) Required 25-foot setback: An undisturbed natural setback shall be maintained twenty-five (25) feet from a MDEQ determined/regulated wetland.

### **REQUEST 2**

**A section of the driveway is fully in the buffer and measures 12.1' away from the edge of the wetland.**

**Undisturbed Wetland Buffer** 25'  
**Amount of Driveway Encroachment** 25'  
**Variance Requested** 25'

**Undisturbed Wetland Buffer for Structures** 35'  
**Portion of House Encroaching into 35' Buffer** 20.8'  
**Variance Requested** 14.2'

### ***13.02.05 Variances from the Wetland Setback Requirement***

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

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

**Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

Please note that in order for a variance to be approved it has to meet all of the standards in 13.02.05.

- (a)** ELGE has notified applicant that they do not require a permit for this construction as it is taking place away from wetland areas. It may be helpful to have a wetland specialist determine what ecological or aesthetic value these wetlands have-if any.
- (b)** Applicant has not provided information to say for certain (besides simply stating that it will not) that the proposed location of the home will not affect the natural drainage pattern.
- (c)** Applicant has been working with Ken Recker at the Livingston County Drain Commission regarding drainage and soil erosion on the lot. The Wetland Buffer must be permanently demarcated with signage to indicate the edge of the undisturbed natural area and should remain in perpetuity to ensure future owners do not further encroach. Staff has attached documentation from Ken Recker in the packet for the board to review. It is mainly a general history of drainage in the area.
- (d)** The applicant has not provided sufficient evidence that alternative building locations, site configurations, or dwelling designs have been explored to reduce the need for the requested variances. After Staff review of the Plot Plan it is thought that there may be other areas on the parcel a home could be placed without encroaching into the wetland buffer or possibly encroaching less than what is being proposed. That highlighted plot has been attached to this report. The Zoning Board may wish to consider whether modifications to the proposed house footprint, building orientation, placement on the lot, or overall site design could achieve the applicant's objectives while reducing encroachments into required setback areas and lessening the degree of variance relief sought.
- (e)** An EGLE permit is not needed for a work inside in the 25-foot natural features setback from the wetland.

# PLOT PLAN

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 Tax Id #4711-27-302-064  
 4530 Filbert Dr.  
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 MIN. LOT WIDTH: 65 FEET  
 MIN. SETBACK REQUIREMENT  
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 WETLAND = 25 FEET

## LEGEND

-  ASPHALT
-  CONCRETE
-  SANITARY CLEANOUT
-  WATER SHUTOFF VALVE
-  HYDRANT
-  PROPOSED SWALE
-  WETLAND FLAG

DETAIL A: AREA OF PROPOSED IMPROVEMENTS WITHIN 25' WETLAND SETBACK  
 SOFT: 1073.17±  
 ACRES: 0.025±  
 SCALE 1"=100'



DETAIL B: AREA OF PROPOSED IMPROVEMENTS WITHIN 50' REAR SETBACK  
 SOFT: 302.57±  
 ACRES: 0.007±  
 SCALE 1"=100'

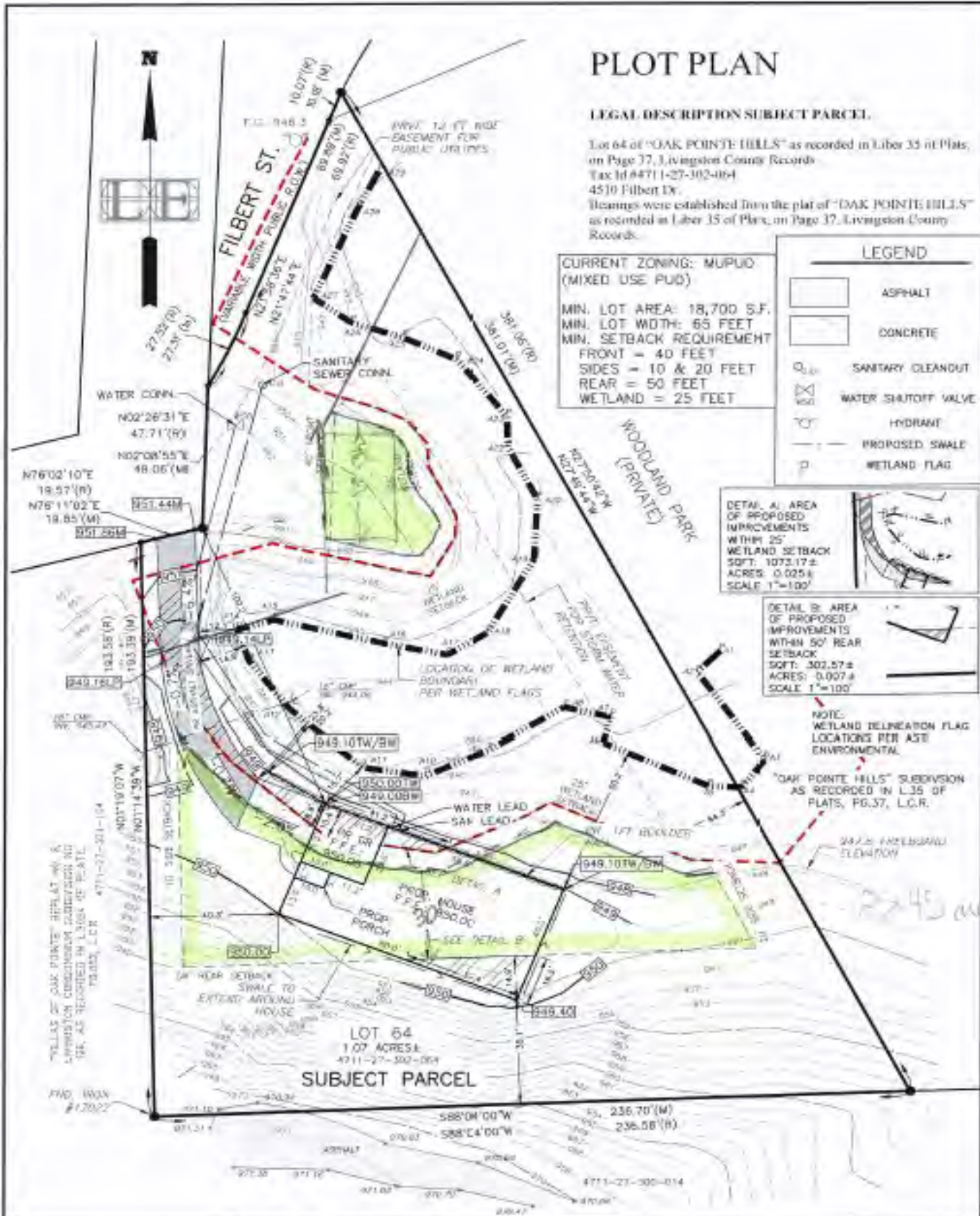


NOTE: WETLAND DELINEATION FLAG LOCATIONS PER ASE ENVIRONMENTAL

"OAK POINTE HILLS" SUBDIVISION AS RECORDED IN L.35 OF PLATS, PG.37, L.C.R.

24.25 FEET FORWARD ELEVATION

2245



LOT 64  
 1.07 ACRES  
 4711-27-302-064  
**SUBJECT PARCEL**



## LIVINGSTON ENGINEERING

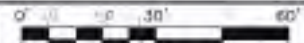
CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S., BRIGHTON, MI 48114

INTERNET: WWW.LIVINGSTONENG.COM

PHONE: (810) 225-7100 FAX: (810) 225-7899

CLIENT  
 GIORDANO



SCALE 1"=30' JOB No. 25214

SHEET No. 1 of 1 DRAWN SKC

DATE 02/19/2026

REV. 05/19/2026

CREW ME

CHECK

DESCRIPTION LOT 64  
 OAK POINTE HILLS  
 SECTION 27, T2N-R5E  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MI

**From:** [Rogers, Matthew \(EGLE\)](#)  
**To:** [Carrie Aulette](#)  
**Subject:** Re: 4510 Filbert - HQH-PE7S-YXP27  
**Date:** Tuesday, May 12, 2026 8:47:16 AM  
**Attachments:** [image003.png](#)  
[2026-02-17\\_10-12-30.pdf](#)

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Hi Carrie,

From what I remember about this site, there was a historic wetland delineation done at some point, but it was well before 2024 and no longer accurate. Based on the plans he provided, I determined that a permit was not required as wetland impacts were not proposed. I provided him with a rough wetland boundary on aerial imagery for the purposes of permitting, which I have attached. This is by no means a delineation, but it is based on my observations while on site and shows an approximate wetland boundary.

Let me know if further information is needed on your end.

Thanks,

Matt Rogers  
Environmental Quality Analyst - Lansing District Office  
EGLE - Water Resources Division

(517) 388-6869 | [rogersm17@michigan.gov](mailto:rogersm17@michigan.gov)

[Follow Us](#) | [Michigan.gov/EGLE](https://www.michigan.gov/EGLE)

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**From:** Carrie Aulette <carrie@genoa.org>  
**Sent:** Monday, May 11, 2026 3:45 PM  
**To:** Rogers, Matthew (EGLE) <RogersM17@michigan.gov>  
**Subject:** 4510 Filbert - HQH-PE7S-YXP27

**CAUTION: This is an External email. Please report suspicious emails via the "Report to Abuse" button in Outlook**

Good afternoon,

I received a Land Use application for the above mentioned property. I read your letter dated 2-17-26 and I just have a few questions. I can see where it says a permit is not required and that a delineation has not been done. The owner of the property said one was done in 2024. Do you know that to be true?

We have some concerns regarding our historical wetland info on this property but the owner is making it sound like that is no longer the case.

Any insight you may have is greatly appreciated!

**Carrie Aulette**  
*Zoning Official*



Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 224-5838 Phone: (810) 227-5225  
E-mail: [carrie@genoa.org](mailto:carrie@genoa.org)



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
WATER RESOURCES DIVISION



PHILLIP D. ROOS  
DIRECTOR

February 17, 2026

VIA EMAIL

Bradley Giordano  
5765 N Canal Rd  
Dimondale, MI 488218733

Dear Bradley Giordano:

SUBJECT: Preapplication Meeting  
Submission Number: HQH-PE7S-YXP27  
MiEnviro Site Name: 47-4510 Filbert Dr-Brighton  
T 02N, R 05E, Section 27, Brighton, Livingston County

This letter is a follow-up to our 3 February 2026, preapplication meeting regarding the proposed project in Brighton, Livingston County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting, we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

During the review of the project site, the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301 and Part 303 of the NREPA:

- A permit is required for the project as proposed.
- A permit is not required for the project as proposed.
- It cannot be determined whether a permit is required given the information presented at this time.

This determination is based on the project plan prepared by Bradley Giordano, along with other information provided at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on EGLE for a period of two years from the date of this meeting.

During the meeting, we also discussed a number of issues related to the project, including the following:

- The wetland boundary was roughly identified while on-site. A valid wetland delineation has not been conducted. Based on discussions with the applicant, no direct wetland impacts are proposed. This is not an official wetland delineation and should not be used as the official wetland boundary. For the purposes of our office, it is sufficient to determine that no permit is required.
  - An approximate boundary shown via aerial imagery was attached along with this letter.
- The proposed site plans which include upland grading and no wetland impacts.
- Potential secondary impacts such as reduced total groundwater infiltration and stormwater management challenges.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally determine whether the project will be permitted in advance of a permit application being submitted and reviewed.

The EGLE submission number assigned to this project is HQH-PE7S-YXP27. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you or your representative to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at RogersM17@Michigan.gov; (517) 388-6869; or EGLE, WRD, P.O. Box 30458, Lansing, Michigan 48909-7958.

Sincerely,



Matthew Rogers  
Lansing District Office  
Water Resources Division

**From:** [Ken Recker](#)  
**To:** [jlgraff077@gmail.com](mailto:jlgraff077@gmail.com)  
**Subject:** FW: 4510 Filbert  
**Date:** Thursday, June 4, 2026 11:42:40 AM  
**Attachments:** [oakpthills.msg](#)  
[Villasnorthspillway.pdf](#)  
[FW preliminary set for Villas of Oak Pointe maintenancelot 64 of Oak Pointe Hills.msg](#)

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Jim,  
It was good to talk to you this morning.

The first two attachments go with the email below that is our submitted comments to the Township with respect to the development of lot 64. The third attachment is our earlier correspondence outlining the maintenance issues with the Villas of Oak Pointe stormwater system and it's connection to the Oak Pointe Hills Woodland Park retention area.

Any questions after reviewing the information, give me a call at 517-552-6772.

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

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**From:** Ken Recker  
**Sent:** Thursday, June 4, 2026 11:30 AM  
**To:** Carrie Aulette <[carrie@genoa.org](mailto:carrie@genoa.org)>  
**Cc:** Mitch Dempsey <[MDempsey@livgov.com](mailto:MDempsey@livgov.com)>; [joe@livingstoneng.com](mailto:joe@livingstoneng.com); Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>; Darrin Burns <[DBurns@livgov.com](mailto:DBurns@livgov.com)>; Rick Swanson <[RSwanson@livgov.com](mailto:RSwanson@livgov.com)>  
**Subject:** RE: 4510 Filbert

Carrie,  
Following our conversation regarding the site plan for Lot 64 of Oak Pointe Hills, I'd offer the following:

1. We know the adjoining Woodland Park Retention area is compromised due to a lack of vertical storage, and that it receives pumped runoff periodically from the Villas of Oak Pointe. As a result, water can be expected to pond more frequently within the wetland area on Lot 64. We're requesting a re-delineation of the platted retention easement on the lot, to better reflect this increased ponding. The map in the attached email shows additional easement we're requesting be granted up to elevation 947. At the platted freeboard elevation of 947.8, we believe water will overtop Filbert Drive and make it's way north into round lake (see second attachment).
2. We have no objection to the home finish floor elevation of 950, provided the home is a slab-on-grade structure. If a crawl space is proposed, additional elevation will be needed to minimize the potential for flooding in the crawl space.
3. The 18" CMP culvert referenced in the drawing is likely original, meaning it could be

- 30 years old. It should be inspected, and if corroded, replaced as part of the project.
4. We will be requiring a cash bond from the permittee in the amount of \$2,500 for the benefit of the Drainage District, to address any sedimentation from Lot 64 into Woodland Park.
  5. We would view impacts from allowing increased encroachment into the rear yard setback more favorably than encroachments into the wetland buffer, for the reasons stated in Item 1 above. We recognize shifting the proposed structure further back may require the installation of a retaining wall, but view that favorably compared to the alternative potential drainage impacts on the north side of Filbert.

Thank you for the opportunity to comment on this matter. If you have any questions or need anything further let me know.

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

**From:** [Ken Recker](#)  
**To:** [Carrie Aulette](#); [Amy Ruthig](#)  
**Cc:** [Shelly Messing](#); [Marcy Wylie](#); [Jennifer McGinty](#)  
**Subject:** Lot 64 of Oak Pt. Hills  
**Date:** Thursday, May 14, 2026 5:44:42 PM

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Ladies,

I confirmed that the design freeboard elevation from 1996 for the adjoining retention basin is 947.8.

Given the fact that water is being pumped from the Villa's of Oak Pointe, roughly doubling the tributary area to this retention area, I don't want to think about what the revised freeboard elevation might be. It could be 950.

I'll get ahold of Livingston Engineering and make sure they have the info that I don't think Brad passed along to them.

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

**From:** [Ken Recker](mailto:Ken.Recker@livgov.com)  
**To:** [mirogers@lineagelogistics.com](mailto:mirogers@lineagelogistics.com)  
**Cc:** [Jennifer McGinty](mailto:Jennifer.McGinty@livgov.com); [Carrie Aulette](mailto:Carrie.Aulette@livgov.com)  
**Subject:** FW: FW: preliminary set for Villas of Oak Pointe maintenance/Lot 64 of Oak Pointe Hills  
**Date:** Tuesday, September 16, 2025 2:47:47 PM  
**Attachments:** [Oak Pointe Villas Set comp.pdf](#)  
[comparativetributarymap.pdf](#)

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Mr. Rogers,  
Your email was forwarded to me.

Attached is an email to the Township from earlier this year regarding the site (lot 64 of Oak Pointe Hills) you emailed us about. You are correct in that the low area in the center of the property may be wetlands. At any rate, it carries a substantial amount of water from the adjoining development to the southwest called the Villas of Oak Pointe.

After review, feel free to respond via email or give me a call with any questions. I think the next steps (if there's an interest in pursuing this property going forward) would be to have a joint meeting with yourself, our office, and Genoa Township.

Sincerely,

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

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**From:** Ken Recker <[KRecker@livgov.com](mailto:KRecker@livgov.com)>  
**Sent:** Thursday, April 17, 2025 5:00 PM  
**To:** [amy@genoa.org](mailto:amy@genoa.org)  
**Cc:** Mitch Dempsey <[MDempsey@livgov.com](mailto:MDempsey@livgov.com)>; [Kelly@genoa.org](mailto:Kelly@genoa.org); Mitch Dempsey <[MDempsey@livgov.com](mailto:MDempsey@livgov.com)>; David Henard <[DHenard@livgov.com](mailto:DHenard@livgov.com)>  
**Subject:** FW: preliminary set for Villas of Oak Pointe maintenance/Lot 64 of Oak Pointe Hills

Amy,  
First attachment is the plan set that Darrin Burns and I put together detailing maintenance recommendations in the Villas of Oak Pointe Condominium. This was done at the request of Tom Sullivan (based on conversations between him and Brian Jonckheere).

The second attachment is a map which shows the positioning of Lot 64 of Oak Pointe Hills, the County maintained retention basin east of Lot 64, and the relative size of the Villas of Oak Pointe condominium to the originally planned tributary area for the Oak Pointe Retention basin.

I met with a Dan Casoli Wednesday morning (April 16) for about 20 minutes, who had the Boss Engineering original grading plan for Oak Pointe Hills and a proposed house layout for lot 64, based on the Boss Engineering grading plan approved in the 1990's. I explained to Mr. Casoli my fundamental problem of not necessarily being interested in allowing the

wetland on lot 64 to be filled, knowing that periodically water from most of the Villas of Oak Pointe system is being pumped into the Oak Pointe Hills Drainage District.

Since the Oak Pointe Hills drainage system was not designed to take pumped flows from the Villas of Oak Pointe, it seems counterintuitive to allow a reduction in stormwater storage downstream of where water is being pumped from. The two potential solutions to alleviate the issue would be either:

- Excavating south of Filbert to increase storage to at least offset what is proposed to be filled, or
- Installing a new pipe from Filbert to Round Lake that was designed to carry overflows from the Drainage District retention basin without creating flooding issues for cottages on the north side of Filbert.

Let me know if you have any questions or need anything further from our office with respect to either of these items.

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

---

**From:** Ken Recker

**Sent:** Friday, November 22, 2024 1:43 PM

**To:** [tomsullivan991@yahoo.com](mailto:tomsullivan991@yahoo.com)

**Cc:** Brian Jonckheere <[BJonckheere@livgov.com](mailto:BJonckheere@livgov.com)>; Darrin Burns <[DBurns@livgov.com](mailto:DBurns@livgov.com)>; Shelly Messing <[SMessing@livgov.com](mailto:SMessing@livgov.com)>

**Subject:** preliminary set for HOA discussion

Tom,

Attached is an 8 sheet set of documents laying out the drainage system for the Villas of Oak Pointe.

Sheet 1 of 8 is a cover sheet, and contains an overall summary in the notes (upper left side of the page)

Sheet 2 of 8 summarizes recommendations for the southeast retention basin

Sheet 3 of 8 summarizes recommendations for the central retention basin

Sheet 4 & 5 of 8 summarizes recommendations for the northeast retention basin

Sheet 6 of 8 provides alternatives for the rear yard drainage for properties along the west side of the Villas, adjacent to the driving range. These are the most expensive items we've quantified.

Sheet 7 of 8 includes some typical details for portions of work suggested on the other sheets

Sheet 8 of 8 summarizes some concerns our office has with respect to the offsite drainage, referencing the flowpath taken for flows discharging from the Villas northeast retention basin

I would say an allocation in the range of \$50,000 would cover most of the maintenance items we've identified, unless there's special restoration items I've failed to consider. If it's

desired to address the rear yard drainage for homes which back up to the driving range, another \$63,000 to \$176,000 would be needed. The reason for the high expense associated with this item is any pipe installed will have to be directionally drilled as there's no room for conventional construction techniques.

In general, the stormwater basins are not holding volumes per Boss Engineering's original design. Without being able to exactly quantify what that means, there is an impact associated with the lack of storage, which increases flows to a basin maintained by our office to the northeast in the Oak Pointe Hills Subdivision. We can discuss potential remedies for this at your convenience.

Call me with any questions regarding this email. I will be in the office until 4 p.m. today, and Monday through Wednesday of next week.

Have a great weekend!

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

ROUND LAKE



**Legend**

- Lot 64 of Oak Pointe Hills Subdivision
- Oak Pointe Hills Retention Basin (LCDC maintained)
- Design tributary for Oak Pointe Hills Retention Basin (18 acres)
- Villas Condo (33 acres, periodically pumped to Oak Pointe Hills)
- Approximate Property Line

**Enclosed Drain**

- Drain Commissioner Maintained
- Privately maintained



**NOTES:**

1. Catchbasin sumps throughout the development are full of sediment, and very heavy siltation is noted throughout at the pipe outlets. Recommend periodic cleaning of catchbasins & manholes every 3-5 years (should be a \$3000 to \$5000 expense)..








2. The retention systems as currently operated appear to be significantly short of designed retention volumes due to various factors:

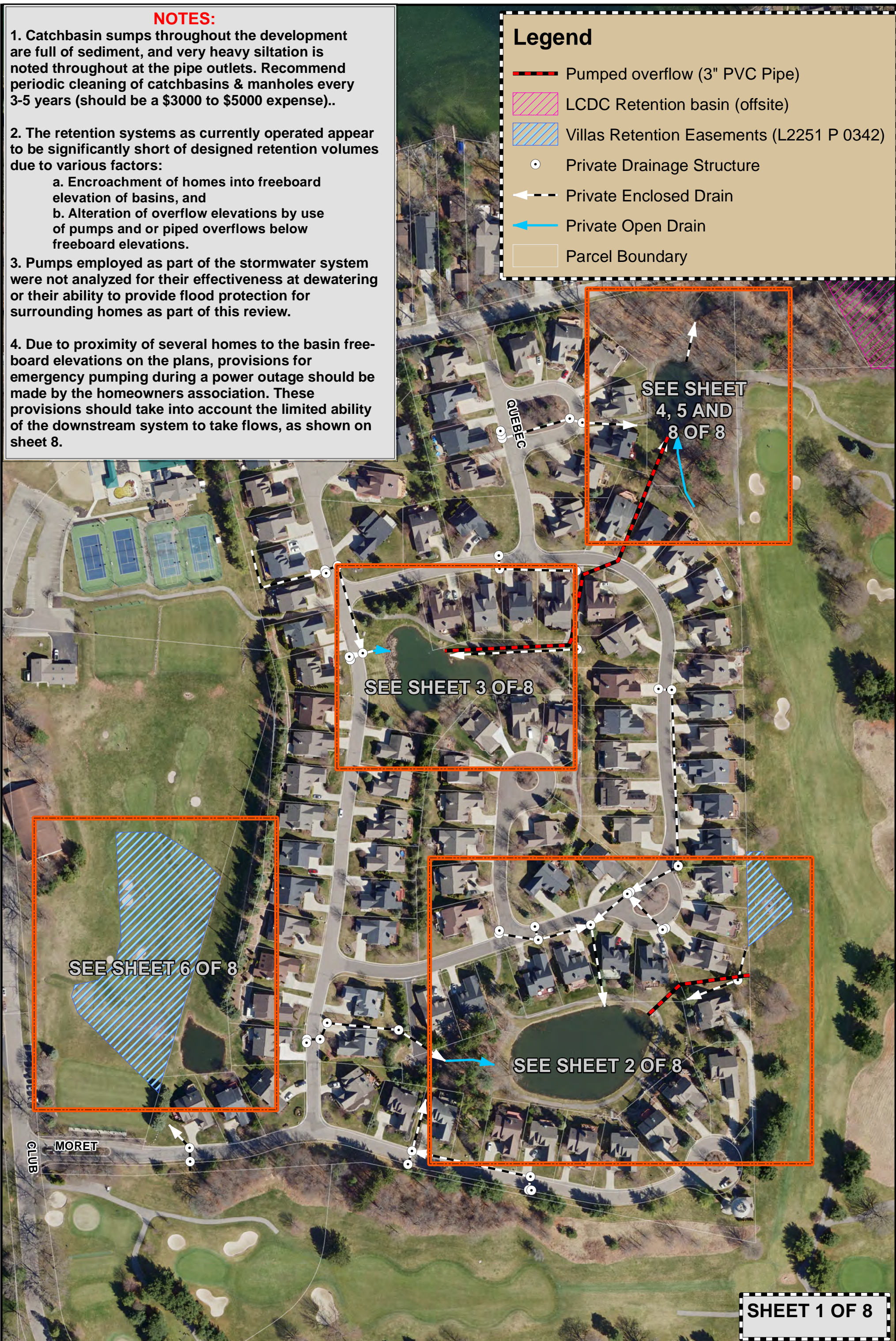
- a. Encroachment of homes into freeboard elevation of basins, and
- b. Alteration of overflow elevations by use of pumps and or piped overflows below freeboard elevations.

3. Pumps employed as part of the stormwater system were not analyzed for their effectiveness at dewatering or their ability to provide flood protection for surrounding homes as part of this review.

4. Due to proximity of several homes to the basin freeboard elevations on the plans, provisions for emergency pumping during a power outage should be made by the homeowners association. These provisions should take into account the limited ability of the downstream system to take flows, as shown on sheet 8.

**Legend**

-  Pumped overflow (3" PVC Pipe)
-  LCDC Retention basin (offsite)
-  Villas Retention Easements (L2251 P 0342)
-  Private Drainage Structure
-  Private Enclosed Drain
-  Private Open Drain
-  Parcel Boundary








**SHEET 1 OF 8**

**NOTES:**

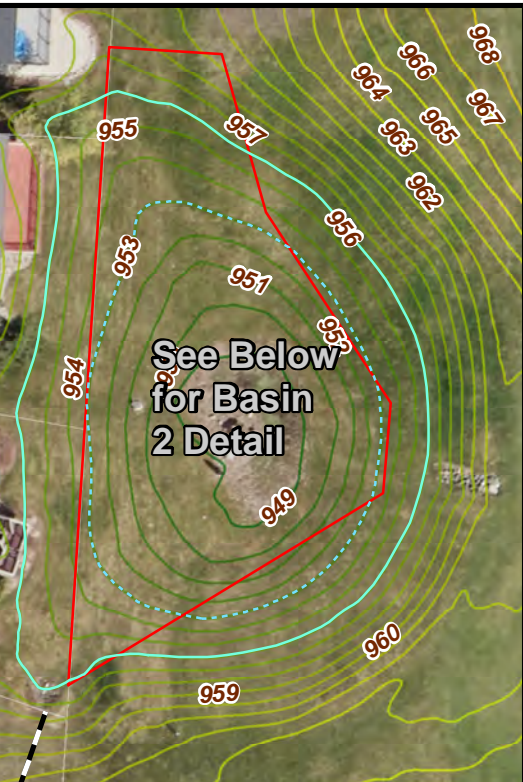
1. Based on the water surface as observed on 9/20/24 the basin is being operated with a normal high water level almost three feet above that shown on the design plans. This leads to the conclusion that this pond is short of storage volume, compared to Boss Engineering's design approved in 1998.
2. Animal burrows along the south side of the basin should be monitored. The HOA may need to retain the services of a nuisance trapper if excessive damage to the basin banks is observed.
3. Irregular lines gradating from red (higher) to yellow (intermediate) to green (lower) are one foot contour lines based on a 2018 LIDAR flight of Livingston County. Estimated accuracy +/- 6 inches.
4. Emergency pumping capability for the drainage outlet should be arranged for in the event of a power outage.

**Legend**

-  Pumped outlet to Basin 2
-  Freeboard Elevation
-  Design High Water
-  Measured elev.
-  Offsite storage (L 2251 P0342-0351)

**Construction Quantities this sheet:**

Item	Quantity	Unit	Unit Price	Estimated Cost
1a. Excavate and relay rip rap channel	66	sq yd	\$ 150.00	\$ 9,900.00
1b. Tree Removal Restoration	1	ls	\$5,000.00	\$ 5,000.00
	1	ls	\$2,000.00	\$ 2,000.00
<b>Total this sheet</b>				<b>\$ 16,900.00</b>



**RETENTION BASIN SPECIFICATIONS**

<b>BASIN NO. 1</b>	
Pond Bottom	945.5
Pond Top	947.5 (950.4 9/20/24)
Design High Water:	950.9
Freeboard Elev.	953.9
<b>BASIN NO. 2</b>	
Pond Bottom	948.0
Design High Water:	953.0
Freeboard Elev.	956.0

Note that pipes and catch basin location are not field verified. This infrastructure was drawn from as-built construction plans.

**NOTES:**

**1. Retention Basin #3 specifications:**

Pond Bottom 967.0  
 Pond Top 969.0 (968.03 9/16/24)  
 Design High Water: 971.7  
 Freeboard Elev. 974.7

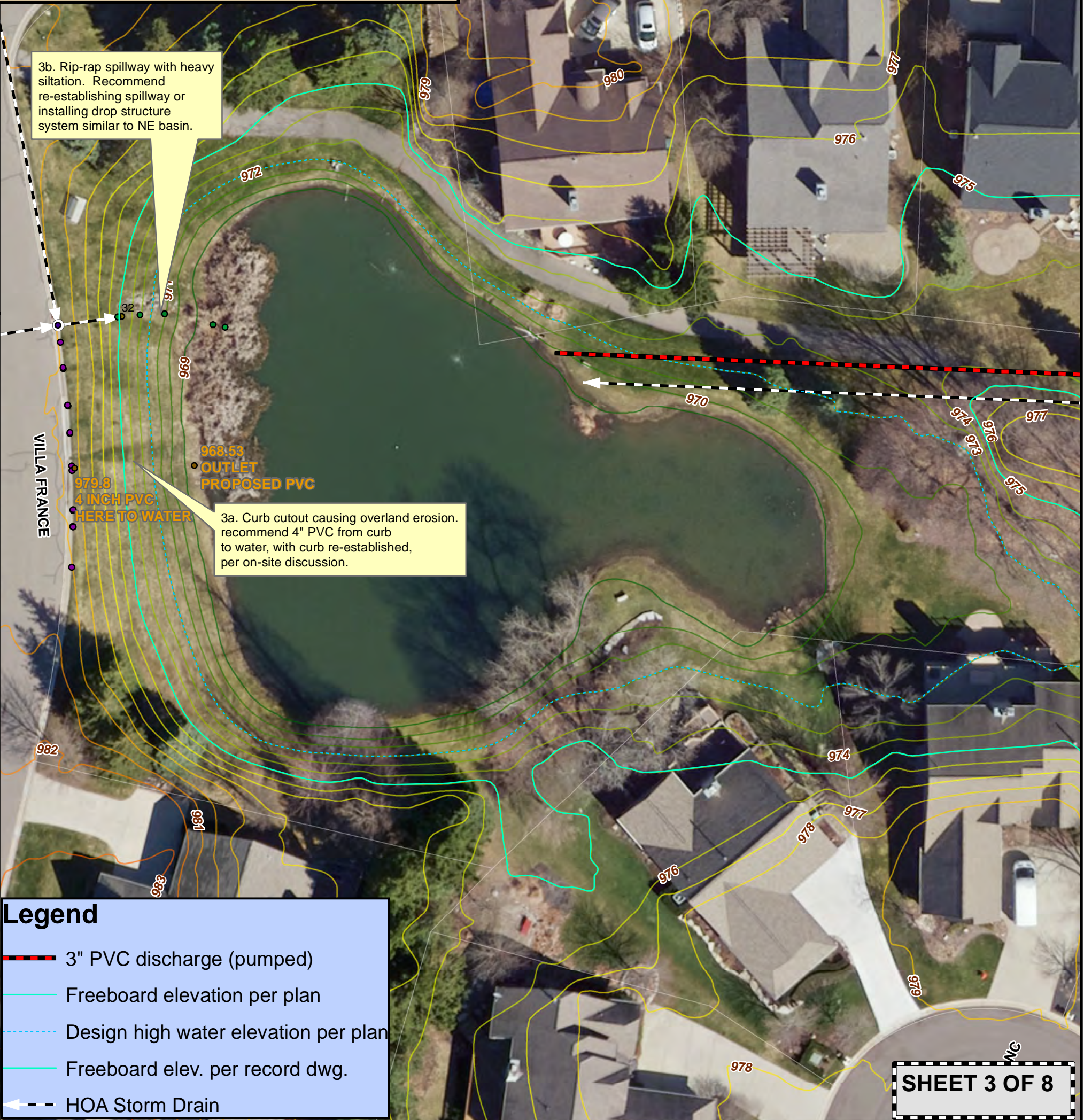
2. Based on the extent of the 975 elevation which intrudes into several building areas this basin appears short of storage volume, compared to Boss Engineering's design in 1998. The outlet pipe & pump capacity needs to be reviewed to determine if flood protection is available for homes with adjoining grades near the basin freeboard elevation of 974.7. If not, we recommend operating this basin at a lower normal water level. Pumping from this basin also needs to be balanced against the limitations of the overflow outlet at Filbert (see sheet 8 for details).

3. Irregular lines gradating from red (higher) to yellow (intermediate) to green (lower) are one foot contour lines based on a 2018 LIDAR flight of Livingston County. Estimated accuracy +/- 6 inches.

4. Pipes and catch basins drawn per Boss Engineering as-built construction plans dated 1999.

**Construction Quantities this sheet:**

Item	Quantity	Unit	Unit Price	Estimated Cost
3b. Excavate and re-establish spillway	23	sq yd	\$ 150.00	\$ 3,450.00
3a. Repour curb, install 35' 4" PVC pipe Restoration	1	ls	\$4,000.00	\$ 4,000.00
	1	ls	\$2,000.00	\$ 2,000.00
<b>Total this sheet</b>				<b>\$ 9,450.00</b>



**Legend**

- 3" PVC discharge (pumped)
- Freeboard elevation per plan
- Design high water elevation per plan
- Freeboard elev. per record dwg.
- HOA Storm Drain

**SHEET 3 OF 8**



1 inch = 30 feet

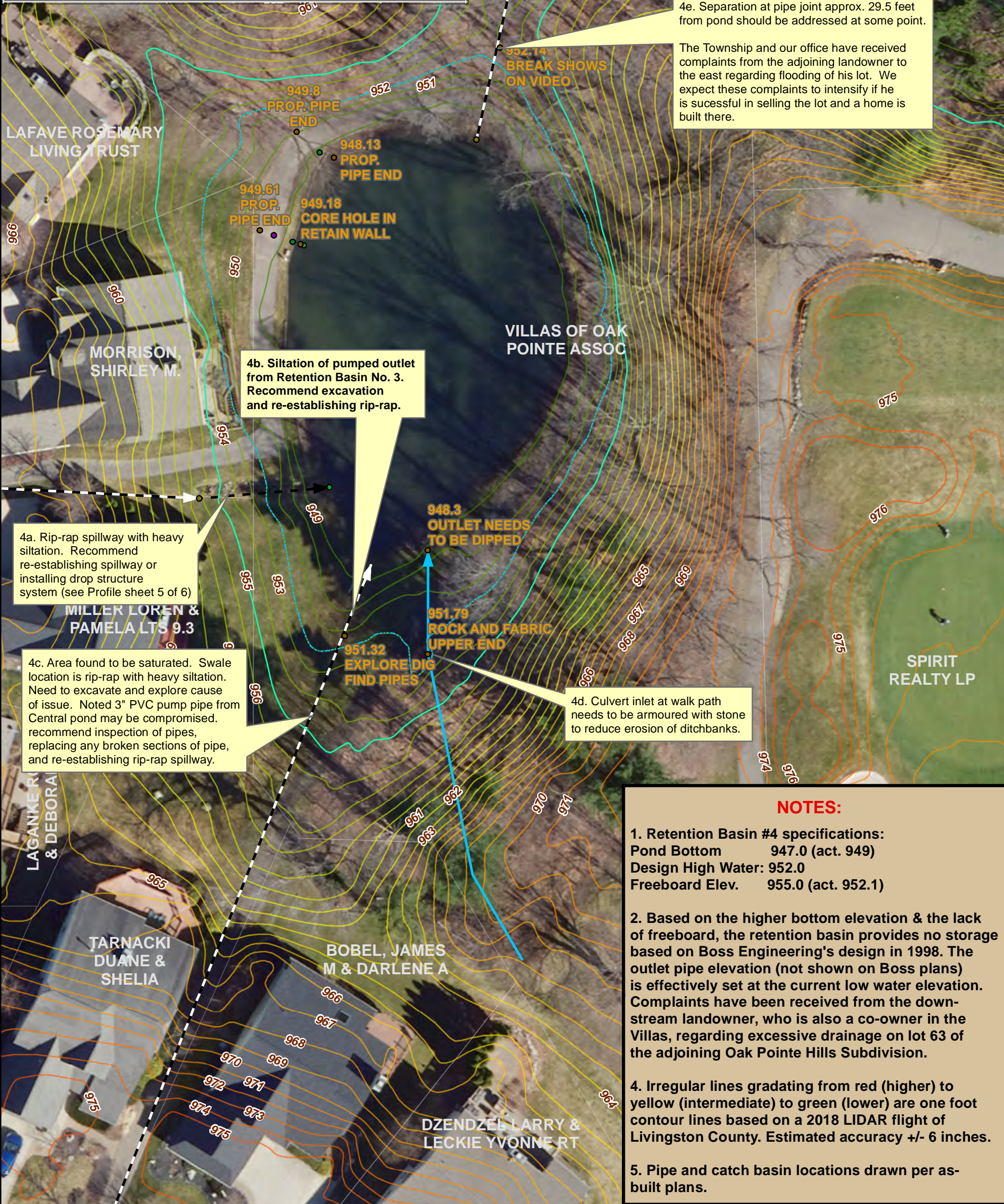
**Construction Quantities this sheet:**

Item	Quantity	Unit	Unit Price	Estimated Cost
4a. See breakdown Sht 5 of 8	--	--	--	\$ 12,150.00
4b. Excavate and re-establish rip-rap	1	ls.	\$ 5,000.00	\$ 2,000.00
4c. Excavate & inspect pipes, re-establish rip-rap spillway	35	lf	\$ 100.00	\$ 3,500.00
Fabric and armor culvert inlet at walk path	3	sq yd	\$ 100.00	\$ 300.00
Restoration	1	ls	\$ 3,000.00	\$ 3,000.00
<b>Total this sheet</b>				<b>\$20,950.00</b>

**Legend**

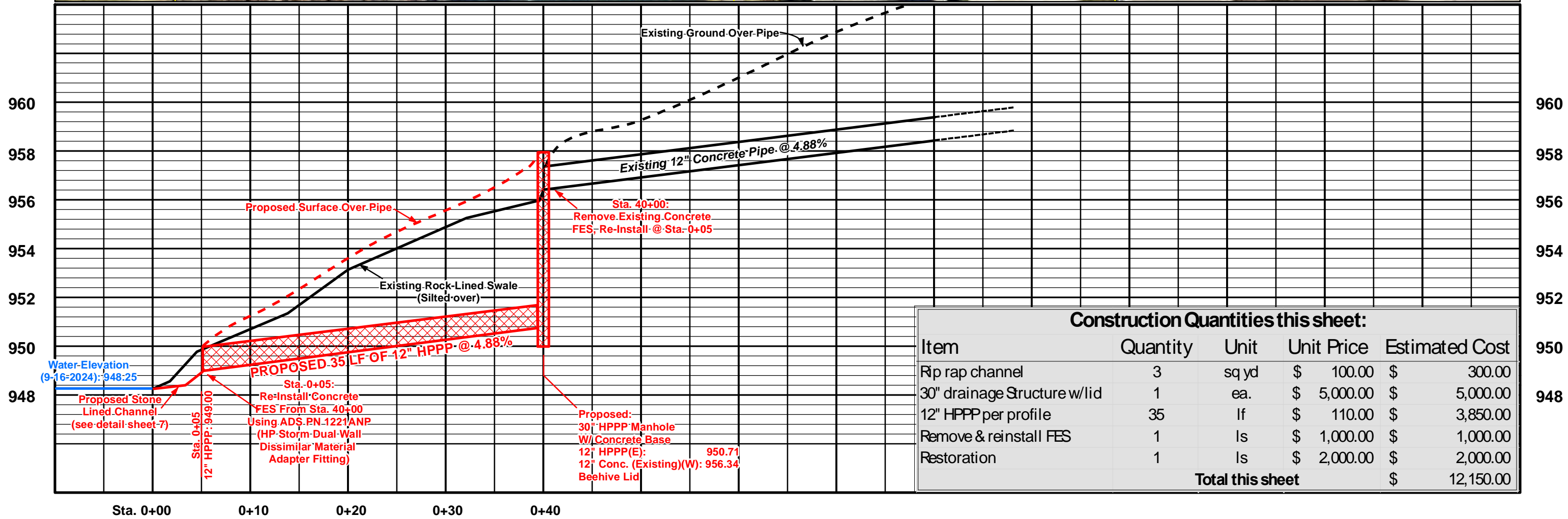
- Design high water per plan
- Freeboard elev. per record dwg.

**SHEET 4 OF 8**



**NOTES:**

- Retention Basin #4 specifications:  
 Pond Bottom 947.0 (act. 949)  
 Design High Water: 952.0  
 Freeboard Elev. 955.0 (act. 952.1)
- Based on the higher bottom elevation & the lack of freeboard, the retention basin provides no storage based on Boss Engineering's design in 1998. The outlet pipe elevation (not shown on Boss plans) is effectively set at the current low water elevation. Complaints have been received from the downstream landowner, who is also a co-owner in the Villas, regarding excessive drainage on lot 63 of the adjoining Oak Pointe Hills Subdivision.
- Irregular lines gradating from red (higher) to yellow (intermediate) to green (lower) are one foot contour lines based on a 2018 LIDAR flight of Livingston County. Estimated accuracy +/- 6 inches.
- Pipe and catch basin locations drawn per as-built plans.



Livingston County Drain Commissioner  
 2300 E Grand River  
 Howell, Mi. 48843  
 517-546-0040  
 Ortho Flown: 2023  
 Printed: November 12, 2024

## Villas Of Oak Pointe Hills

### NE Detention Basin Drop Structure

1	KR	Revise Numbering to go with other maps	11/8/24	SCALE: HORIZ: 1" = 10' VERT: 1" = 4'
2	KR DB	Add quantities & reference to detail sheet	11/12/24	
3	KR BV	Update Cost Info.	11/22/24	DATE: 9-20-2024
NO	BY	CK	REVISION	DATE
				SHEET NO. 5 of 8

**Relief Option 1 Cost:**

Item	Quantity	Unit	Unit Price	Estimated Cost
Directional Drill 12" pipe between homes & berm	500	lf	\$ 300.00	\$150,000.00
Install 15" HPPP Pipe	50	lf	\$ 120.00	\$ 6,000.00
Install drainage Structure/tee	3	ea	\$ 2,000.00	\$ 6,000.00
Install 36" drainage structure	1	ea	\$ 4,000.00	\$ 4,000.00
Restoration	1	ls	\$10,000.00	\$ 10,000.00
<b>Total Relief Option 1:</b>				<b>\$176,000.00</b>

**Relief Option 2 Cost\* :**

Directional Drill 12" pipe through berm @ 2 locations shown	170	lf	\$ 300.00	\$ 51,000.00
Install riprap/fabric spillway	40	syd	\$ 50.00	\$ 2,000.00
Restoration	1	ls	\$10,000.00	\$ 10,000.00
<b>Total Relief Option 2:</b>				<b>\$ 63,000.00</b>

**Legend**

- Approximate Design High Water 971
- Approx Freeboard elev 973
- Offsite Drainage Easement (L2251 P0342-0351)
- Existing Enclosed Drain
- Relief Drain Opt. 1
- Relief Drain Opt. 2



**SHEET 6 OF 8**

**NOTES:**

1. Retention Basin #5 specifications (no issues noted at this basin):

Pond Bottom 970.0  
 Design High Water: 972.9  
 Freeboard Elev. 975.9

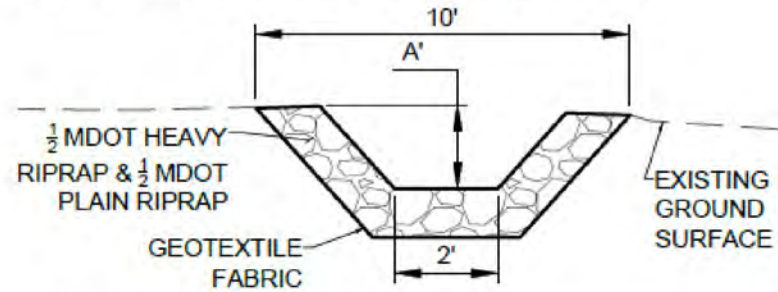
2. Principal difference between relief option 1 and relief option 2 is relief option 2 would require approval of the golf course.

3. Irregular lines gradating from red (higher) to yellow (intermediate) to green (lower) are one foot contour lines based on a 2018 LIDAR flight of Livingston County. Estimated accuracy +/- 6 inches.

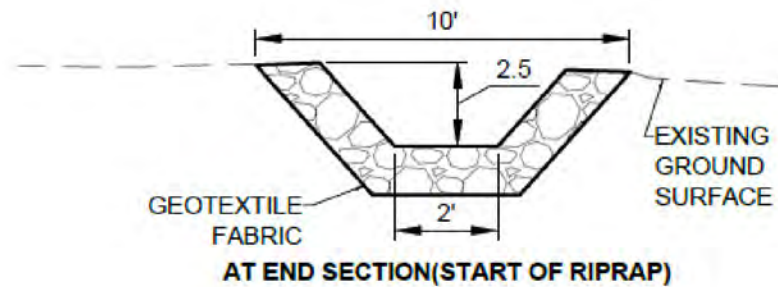
6a. Rear yard swales have unconnected conveyance of runoff. We would normally recommend establishment of a contiguous drainage system from north to south to direct flows into the detention basin at the south end of the homes. Given the height of the berm & narrow distance between the berm and the homes, this has been priced as a directionally drilled pipe. Some construction equipment will still have to access back yards, particularly at proposed structure locations. An alternative involving two separate bores through the berm is also shown, though this would require an agreement with the adjoining westerly landowner.

**DETAIL EXAMPLE**  
**SIZEING AND WITH WILL BE DETERMINED BY AMOUNT SPECIFIED IN BID TAB**

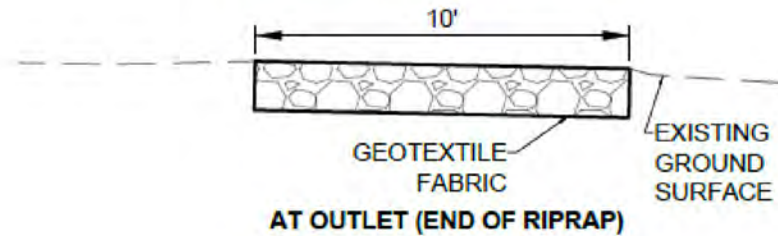
\* RIPRAP CHANNEL SHALL FOLLOW THIS DETAIL UNLESS OTHERWISE SPECIFIED ON PLAN SHEETS.



A - CHANNEL DEPTH:  
 GRADUALLY DECREASE FROM 2.5' AT END SECTION TO 0' FEET AT OUTLET  
 B - CHANNEL SIDE SLOPE:  
 GRADUALLY FLATTENS FROM 1:1 AT END SECTION TO FLAT AT OUTLET



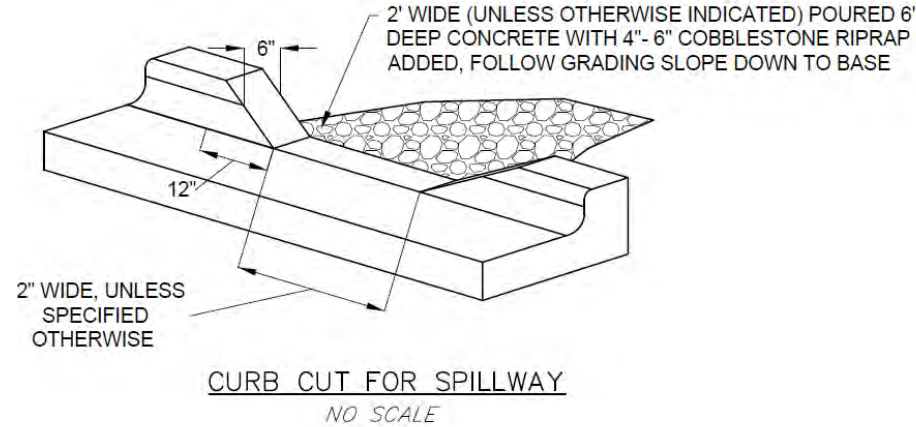
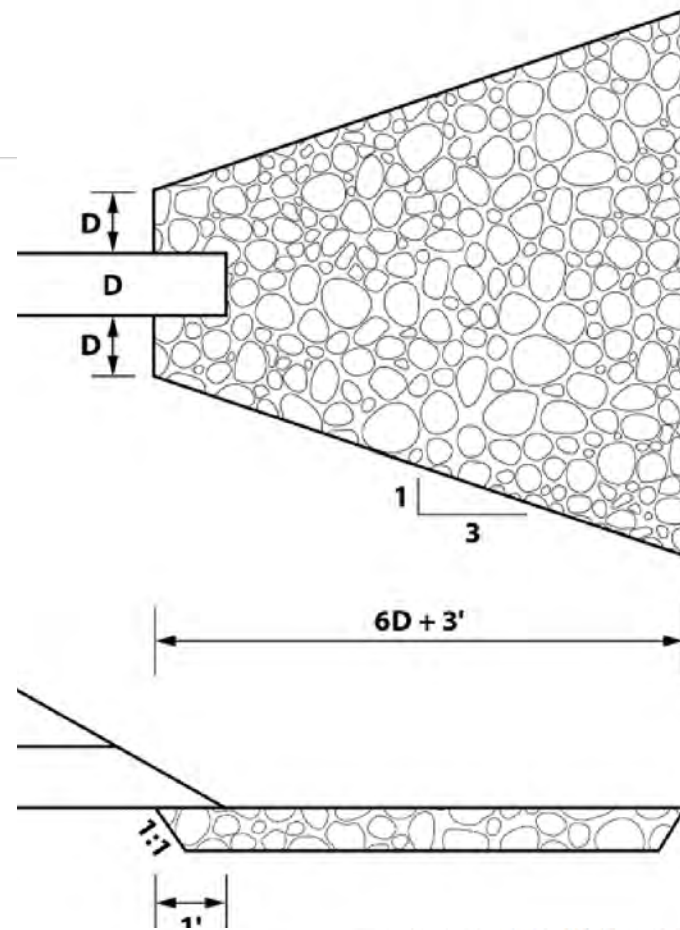
**AT END SECTION (START OF RIPRAP)**



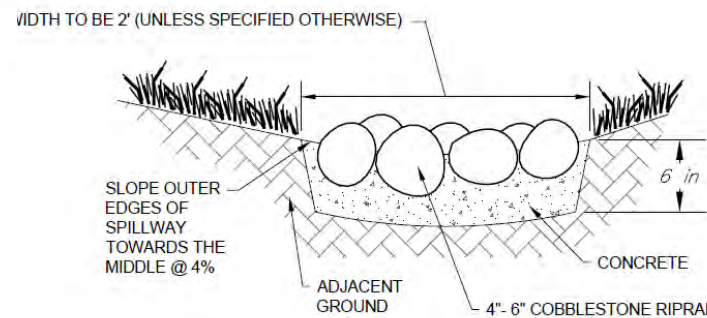
**AT OUTLET (END OF RIPRAP)**

- \* MDOT HEAVY RIPRAP SHALL BE IN ACCORDANCE TO THE 2020 MDOT SPEC BOOK. RIPRAP SHALL BE ANGULAR LIMESTONE. ("LENGTH OR WIDTH MUST BE 16 INCHES. RATIO OF 3:1 FOR MAXIMUM TO MINIMUM DIMENSION.")
- \* MDOT PLAIN RIPRAP SHALL BE IN ACCORDANCE TO THE 2020 MDOT SPEC BOOK. RIPRAP SHALL BE ANGULAR LIMESTONE ("LEAST DIMENSION MUST BE 8 INCHES.")
- \* CONTRACTOR CAN USE SALVAGED RIPRAP FOUND EXISTING ON SITE, UPON APPROVAL.

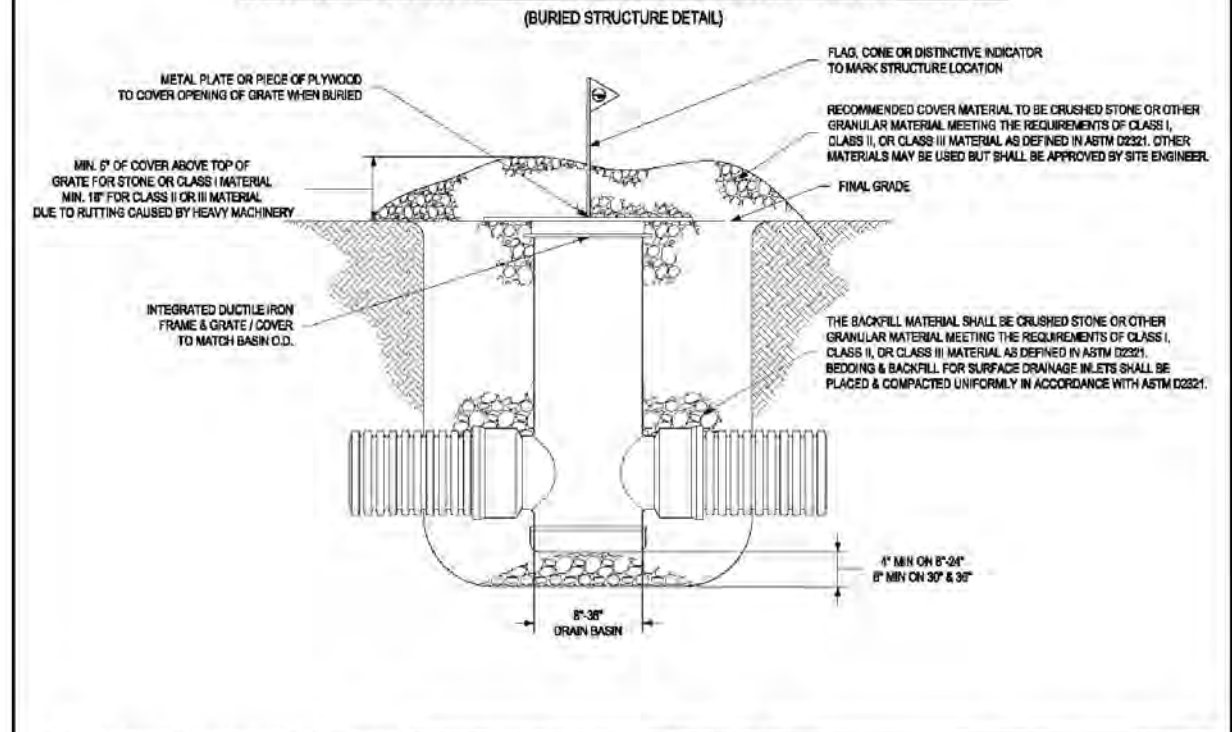
**RIPRAP CHANNEL DETAIL**  
 NOT TO SCALE



**SPILLWAY BEHIND CURB CROSS SECTION DETAIL**  
 NOT TO SCALE



**NYLOPLAST DRAIN BASIN CONSTRUCTION PROTECTION DETAIL - OPTION 1**



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE TO S0 06	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DATE: 10-02-16	MATERIAL:	3130 VERONA AVE BUFORD, GA 30616 PHN (770) 932-8643 FAX (770) 932-8469 www.nyloplast-usa.com
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE TO S0 05		DATE: 10-02-16	PROJECT NO./NAME:	
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. IN THE EVENT A BASIN IS DAMAGED DURING CONSTRUCTION, INSTRUCTIONS CAN BE USED FOR FIELD REPAIR.	DATE: 10-02-16	DWG SIZE: A	SCALE: 1:30	SHEET: 1 OF 1
4 - COVER MATERIAL SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION OR APPROVED BY SITE ENGINEER. MATERIAL SHALL BE ABLE TO SUPPORT VEHICLE TRAFFIC AND SHALL COVER THE STRUCTURE A MINIMUM OF 6".				TITLE: DRAIN BASIN CONSTRUCTION PROTECTION DETAIL
				DWG NO: 2021-116-002
				REV: A

# ROUND LAKE

(elevation varies between 940-941)



**SHEET 8 OF 8**

**Legend**

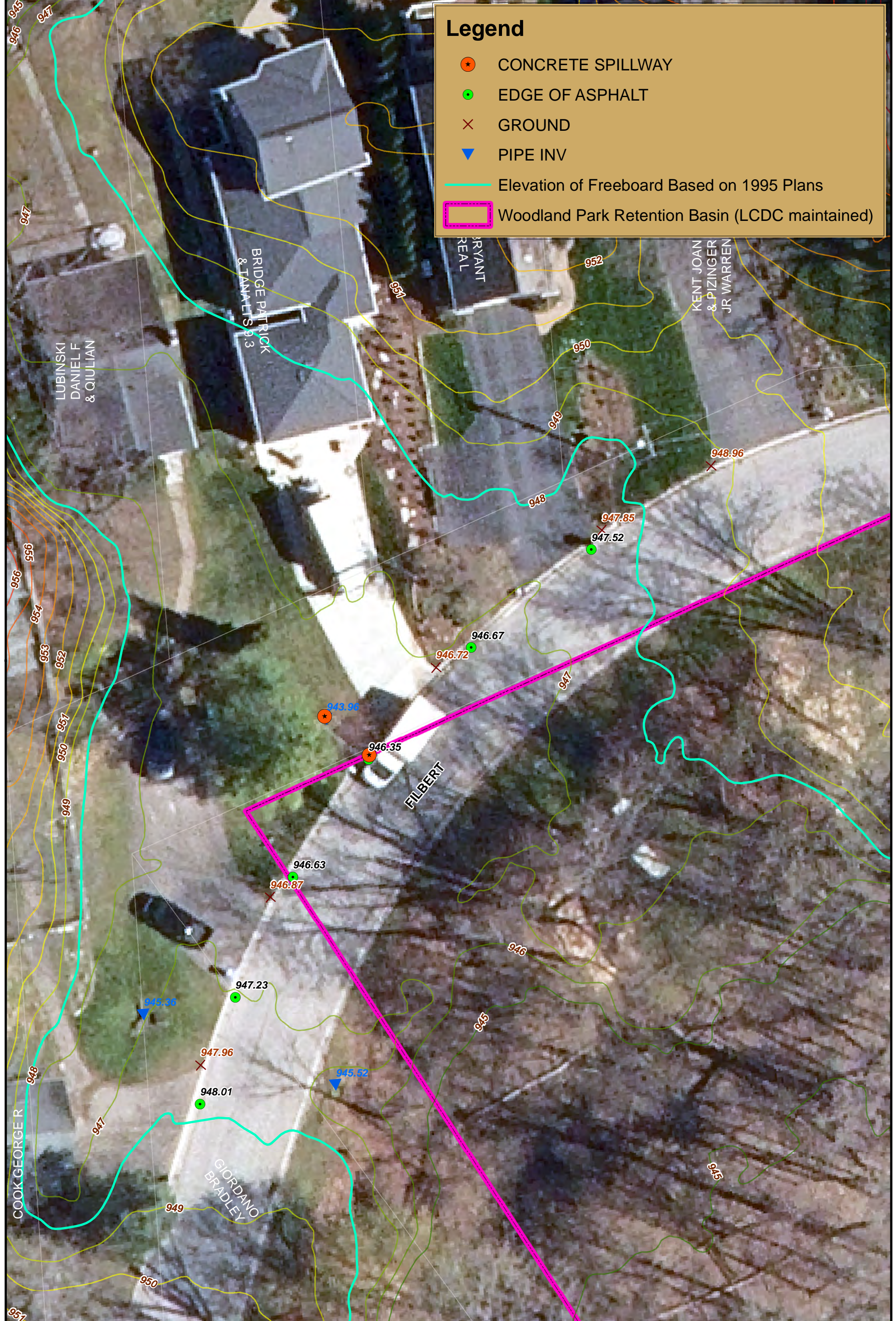
- Buildings in Retention Overflow Path
- Approx. LCDC Retention Freeboard (948)
- Actual LCDC Basin Tributary (68 ac)
- Design LCDC Retention Tributary (19 ac)
- Villas Pumped Outlets
- Approximate Property Boundary
- Woodland Park Retention Area

**NOTES:**

1. Woodland Park Basin specifications:  
 Pond Bottom 944.0  
 Design High Water: 946.24  
 Freeboard Elev. 947.8\*  
 \*High water elevation based on back-to-back 100 year storms with 1' freeboard.
2. Design storage for 19 ac. tributary area 129,960 cubic feet.
3. Storage required at 2 inches of runoff over 68 acre tributary area approximately 490,000 cubic feet.

### Legend

- CONCRETE SPILLWAY
- EDGE OF ASPHALT
- × GROUND
- ▼ PIPE INV
- Elevation of Freeboard Based on 1995 Plans
- Woodland Park Retention Basin (LCDC maintained)

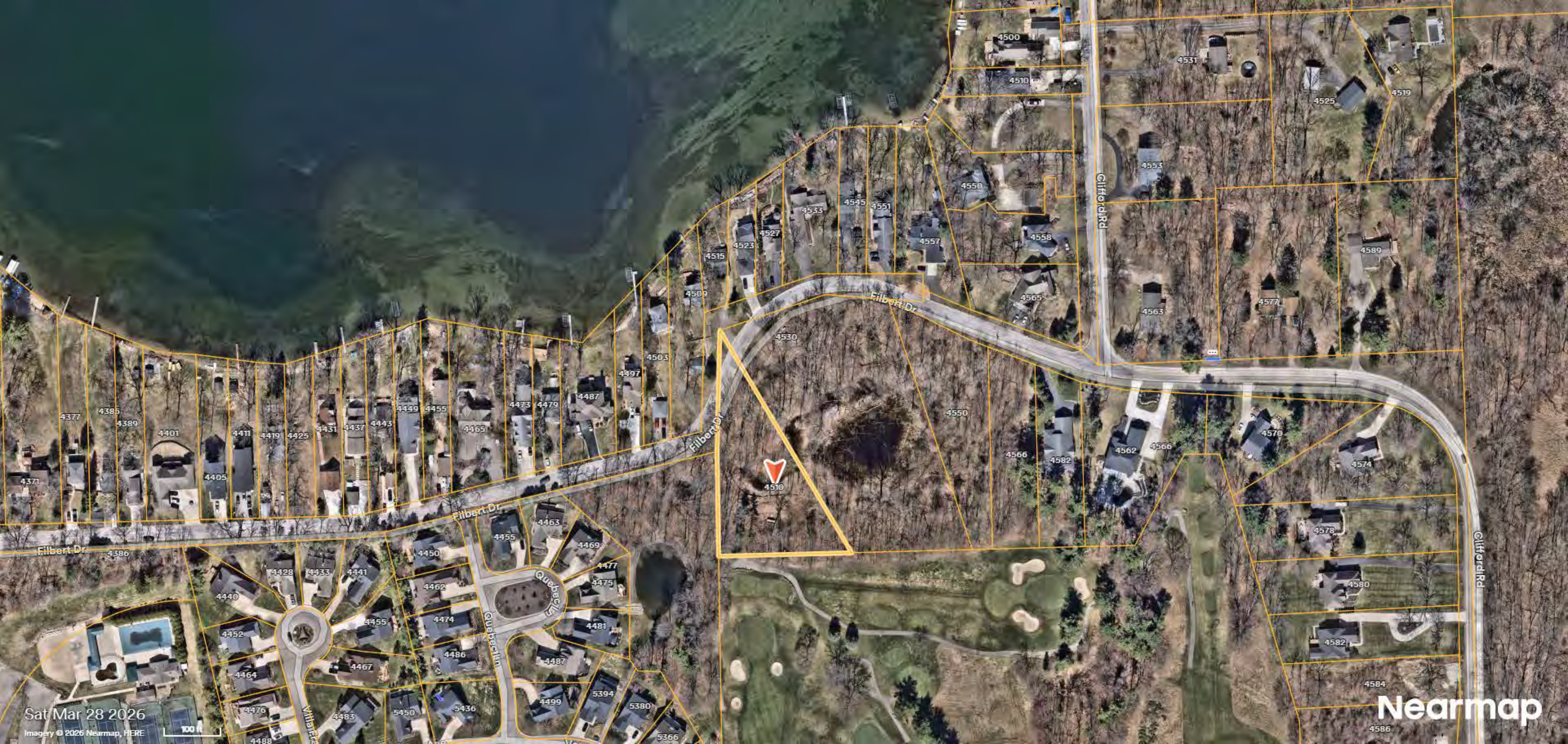


Livingston County Drain Commissioner  
 2300 E Grand River  
 Howell, Mi. 48843  
 Orthophoto Flown 2020  
 Printed June 4, 2026

**Part of the Oak Pointe Hills Drainage District & Villas of Oak Pointe Condominium**  
 Part of the West 1/2 of Sec. 27 of Genoa Charter Twp.



1 inch = 20 feet



Sat Mar 28 2026

Imagery © 2026 Nearmap, HERE

100 ft

Nearmap

Parcel Number: 4711-27-302-064

Jurisdiction: GENOA CHARTER TOWNSHIP

County: Livingston

Printed on

06/08/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ICKES HANNAH	GIORDANO BRADLEY	1	12/01/2025	QC	21-NOT USED/OTHER	2025R-024320	BUYER/SELLER	100
ANDERSON RONALD & LISA TR	ICKES HANNAH	28,000	11/21/2025	WD	03-ARM'S LENGTH	2025R-024237	BUYER/SELLER	100.00
ANDERSON RONALD G & LISA	ANDERSON RONALD & LISA TR	0	04/19/2012	WD	21-NOT USED/OTHER	2012R-014809	BUYER/SELLER	
WOLF DONALD REVOCABLE TRU	ANDERSON RONALD G & LISA	13,500	09/21/2011	WD	03-ARM'S LENGTH	2011R-029393	BUYER/SELLER	100.00

Property Address 4510 FILBERT DR	Class: RESIDENTIAL-VACAN	Zoning: MUPUD	Building Permit(s)	Date	Number	Status		
Owner's Name/Address GIORDANO BRADLEY 5765 N CANAL RD DIMONDALE, MI 48821	School: BRIGHTON AREA SCHOOLS	P.R.E. 0%	MAP #:	2027 Est TCV 55,000 TCV/TFA: 0.00				
Tax Description SEC 27 T2N R5E OAK POINTE HILLS LOT # 64	X Improved	Vacant	Land Value Estimates for Land Table 4014.4014 OAK POINTE					
Comments/Influences	Public Improvements	* Factors * <Site Value> F GOLF COURSE 110000 50 IRREGULAR LOT SHAPE/ WETLANDS 0.00 Total Acres Total Est. Land Value = 55,000						
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	wetland							
	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/other	Taxable Value	
who	when	what	2027	27,500	0	27,500		27,500S
			2026	44,000	0	44,000	27,500M	27,500U
			2025	42,000	0	42,000		10,984C
			2024	42,000	0	42,000		10,654C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capracity:		
	None	Drywall Paneled	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace								Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: A		Trim & Decoration			Central Air Wood Furnace									Bsmnt Garage:	
Yr Built 2026	Remodeled 0	Ex	Ord	Min	(12) Electric									Carport Area:	
Condition: Excellent		Size of Closets			0 Amps Service									Roof:	
Room List		Lg	Ord	Small	No./Qual. of Fixtures									No Conc. Floor:	
Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	H.C.	Ex.	Ord.	Min	No. of Elec. Outlets						Bsmnt Garage:	
(1) Exterior	(5) Floors		Kitchen:		Many	Ave.	Few	(13) Plumbing						Carport Area:	
Wood/Shingle Aluminum/Vinyl Brick	Kitchen:		Other:		(14) Water/Sewer			Average Fixture(s)						Roof:	
Insulation	Other:				Public Water	Public Sewer	Water Well	1 3 Fixture Bath 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan						Roof:	
(2) windows	(6) Ceilings				1000 Gal. Septic	2000 Gal. Septic								Roof:	
Many Ave. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:									Roof:	
Large Ave. Small	(8) Basement													Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated wood Concrete Floor													Roof:	
(3) Roof	(9) Basement Finish													Roof:	
Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)													Roof:	
Gambrel Mansard Shed	(10) Floor Support													Roof:	
Ashphalt Shingle	Joists:													Roof:	
Chimney:	Unsupported Len:													Roof:	
	Cnts.Sup:													Roof:	
Cost Est. for Res. Bldg: 1 Single Family A Cls A Blt 2026 (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Notes: ECF (4024 OAK POINTE HILLS) 0.828 => TCV: 0															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
May 26, 2026 - 6:30 PM**

**MINUTES**

**Call to Order:** Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Craig Fons, Matt Hurley, Bill Rockwell, Rick Soucy, and Carrie Aulette, Zoning Official. Absent was Michele Kreutzberg.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Introductions:** The members of the board and staff introduced themselves.

**Conflict of Interest:** None

**Approval of the Agenda:**

**Moved** by Board Member Soucy, supported by Board Member Rockwell, to approve the agenda as presented. **The motion carried unanimously.**

**Election of Officers:**

**Moved** by Soucy, supported by Hurley, to elect Ms. McCreary as Chairperson and Mr. Rockwell as Vice-Chairperson. **The motion carried unanimously.**

**Call to the Public:**

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

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

**Old Business**

1. 26-04...A request by Richard Garbacik, 4780 Chestnut Springs Dr., for rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

Mr. Richard Garbacik and Mr. Andy Gerecke, the builder, were present. Mr. Gerecke stated they are requesting a 20 foot rear yard setback variance due to the natural topography and environmental restrictions of the property. There is a 20 percent slope from the lakeside to the street side of the property. There are also wetlands on the north and south ends of the property. To meet the ordinance, the house would need to be moved further to the front of the lot and that would require large retaining walls and exposed foundation walls. This is the least necessary and it will not negatively affect the neighborhood and will be a less obtrusive structure.

Genoa Township Zoning Board of Appeals Meeting  
May 26, 2026  
Unapproved Minutes

Mr. Gerecke stated they have provided the topography map as requested at the previous meeting.

Mr. Soucy noted that meeting the setbacks would require large retaining walls and exposed basement. He agrees with the plan as it is presented.

Mr. Hurley stated that at the previous meeting, it was discussed that the applicant was going to review the plans and work on redesigning the house to meet the setbacks. He noted that he house meets the setbacks; it is just the garage where the variance is needed. Mr. Rockwell agrees. This property is a blank slate. This is a want and not a need; it is self-created. Mr. Gerecke explained why the garage cannot be moved or made smaller.

Mr. Fons visited the property again and he suggested moving the entire building toward the rear of the property; the slope does not change that significantly. Mr. Gerecke reviewed the topography map submitted with this evening's packet to show the change of slope. Mr. Fons agrees with Mr. Hurley. He was expecting changes being made to the design of the house.

Mr. Garbacik stated it would be obtrusive to the neighbors. There would be large retaining walls and exposed basement walls.

Mr. Soucy reiterated that he prefers this design instead of the large retaining walls.

Chairperson McCreary noted that there will be variances required for the large retaining walls.

The call to the public was made at 7:04 pm.

Mr. Chris Long of 4735 Chestnut Springs Drive is the president of the homeowner's association. The board would prefer not to see the large retaining walls. They like the design with the lower walls if there was a way to accomplish that. He noted that the board has approved the architecture of the home being presented.

The call to the public was closed at 7:07 pm.

Ms. McCreary offered Mr. Garbacik to have this item tabled this evening to review the building design again, noting that if this request is denied, it is not allowed to be requested for a year.

Mr. Gerecke requested to have the item tabled this evening.

**Moved** by Rockwell, supported by Fons, to table Case #26-04 at the applicant's request until the June 16, 2026 Zoning Board of Appeals meeting. **The motion carried unanimously.**

**New Business**

2. 26-06...A request by Donnie Beasley Bettles, 3430 Pineridge Lane for a waterfront yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new deck.

Ms. Donnie Beasley Bettles stated she is requesting a five foot waterfront variance for a deck. The lots were plotted in the early 1950's. They are narrow in the front and wider in the back. Her home was built closer to the road. The aerial map shows how far back from the water her house sits compared to the neighbors. Many of the homes in the area were rebuilt after demolishing original cottages. Her two neighbors were given 75 foot variances to build their homes closer to the lake. This will not affect their view, safety, or privacy. In order to have the square footage she would like, she could move it to the side of her property; however, then it will be very close to her neighbors and could affect their privacy.

Chairperson McCreary noted that this property is already non-conforming because the lot is supposed to be 80 feet wide and it is approximately 52 feet wide. She thanked the applicant for asking for the least amount necessary.

The call to the public was made at 7:20 pm with no response.

Chairperson McCreary stated a letter was received today at 4:14 pm from Treasure-Anne, who is not in support of the variance. Each member received a copy of the letter.

**Moved** by Rockwell, supported by Soucy, to approve Case #26-06 for Donnie Beasley Bettles of 3430 Pineridge for waterfront yard deck encroachment variance of 5 feet, from the maximum allowable 15 feet, for an encroachment of 20 feet, based on the following findings of fact:

- Strict compliance of the ordinance would prevent the applicant from installing the deck as proposed; however, it would provide substantial justice as neighboring properties have similar structures that are constructed in the waterfront yard.
- The property is a nonconforming lake lot with a width less than the standard 80 feet. The applicant's home is positioned quite a ways back from the water due to the ridge line and topography of the lot. The need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood. If the variance is granted, the home would be complimentary to other homes in the vicinity.

This approval is conditioned upon the following:

1. There shall be no further encroachments into the waterfront yard.

**The motion carried unanimously.**

3. 26-07... A request by Matt and Nora Carroll, 1616 S. Hughes Road, for front and rear yard variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing nonconforming home and construct a new single-family home.

Mr. and Mrs. Carroll and Mr. Tom Jaworski and Mr. Joe Valenti with BRIVAR Construction were present.

Mr. Jaworski stated the home is on a non-conforming lot. The current home is 15 feet off of the road. The property is irregularly shaped near the waterfront. They are proposing to move the home further from the road, but not enough to negatively affect the neighbors' views of the lake. This requires the 1.8 foot variance.

Chairperson McCreary noted this would be an improvement because it's being moved further from the road.

Mr. Fons asked why they could not meet the setback. Mr. Jaworski stated they are building the new home on the existing footings, and the current home is currently non-conforming.

Mr. Hurley states the new house will be more conforming and improving the neighborhood. Mr. Soucy and Mr. Rockwell agree.

The call to the public was opened at 7:37 pm.

Ms. Theresa Smith of 1640 South Hughes stated she is in favor of the variance and would be very happy if this home is built.

The call to the public was closed at 7:38 pm.

**Moved** by Rockwell, supported by Soucy, to approve Case #26-07 for Matt and Nora Carroll of 1616 S. Hughes Road for a front yard variance of 15 feet, from the required 35 feet, for a front yard setback of 20 feet and a shoreline setback variance of 1.8 feet from the required 184.3 feet for a shoreline setback of 182.5 feet to build a new single-family based on the following findings of fact:

- Strict application of the ordinance would prevent the applicant from reasonably constructing the proposed home on the property. Granting the requested variance would provide substantial justice, as neighboring properties maintain similar setback conditions.
- The subject property is a nonconforming lake lot located along an irregular shoreline. Due to the unique configuration of the shoreline and lot layout, strict compliance with the required setback standard limits reasonable placement of improvements while maintaining consistency with the established development pattern of surrounding properties. The need for the variance is not self-created.

Genoa Township Zoning Board of Appeals Meeting

May 26, 2026

Unapproved Minutes

- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. Silt fence to be maintained during construction phase.

**The motion carried with Mr. Fons voting “no”.**

**Administrative Business:**

1. Approval of minutes for the March 17, 2026 Zoning Board of Appeals meeting.

**Moved** by Board Member Rockwell, supported by Board Member Fons, to approve the minutes of the April 21, 2026 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be three new business cases on the June meeting agenda.

3. Member Discussion

There were no items for discussion.

4. Adjournment

**Moved** by Board Member Soucy, supported by Board Member Fons, to adjourn the meeting at 7:52 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary