

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, September 10, 2020
7:30 p.m.

Call to Order
Pledge of Allegiance
Members Present/Members Absent
Call to the Public

- 1) Approval of Agenda
- 2) Consent Agenda
 - a. Approval of August 13, 2020 Regular Meeting Minutes
 - b. Approval of August 27, 2020 Regular Meeting Minutes
 - c. August 2020 Financial Report
 - d. August 2020 Livingston Co Sheriff's Report
 - e. DPW Report
 - f. Zoning Report
- 3) Heckman Show Cause Hearing
- 4) Mug and Bopp's Final Site Plan and Special Use Review
- 5) Recording Equipment Improvements
- 6) AT&T Crown Castle Lease Modifications
- 7) Payroll Tax Deferral
- 8) Election Budget Amendment
- 9) Center for Tech and Civic Life Grant Approval
- 10) Disc Golf Course Modification Request
- 11) AJR Cornerstone Mediation

Correspondence and Updates

Hometown Matter
Short Term Rentals

Call to the Public

Adjournment

Reminder: Next Board Packet will be ready after 3pm on Thursday, September 17, 2020

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 13, 2020

DRAFT

MEMBERS PRESENT: Les Andersen, Tammy Beal, Greg Durbin, Duane Stokes, Scott Lloyd, Dan Lowe,
and Bob Hanvey

OTHERS PRESENT: Dave Hamann, Zoning Administrator

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Dan Lowe asked if we could add Crystal Wood paving and Crystal Wood trees to the agenda. Dan Lowe would also like to add discussion on pre-existing lots and easements. Bob Hanvey would like to add discussion on storage containers to the agenda. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. **Motion carried.**

CONSENT AGENDA

Les Andersen motioned to approve the consent agenda. Greg Durbin seconded. **Motion carried.**

DENIM AND DIAMONDS EVENT

Bob said that the original proposal required Board approval. Recently the proposal was changed and now does not require Board approval. Dave Hamann explained that he has not received any documentation on the fireworks but would like to have something before the event.

SHORT TERM RENTAL LAWYER

Greg Durbin would like to personally endorse *Cummings McClorey Davis & Acho P.L.C.* to represent Marion Township. He has known them for many years and believes they are as good as it gets. Les Andersen made a motion to use

Cummings McClorey Davis & Acho P.L.C. to represent Marion Township on this case for \$150 an hour. Tammy Beal seconded. Roll call: Stokes, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

SEWER USAGE CREDIT

Les Anderson made a motion to credit Victoria Wingard's sewer account for \$338.25, located at 1176 Weatherstone Lane. Greg Durbin seconded. **Motion carried.**

REVIEW OF SEWER/WATER GENERAL ORDINANCE ISSUES

Dave Hamann said that we need to come up with a protocol for him to follow that an attorney is going to be able to enforce. We need to clean things up with our general ordinances. Bob Hanvey made a motion to have *Cummings McClorey Davis & Acho P.L.C.* review our sewer ordinance and provide feedback. Les Andersen seconded. Roll call: Stokes, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

DISC GOLF COURSE MODIFICATION REQUEST

Our neighbors are currently upset about our disc golf course. Bob Hanvey suggested moving the baskets 100 feet and possibly putting up a second fence or blockade.

Les Andersen made a motion to move the basket 50 feet away from their property. Greg Durbin seconded. Roll call: Stokes, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

PARKING LOT BIDS

Rick Haslock and Joe Vellardita each provided Marion Township with a quote to install a parking lot expansion.

Bob Hanvey made a motion to approve Joe Vellardita's proposal to install a parking lot expansion, that shall not exceed \$7,650.00. Scott Lloyd seconded. Roll call: Stokes—yes; Durbin--yes; Hanvey--yes; Lloyd—yes; Beal--yes; Andersen--yes; Lowe—abstained. **Motion carried 6-0 (Lowe abstained.)**

CEMETERY TREE REMOVAL

Duane Stokes made a motion to hire Bob Carol to clean up the brush at Harger Cemetery for \$250.00. Scott Lloyd seconded. Roll call: Stokes, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

Dan Lowe made a motion to leave the tree alone at Harger Cemetery. Duane Stokes seconded. **Motion carried.**

AJR CORNERSTONE MEDIATION

Bob Hanvey asked if anyone was interested in attending the mediation for AJR Cornerstone on August 20, 2020. Three trustees are allowed to attend. Bob Hanvey, Tammy Beal and Duane Stokes will be attending this meeting.

AUGUST 4, 2020 PRIMARY ELECTION REPORT

Tammy Beal discussed the cost of postage for the AV Ballots for the August 2020 election. The cost was significantly higher for this election, due to more people voting absentee. She also explained that the State is suggesting we pre-pay for the postage on the return envelopes for the November 2020 election. The State is promising to reimburse jurisdictions

for the cost of the pre-paid postage. Tammy said that most of our AV voters return their ballot in-person, so she feels pre-paid postage would be a waste of the State's resources.

PFEFFER, HANNIFORD, PALKA ENGAGEMENT LETTER

Greg Durbin made a motion for Bob Hanvey to sign the engagement letter from Pfeffer, Hanniford and Palka. Les Andersen seconded. Roll call: Stokes, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

CORRESPONDENCE & UPDATES

Crystalwood: Dan Lowe has concerns about the funds available in Crystal Wood's escrow account for trees. Dan said that we should not issue any more certificates of occupancies to Rick Elkow until he has planted all of the trees that he is required to plant or provides the township with the funds for those trees. Bob Hanvey said that Dan Lowe needs to inform Rick exactly where those trees are supposed to be planted. Bob said that he will call Rick Elkow and ask him to get the trees planted.

Pre-existing Lots and Easements: Dan Lowe said there is currently an easement on the east side of one of his properties and would like for it to be on the west side instead because of where the sewer tap is located. Dan just wanted to clarify that he was allowed to move the easement for his existing lot. He doesn't want there to be any issues later on, so he wanted to verify that this was allowed. Bob Hanvey said that he would be allowed to move the easement because it is an existing parcel.

Storage Containers and Hoop Houses: Bob Hanvey explained that Cheryl Range from the Planning Commission sent a memo to the Board of Trustees asking if the Board wanted the Planning Commission to work on some language regarding Storage Containers. Dan Lowe said that he doesn't see an issue with it, as long as it does not turn into a giant project. We just need something simple and straight forward.

Dan Lowe made a motion for the Planning Commission to put together some language for storage containers and also for hoop houses. Duane Stokes seconded. **Motion carried.**

Hometown Matter: Bob Hanvey said that he started reading through the 130-page document that Hometown's attorney served the township with. The township has 60 days to respond to the document and Bob has made it through the first 50 questions so far. There are about 75 more questions to go through.

City of Howell Memorandum: Bob Hanvey said that the race track condo is moving right along.

Perkins Mud Bog: Bob said that the Perkins Mud Bog was cancelled due to the capacity limit currently in effect.

Livingston County Update: There is a new Livingston County administrator named Nathan Burd.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Les Andersen motioned to adjourn at 9:10 pm. Tammy Beal seconded. Motion carried.

Submitted by: J. Timberlake

Tammy L. Beal, Township Clerk

Date

Robert W. Hanvey, Township Supervisor

Date

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 27, 2020

MEMBERS PRESENT: Les Andersen, Tammy Beal, Duane Stokes, Scott Lloyd, Greg Durbin, Dan Lowe, and Bob Hanvey

MEMBERS ABSENT: None

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Bob Hanvey said that tonight's meeting was also available to attend online; Andy Herald and WHMI were online.

Sandy Donovan, who is running unopposed for township treasurer, introduced herself to the board members and said she looks forward to working with everyone.

APPROVAL OF AGENDA

Greg Durbin motioned to approve the agenda as presented. Tammy Beal seconded. **Motion carried.**

CONSENT AGENDA

Scott Lloyd asked to have the August 13, 2020 regular meeting minutes removed from the consent agenda for changes. The changes will be presented at the next meeting. Les Andersen motioned to approve the consent agenda as amended. Greg Durbin seconded. **Motion carried.**

SHORT-TERM RENTAL LAWYER

Bob Hanvey said that an attorney from Cummings, McClorey, Davis & Acho has talked with the other party's attorney and has made some progress. They provided an analysis that is available for review in the clerk's office. Les Andersen asked whether the township would be signing a contract with this firm. Mr. Hanvey said they sent an engagement letter for the short-term rental issue. He also said that three condo developments would like to have the sidewalks removed and just received correspondence from the attorney on that issue today. Mr. Hanvey suggested a closed session to discuss these two issues.

SEWER USAGE CREDIT

Bob Hanvey said he checked with other MHOG townships and it was unanimous that they did not issue credits for sewer usage. Dan Lowe said it doesn't cost the township anything and is fair to the residents. Les Andersen suggested we continue to inform the residents about irrigation meter availability when

possible. Tammy Beal motioned to continue getting Board approval and not take any new action on sewer credits. Dan Lowe seconded. **Motion carried.**

COVID-19 PREPAREDNESS PLAN

Bob Hanvey said that there have been several executive orders since the original preparedness plan was approved, and some staff members have pointed out that EO 2020-161 has more specific requirements for face coverings (new items i & j.) Tammy Beal said she feels what's being done now is acceptable. Bob Hanvey asked one of the staff members what their concern was. Sandi Longstreet said that masks are not being worn in shared spaces such as hallways, restrooms, copy machine, etc. Lori Judson, attending online, said the law says those in shared spaces should wear a face covering. Tammy Beal said there is a staff member with medical issues that prohibit wearing a mask; Lori Judson suggested that staff member wear a face shield when in common areas. Duane Stokes motioned to add items i & j to the township's COVID-19 Preparedness and Response Plan. Les Andersen seconded. **Motion carried.**

DISC GOLF COURSE MODIFICATION REQUEST

Bob Hanvey said the township has not received a response from the neighbor's attorney regarding the suggestion to move the basket.

AJR CORNERSTONE MEDIATION

The township has submitted dates available and haven't received a response. The Witkowski deposition is scheduled for September 11.

CORRESPONDENCE & UPDATES

Bob Hanvey said he submitted responses to the 120 items on the complaint from Hometown Village; no response has been received.

Dan Lowe asked about the Crystalwood paving. Bob Hanvey said Rick Elkow called today and is getting estimates to have Crystalwood Estates done along with phases one and two. Mr. Lowe asked about the tree escrow; Tammy Beal said she will provide him with a printout of the account.

Tammy Beal asked if there is a date scheduled for the parking lot; no date was given, but it will be done prior to the election.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Les Andersen motioned to adjourn at 8:10 pm. Greg Durbin seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

Request for Zoning Administrator, **Dave Hamann**, to be present at
the Board of Trustee meeting on 9-10-2020.

Date

Requested by Robert W. Jarney.

Signature

FISCAL YEAR 2020-21 MARION TOWNSHIP FINANCIAL REPORT

Aug-20

GENERAL FUND CHECKING

Previous Balance	\$	1,476,366.24
Receipts	\$	61,871.67
Interest	\$	548.71
	\$	<u>1,538,786.62</u>
Expenditures	\$	119,937.84
Balance	\$	<u>1,418,848.78</u>

CEMETERY FUND

Previous Balance	\$	18,204.39
Receipts	\$	17,000.00
Interest		
	\$	<u>35,204.39</u>
Expenditures	\$	1,010.00
Balance	\$	<u>34,194.39</u>

PARKS & RECREATION FUND

Previous Balance	\$	12,053.54
Receipts	\$	12,000.00
Interest		
	\$	<u>24,053.54</u>
Expenditures	\$	610.98
Balance	\$	<u>23,442.56</u>

WATER - NEW USER

Previous Balance	\$	452,182.45
Receipts	\$	23,562.96
Interest	\$	-
	\$	<u>475,745.41</u>
Expenditures	\$	10,500.00
Balance	\$	<u>465,245.41</u>

SEWER OPERATING & MANAGEMT

Previous Balance	\$	114,584.56
Receipts	\$	34,053.95
Interest		
	\$	<u>148,638.51</u>
Expenditures	\$	16,655.47
Balance	\$	<u>131,983.04</u>

SEWER - NEW USER

Previous Balance	\$	213,497.33
Receipts	\$	55,500.00
Interest		
	\$	<u>268,997.33</u>
Expenditures	\$	186.44
Balance	\$	<u>268,810.89</u>

SPEC ASSESS. FUND

Previous Balance	\$	196,921.05
Receipts	\$	1,708.47
	\$	<u>198,629.52</u>
Expenditures	\$	6,630.00
Balance	\$	<u>191,999.52</u>

SUMMARY TOTALS

General Fund	\$	1,418,848.78
Cemetery Fund	\$	34,194.39
Parks & Rec Capital Chk	\$	23,442.56
Water - New User	\$	465,245.41
Sewer Operating & Mana	\$	131,983.04
Sewer - New User	\$	268,810.89
Special Assess. Fund	\$	191,999.52
TOTAL	\$	<u>2,534,524.59</u>

09/02/20

#101 General Fund
Account QuickReport
As of August 31, 2020

Date	Num	Name	Memo	Amount
001 - CASH - GENERAL - FNB				
08/03/2020	11073	Renee Hocking	July 2020 Hall Cleaning	-500.00
08/03/2020	11074	Showerman Family Cooking	August 4, 2020 ELECTION FOOD - 42 PEOP...	-504.00
08/04/2020			Deposit	5,083.14
08/06/2020	11075	PHILLIP CAMPBELL	AUGUST 2020 ELECTION SET-UP AND CLEA...	-150.00
08/06/2020	11076	KELLY SZYDLOWSKI	HALL RENTAL REFUND 04/19/2020 - FULL RE...	-200.00
08/06/2020	11077	Green Oak Township	INVOICE# TD1762 / 2020 SUMMER DEFERME...	-21.00
08/06/2020	11078	DAVID HAMANN	JULY 2020 MILEAGE	-129.38
08/06/2020	11079	Karen Hawkins	JULY 2020 MILEAGE	-184.00
08/06/2020	11080	Culligan of Ann Arbor	ACCOUNT 760611 / INVOICE# 620693	-35.00
08/06/2020	11081	AT&T -General	ACT# 517 546 6622 125 8 / INVOICE# 5175466...	-287.59
08/06/2020	11082	MICHAEL J. KEHOE, P.C.	INVOICE# 3169, 3170, 3171, 3172, 3173	-293.25
08/06/2020			Deposit	250.00
08/08/2020	11083	VOYA Institutional Trust	JULY 2020 PAYROLL	-400.00
08/08/2020	11084	Marion Township Flex Fund	JULY 2020 PAYROLL	-1,376.93
08/08/2020	11085	ALERUS PAYMENT SOLUTIONS	DIVISION# 400381 / PLAN ID# 628223 / #4720 ...	-3,741.85
08/08/2020	JULY202...		TOTAL TAXES FOR JULY 2020 PAYROLL	-10,567.95
08/08/2020	6000042P...	TAMMY L. BEAL	JULY 2020 PAYROLL	-2,572.27
08/08/2020	6000043P...	JESSICA S. TIMBERLAKE	JULY 2020 PAYROLL	-2,231.37
08/08/2020	6000044P...	THOMAS A. LLOYD	JULY 2020 PAYROLL	-501.38
08/08/2020	6000045P...	KITSEY A. RENNELLS	JULY 2020 PAYROLL	-1,952.56
08/08/2020	6000047P...	DIANE D. BOCKHAUSEN	JULY 2020 PAYROLL	-138.52
08/08/2020	6000048P...	BARBARA J. HAMANN	JULY 2020 PAYROLL	-46.17
08/08/2020	6000050P...	DUANE M. STOKES	JULY 2020 PAYROLL	-2,964.47
08/08/2020	6000051P...	SANDRA J. LONGSTREET	JULY 2020 PAYROLL	-2,333.01
08/08/2020	6000052P...	GREGORY L. DURBIN	JULY 2020 PAYROLL	-1,075.36
08/08/2020	6000053P...	LINDA M. MANSON-DEMPSEY	JULY 2020 PAYROLL	0.00
08/08/2020	6000054P...	DAVE HAMANN	JULY 2020 PAYROLL	-2,879.51
08/08/2020	6000055P...	LAWRENCE W. GRUNN	JULY 2020 PAYROLL	-220.25
08/08/2020	6000056P...	ROBERT W. HANVEY	JULY 2020 PAYROLL	-3,674.23
08/08/2020	6000057P...	KAREN D. HAWKINS	JULY 2020 PAYROLL	-2,206.42
08/08/2020	6000058P...	PATRICIA J. HUGHES	JULY 2020 PAYROLL	-963.60
08/08/2020	6000059P...	LOREEN B. JUDSON	JULY 2020 PAYROLL	-3,256.68
08/08/2020	76147022...	LESLIE D. ANDERSEN	JULY 2020 PAYROLL	-375.57
08/08/2020	76147023...	SCOTT R. LLOYD	JULY 2020 PAYROLL	-260.32
08/08/2020	76147024...	DANIEL F. LOWE	JULY 2020 PAYROLL	-596.29
08/08/2020	76147025...	LARRY J. FILLINGER	JULY 2020 PAYROLL	-92.35
08/08/2020	76147026...	JAMES L. ANDERSON JR.	JULY 2020 PAYROLL	-88.10
08/08/2020	76147028...	CHERYL A. RANGE	JULY 2020 PAYROLL	-138.52
08/08/2020	ELECTIO...		TOTAL TAXES FOR AUGUST 2020 ELECTION...	-1,538.90
08/08/2020	76147029	KATHERINE L. ALWARD	AUGUST 4, 2020 ELECTION	-251.09
08/08/2020	76147030	Gary Beal	AUGUST 4, 2020 ELECTION - SET UP/CLEAN...	-264.30
08/08/2020	76147031	DIANE BOCKHAUSEN	AUGUST 4, 2020 ELECTION	-274.21
08/08/2020	76147032	ERIN BUTLER-PEVAN	AUGUST 4, 2020 ELECTION	-126.86
08/08/2020	76147033	Garry Cathey	AUGUST 4, 2020 ELECTION	-141.31
08/08/2020	76147034	Sheila Cathey	AUGUST 4, 2020 ELECTION	-132.98
08/08/2020	76147035	JULIE DAILEY	AUGUST 4, 2020 ELECTION	-310.55
08/08/2020	76147036	ARDYTH DAVISON	AUGUST 4, 2020 ELECTION	-195.58
08/08/2020	76147037	ART DELGRECO	AUGUST 4, 2020 ELECTION	-187.66
08/08/2020	76147038	Vickie Edgington	AUGUST 4, 2020 ELECTION	-284.12
08/08/2020	76147039	Susan Grover	AUGUST 4, 2020 ELECTION	-210.57
08/08/2020	76147040	Larry Grunn	AUGUST 4, 2020 ELECTION	-200.86
08/08/2020	76147041	RITA HANSEN	AUGUST 4, 2020 ELECTION (ADP CHECK)	-238.26
08/08/2020	76147042	Candy Hedgcock	AUGUST 4, 2020 ELECTION	-216.72
08/08/2020	76147043	JIM HEDGCOCK	AUGUST 4, 2020 ELECTION	-185.00
08/08/2020	76147044	Debra Holmes	AUGUST 4, 2020 ELECTION	-132.14
08/08/2020	76147045	Kim Howard	AUGUST 4, 2020 ELECTION	-267.61
08/08/2020	76147046	EUGENE KIHN	AUGUST 4, 2020 ELECTION	-185.00
08/08/2020	76147047	Victoria Kihn	AUGUST 4, 2020 ELECTION	-251.09
08/08/2020	76147048	Janice Lamb	AUGUST 4, 2020 ELECTION	-219.38
08/08/2020	76147049	Mary Lemons	AUGUST 4, 2020 ELECTION	-126.86
08/08/2020	76147050	DEANNE OSWALD-DEBOTTIS	AUGUST 4, 2020 ELECTION	-179.72
08/08/2020	76147051	JOHN PERETTO	AUGUST 4, 2020 ELECTION	-185.00
08/08/2020	76147052	DEBRA PEVEN	AUGUST 4, 2020 ELECTION	-137.44
08/08/2020	76147053	Bruce Powelson	AUGUST 4, 2020 ELECTION	-207.79
08/08/2020	76147054	ANTHONY REDILLA	AUGUST 4, 2020 ELECTION	-200.86
08/08/2020	76147055	GAYLA REUTER-ALM	AUGUST 4, 2020 ELECTION	-200.88
08/08/2020	76147056	Thomas Rozek	AUGUST 4, 2020 ELECTION	-185.00

09/02/20

#101 General Fund Account QuickReport As of August 31, 2020

Date	Num	Name	Memo	Amount
08/08/2020	76147057	FREDERICK SANDERS	AUGUST 4, 2020 ELECTION	-304.76
08/08/2020	76147058	Lucille Sanders	AUGUST 4, 2020 ELECTION	-304.76
08/08/2020	76147059	Jody Saum	AUGUST 4, 2020 ELECTION	-216.72
08/08/2020	76147060	Linda Smith	AUGUST 4, 2020 ELECTION	-174.43
08/08/2020	76147061	Ronald Smith	AUGUST 4, 2020 ELECTION	-174.43
08/08/2020	76147062	CHRIS STOKES	AUGUST 4, 2020 ELECTION	-206.15
08/08/2020	76147063	Kayla Trapp	AUGUST 4, 2020 ELECTION	-244.47
08/08/2020	JULY 20 ...		ADP REFERSED KITSEY RENNELLS MESP D...	30.00
08/08/2020	JULYPAY...		REIMB FOR CHANGE IN ACCOUNT INFO FO...	-30.00
08/08/2020	6000049P...	GAIL A. BURLINGAME	JULY 2020 PAYROLL	-2,841.88
08/10/2020	11086	RITA HANSEN	AUGUST 2020 ELECTION PAYROLL CORREC...	-64.50
08/10/2020	11087	DTE ENERGY	VOID: ACCOUNT# 9100 104 3211 0 / 06/04/20...	0.00
08/10/2020	11088	SPECTRUM PRINTING INC.	INVOICE# 64021 / 5 VOTE TEST DECKS - AU...	-450.00
08/10/2020	11089	FOWLERVILLE NEWS & VIEWS	INVOICE# 39246 / 07/05/20 - 07/19/20 / PUBLI...	-165.00
08/10/2020	11090	QUADIENT FINANCE USA, INC.	ACT# 7900 0444 4962 6229 / POSTAGE FOR ...	-676.00
08/10/2020	11091	DTE ENERGY	ACCOUNT# 9100 104 3211 0 / 06/04/20 - 07/0...	-866.07
08/10/2020	11092	Beal Painting	POWER WASHING BUILDING AND WASHING...	-485.00
08/11/2020	ATT- AU...		AT&T CELL TOWER LEASE PAYMENT AUGU...	2,281.31
08/11/2020			Deposit	450.00
08/12/2020			Deposit	3,223.17
08/13/2020	11093	MARION TOWNSHIP CEMETERY FUND	2020-2021 BUDGET ALLOCATION FOR CEME...	-15,000.00
08/13/2020	11094	MARION TWP RECREATION FUND	2020-2021 FY BUDGET ALLOCATION FOR P...	-12,000.00
08/13/2020	11095	Marion Township Land Aquisition Fund	2020-2021 FY ALLOCATION FOR LAND ACQ...	-25,000.00
08/13/2020	11096	CARLISLE/WORTMAN, Inc.	CLIENT# 266 / INVOICE# 2157800	-47.50
08/13/2020	11097	Zachary Zurek	August 4, 2020 Election Filing Fee Refund	-100.00
08/13/2020	11099	GALE BROWN	HALL RENTAL FOR 08-15-2020	-100.00
08/13/2020	11098	GALE BROWN	VOID: HALL RENTAL FOR 08-15-2020	0.00
08/13/2020			Deposit	33.25
08/13/2020			Deposit	50.00
08/13/2020	11101	KITSEY A. RENNELLS	JULY 2020 PAYROLL - CREDIT FOR MESP A...	-30.00
08/13/2020	11102	LIVINGSTON COUNTY 4-H	PLAT BOOK SOLD TO DENNIS SIIVOLA ON 0...	-25.00
08/13/2020	11103	CONSUMERS ENERGY	ACCOUNT# 1000 1974 2632 / 07/09/20 - 08/07/...	-24.04
08/13/2020	11104	Charter Communications	ACT# 8245 12 487 0024359 / INV# 0024359080...	-419.77
08/13/2020	11105	LIVINGSTON COUNTY GIS	CUSTOMER# 278 / INV# 7873 / ORTHO MAP ...	-416.00
08/14/2020	PAROLL ...		ADP FEE - AUGUST 2020 ELECTION AND JU...	-318.95
08/17/2020	CHA-APR...		CHARTER PAYMENT APRIL, MAY JUNE 2020	33,094.99
08/18/2020	11100	B&L Services	LAWN SERVICES 07/27, 08/3, 08/10, 08/17 - 2...	-740.00
08/20/2020	2020-21 L...		2020/2021 FISCAL YEAR - ALLOCATED FUN...	-25,000.00
08/20/2020			Deposit	100.00
08/20/2020			Deposit	1,050.00
08/24/2020	EPS 2020		APPLICATION FEE FOR EPS BULK MAILING ...	-240.00
08/24/2020	EPS 2020		APPLICATION FEE FOR EPS BULK MAILING ...	240.00
08/25/2020	11106	LIV CO ASSESSOR'S ASSOC	LIVINGSTON COUNTY ASSESORS MEMBER...	-40.00
08/25/2020	11107	Hart InterCivic	INVOICE# 080917 PAPER ROLLS (50 ROLLS)	-33.00
08/25/2020	11108	Blue Cross Blue Shield of Michigan	GROUP 007017906710 / COVERAGE 09/15/20...	-15,263.82
08/26/2020	11109	Spicer Group Inc	INVOICE# 202989; 202981 Parking Lot Alternati...	-1,371.25
08/26/2020	11110	BEAR WATER TREATMENT	TICKET# 979773/ SERVICE DATE: 08/26/2020	-75.32
08/26/2020			Deposit	4,612.96
08/27/2020	11111	PNC Bank	ACCOUNT# ENDING 0532 - 07/23/2020 - 08/1...	-1,202.29
08/27/2020	11112	Colonial Life	BCN# E4270229 INVOICE# 4270229 - 0801490	-452.74
08/27/2020	11113	Karen Hawkins	AUGUST 2020 MILEAGE	-104.65
08/27/2020	11114	STAPLES	ACT# 6389 - 07/27/20 - 08/19/20	-397.10
08/27/2020			Deposit	50.00
08/27/2020			Deposit	11,349.79
08/31/2020	11115	Renee Hocking	August 2020 Hall Cleaning	-385.00
08/31/2020	11116	LIV CO CLERK	AUGUST 2020 ELECTION - PROGRAMMING, ...	-1,967.05
08/31/2020	11117	AT&T -General	ACT# 517 546 6622 125 8 / INVOICE# 5175466...	-287.29
08/31/2020	11118	DAVID HAMANN	AUGUST 2020 MILEAGE	-92.58
08/31/2020	11119	Duane Stokes	AUGUST 2020 MILEAGE	-71.30
08/31/2020	11120	Tammy Beal	AUGUST 2020 MILEAGE AND EXPENSES	-68.32
08/31/2020			Interest	548.71
Total 001 · CASH - GENERAL - FNB				-100,225.46
TOTAL				-100,225.46

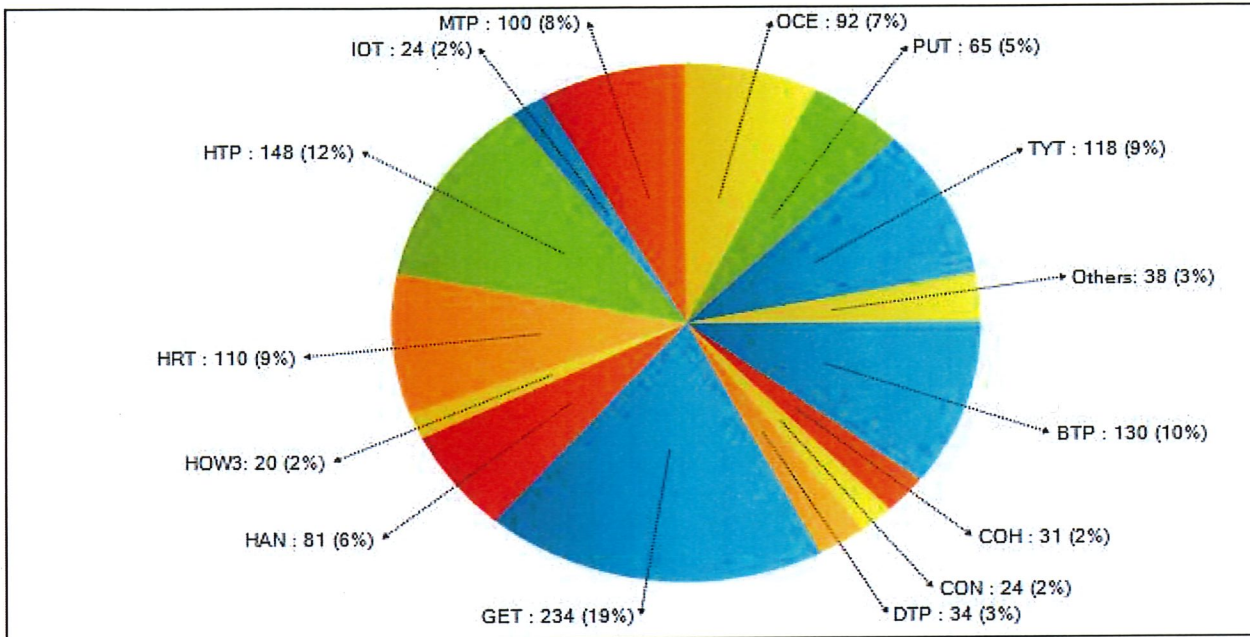
**LIVINGSTON COUNTY SHERIFF'S OFFICE
MARION TOWNSHIP AUGUST 2020**

Nature	# Events
911 HANG UP	1
ALARM	12
ANIMAL COMPLAINT	6
AREA CHECK	1
ASSIST EMS	1
ASSIST OTHER AGENCY	2
CARDIAC/RESPIRATORY ARREST	2
CITIZEN ASSIST	1
CIVIL COMPLAINT	2
CRIMINAL SEXUAL CONDUCT REPORT	1
DISTURBANCE/TROUBLE	1
DOMESTIC PHYSICAL IN PROGRESS	2
DOMESTIC VERBAL	5
DRUGS/VCSA	2
EXECUTIVE ORDER VIOLATION	1
FRAUD	5
HAZARD	3
INTIMIDATION THREATS HARASSMEN	2
LARCENY	1
MDOP	4
MISSING PERSON/RUN-A-WAY	3
MOTORIST ASSIST	3
NOISE COMPLAINTS	2
OVERDOSE/INGESTION	1
PARK/TRAF COMP	1
PDA	7
PERSONAL INJURY ACCIDENT	2
PIREF (REFUSE EMS)	1
ROAD RUNOFF	1
SHOTS FIRED	2
STABBING	1
SUSPICIOUS PERSON	1
SUSPICIOUS SITUATION	3
SUSPICIOUS VEHICLE	2
TRESSPASSING, LOITERING	2
UNATTENDED DEATH/INVESTIGATION	1
WELFARE CHECK	10
TOTAL:	98

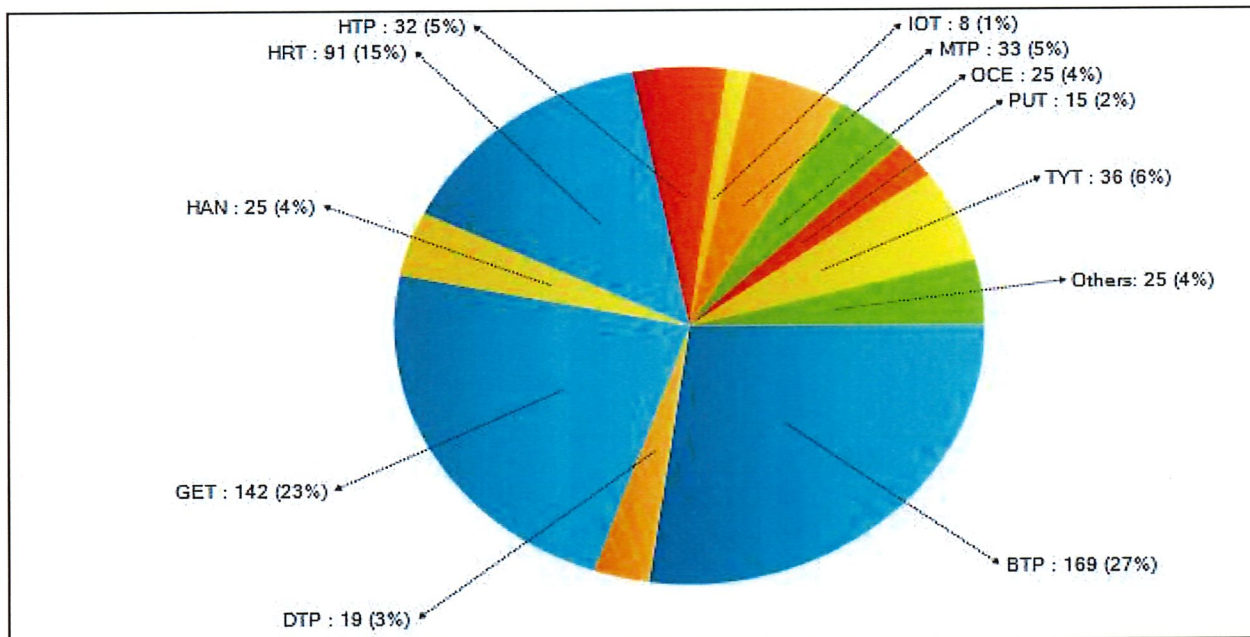
MARION TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	79	13	3
FEBRUARY	81	14	5
MARCH	64	25	3
APRIL	61	6	5
MAY	79	12	5
JUNE	69	6	0
JULY	69	6	4
AUGUST	98	12	7
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	600	94	32

**LIVINGSTON COUNTY SHERIFF'S OFFICE
AUGUST 2020 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE
AUGUST 2020 CALLS FOR SERVICE**



DPW Report

	2020												
	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
WATER													
NEW	6	9	5	2	16	0	4	6					48
EXISTING													
REPLACEMENT													
IRRIGATION													
NEW	1	0	4	5	5	5	3	10					33
EXISTING													
SEWER													
NEW	6	8	4	2	17	0	7	6					50
EXISTING													
TOTAL	13	17	13	9	38	5	14	22					131

2020 ZONING REPORT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Homes	7	11	4		22	4	5	10					63
Condo Units													0
Accessory Bldgs.	3	2	3		4	3	1	1					17
Decks	1		3		12	13	6	5					40
Pools					2	3	3	2					10
Additions			3		3	3	1	4					14
Land Balancing													0
Other		1				1		1					3
TOTAL LAND USES	11	14	13	0	43	27	16	23	0	0	0	0	147
Waivers	5	5	3		9	4	10	6					42
Finals	18	6	14		7	11	22	20					98
Site Plans													0
Pre-Planning Meetings													0
Sewer Inspections	2	4	4			10	2	0					

MARION TOWNSHIP
Complaint Form

Complaint No. 61-20

Date 7/8/2020

OFFENDER:

Name:

Heckman

Address:

105 Marion Meadows Dr.
Howell, MI 48843

4710-11-400-028

REASON FOR COMPLAINT:

Nonoperational vehicle parked in driveway is in violation of the Master Deed, Bylaws and Covenants.

How long has the condition existed? 2+ yrs

Is complainant willing to testify in court? Yes () No

Name of complainant: Marion Meadows HOA Board

Address: PO Box 23, Howell MI

Telephone: 248-961-4393

OFFICE USE ONLY

Received by: DA

Investigation completed by: DA COULD NOT VERIFY PLATE

Date of investigation: 7-14-2020

Comments: 7-27 - JULIA CALDWELL FORMS

MARION TOWNSHIP

NOTICE OF VIOLATION
2877 W. COON LAKE ROAD
HOWELL, MI 48843
(517) 546-1588

DATE: July 27, 2020

LOCATION OF VIOLATION: 105 Marion Meadows Dr

NAME OF OWNER: David Heckman

TAX CODE NUMBER: 4710-11-400-028

PURSUANT TO SECTION 4.04 OF THE MARION TOWNSHIP ZONING ORDINANCE, YOU ARE HEREBY INFORMED THAT YOU ARE IN VIOLATION OF THE FOLLOWING PROVISIONS OF THE MARION TOWNSHIP ZONING ORDINANCE.

ARTICLE(S) AND/OR SECTION(S) IN VIOLATION:

- ◆ Section 3.02 Definitions - Junk
- ◆ Section 6.23 Maintenance of Junk Prohibited

DATE OF REINSPECTION: August 17, 2020

YOU ARE HEREBY ORDERED TO ABATE THE ABOVE VIOLATIONS ON OR BEFORE THE DATE OF THE REINSPECTION. IF THESE VIOLATIONS ARE NOT CORRECTED BY THE REINSPECTION DATE AND YOUR PROPERTY BROUGHT INTO COMPLIANCE THE VIOLATIONS WILL BE SENT TO THE TOWNSHIP BOARD FOR A "**SHOW CAUSE HEARING** ." PURSUANT TO SECTION 4.04, OF THE MARION TOWNSHIP ZONING ORDINANCE. COPIES OF THE ABOVE SECTIONS YOU ARE IN VIOLATION OF ARE ENCLOSED.

Dave Hamann
ZONING ADMINISTRATOR

Copy: File
/enclosure

Section 3.02 Definitions

Junk: Any motor vehicles, machinery, appliances, products, or merchandise with parts missing or scrap metals or other trash, rubbish, refuse or scrap materials that are damaged or deteriorated, except if in a completely enclosed building. Further, any inoperable or abandoned motor vehicle which is not licensed for use upon the highways of the State of Michigan for a period in excess of 30 days, and any motor vehicle, whether so licensed or not, which is inoperative for any reason for a period in excess of 30 days and which is not in a completely enclosed building. It does not include domestic refuse if stored so as to not create a nuisance and is 30 feet or more from any residential structure for a period not to exceed seven days. It also includes any other material so determined to be litter pursuant to Ordinance #3 of the Township, commonly known as the Litter Ordinance. (See also Section 6.23.)

Section 6.23 Maintenance of Junk Prohibited

It shall be unlawful to have, possess, or maintain junk, inoperable or abandoned motor vehicles outside of a building on any property. Violations of this Section will be processed according to the procedures of Section 4.04.



MARION TOWNSHIP

www.mariontownship.com

2877 W. Coon Lake Rd.
Howell, MI 48843

Phone (517) 546-1588
Fax (517) 546-6622

Date: August 20, 2020

NOTICE TO APPEAR

TO: David Heckman
105 Marion Meadows Dr.
Howell, MI 48843

Notification was sent to you on July 27, 2020 concerning a violation of the Marion Township Zoning Ordinance.

This activity was viewed at the premises located at:

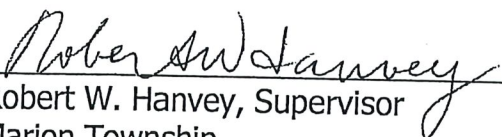
105 Marion Meadows Dr.
Howell, MI 48843

Per the Zoning Ordinance, a second inspection was made fifteen days after the first notice to determine if you had complied.

SINCE YOU HAVE NOT COMPLIED, IT WILL BE NECESSARY FOR YOU TO APPEAR BEFORE THE MARION TOWNSHIP BOARD AT THEIR NEXT REGULAR MEETING AS FOLLOWS:

Marion Township Hall
2877 W. Coon Lake Road
Howell, MI 48843

Date and Time: September 10, 2020 @ 7:30 p.m.


Robert W. Hanvey, Supervisor
Marion Township

MARION MARCH 2019



To: Dave Hamann
Re: Heckman
105 Marion Meadows Drive
Howell MI 48843

The following pictures indicate that all three vehicles are inoperable with expired plates.

Black GMC Jimmy –Plate on the truck is MAR orange tab which is expired with an unattached AUG green plate in front of it. Clearly two different plates.



Blue Ford Ranger Splash –The plate on the truck is CJL 563 with MAR orange tab which is expired.



This picture is a bit fuzzy, but will take another if required, but the plate on the blue Ford Ranger has a yellow tab which is expired.



Sincerely,
Kimberly H. Tringale

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE September 10, 2020
PROJECT **Special Use Permit**
Marion-D19 LLC Mug & Bopp
SUP#01-20 & SPR#01-20
VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Special Use Permit for SUP#01-20 Marion-D19 LLC Mug & Bopp Section 17.12 Drive-In Establishment
- Carlisle/Wortman Review letter dated 5/18/2020
- Planning Commission Minutes from June 23, 2020 meeting
- Site Plan Review for SPR#01-20 Marion-D19 LLC Mug & Bopp Dated 08-13-2020
- Various emails and letters from May and June and July
- Carlisle/Wortman Review letter dated 7/1/2020
- Spicer letter dated 7/21/2020
- Planning Commission Minutes from 7/28/2020
- Emails from 7/22/2020, 7/23/2020, 7/28/2020
- Spicer letter dated 7/21/2020 with second page dated 8/18/2020
- ACE letter to PC dated 8/13/2020
- Carlisle/Wortman Review letter for SUP/SPR dated 8/18/2020
- Emails relating to LCRC work on D19 in front of Mug & Bopp
- Planning Commission Minutes from 8/25/2020

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached Special User Permit for SUP#01-20 Marion-D19 LLC Mug & Bopp Section 17.12 Drive-in Establishment. Also the Final Site Plan SPR#01-20 Marion-D19 LLC Mug & Bopp. This information is for **FINAL Review and approval.** Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file

NEW BUSINESS:

1) RZN#01-20 SET PUBLIC HEARING FOR SEPTEMBER 22, 2020 FOR REZONING PARCEL 4710-02-200-008 FROM HWY SERVICE TO UR AT 725 MASON ROAD

Dave Hamann explained that there is a stone house located at 725 Mason Road and it is currently zoned in a Highway Service district. If something were to happen to that house causing the house to be torn down, they would sell property as a commercial property, move the property to the City of Howell or have it re-zoned. They are currently trying to sell the property but are having a hard time doing so because mortgage companies will not finance a mortgage for the house because of the way it is zoned.

Chery Range made a motion to set a public hearing for the next Planning Commission meeting on September 22, 2020, so Dean Killingbeck can start the process for re-zoning his parcel which is located at 725 Mason Road. Bruce Powelson seconded. **MOTION CARRIED**

OLD BUSINESS:

1) SPR#01-20 FINAL SITE PLAN REVIEW FOR DRIVE-IN ESTABLISHMENT SECTION 17.12

Todd Lekander told the Commissioners that he made the suggested changes to his site plan. He changed the traffic behind the drive-thru to ONE-WAY which will address a lot of the issues that the Commissioners had, as well as Phil Westmoreland from Spicers.

Jim Anderson thanked Todd for making the requested changes. Jim asked Todd about putting in another STOP sign on the other side of the ONE-WAY.

Todd said that he will have ONE-WAY arrow signs along with directional indicators painted on the ground. Bob Hanvey asked about painting something on the pavement for those turning right onto D19, using the south side exit.

Todd requested that we wait for Jim Abraham to decide what he is going to do with his driveway. He believes that Mr. Abraham intends on paving his driveway and is willing to work with him on the signage for both of their driveways. He assured Bob that he would absolutely do what he could to mark that area as best he can. Bob Hanvey asked Todd if he could get a copy of the schedule involving the grease traps. Todd agreed to provide that to Bob.

Larry Grunn stated that Phil Westmoreland from Spicers had mentioned the decorative landscaping along the wall that is directly over the sewer lead. Todd said that all of the trees will be planted by the end of this year. John Enos said that he is happy with all of the changes and everything that has been addressed.

Chery Range made a motion to recommend approval of the site plan and send it to the Board of Trustees for review. Jim Anderson seconded. **MOTION CARRIED**

2) MASTER PLAN

John passed out a written resolution, requesting permission to distribute to the Board of Trustees as well as the surrounding "neighbors" for review. John stated that he still needs to make some graph changes but he has added some photos and changed some of the numbers.

Jim Anderson stated that he thought that there were quite a few changes that needed to be made and asked if those changes have been updated. John Enos said that these changes were made, along with new language regarding Open Space and Land Preservation. John said that he plans on reviewing things again with Dave Hamann before distributing the updated draft. Today he is just asking that the Master Plan be distributed to the outer communities and the Board of

**MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622**

TRANSMITTAL

TO: Board of Trustees

DATE July 9, 2020

PROJECT **Special Use Permit**
Marion-D19 LLC Mug & Bopp
SUP#01-20

VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Special Use Permit for SUP#01-20 Marion-D19 LLC Mug & Bopp Section 17.12 Drive-In Establishment
- Carlisle/Wortman Review letter dated 5/18/2020
- Planning Commission Minutes from June 23, 2020 meeting

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached Special User Permit for SUP#01-20 Marion-D19 LLC Mug & Bopp Section 17.12 Drive-in Establishment. This information is for **FINAL Review and approval**. Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file

MARION TOWNSHIP
SPECIAL USE PERMIT

RECEIVED
MAY 11 2020
MARION TOWNSHIP

Application No: SUP 01-20
Date: 5-11-2020

Name of Applicant: Manson - D19, LLC
Address of Applicant: 62nd S Dearborn P.O. Box 708 Howell, MI 48844
Phone Number: 517-376-5130 office
Parcel ID Number: 4710-15-100-029

The above applicant is: Owner Purchaser Representative

(Purchaser or representative will need a letter of permission from owner)

Please include the following with your request. These items are needed to determine administrative completeness:

- The current zoning of the property involved.
- Ten (10) copies of the required site plan (per Section 18.03 of the Marion Township Zoning Ordinance.)
- Supporting documentation with regard to all provisions of the Marion Township Zoning Ordinance pertaining to a Special Use Request.

The undersigned agrees to comply with all of the ordinance requirements for Marion Township. Further, the undersigned acknowledges being responsible for all costs incurred by the township in relation to this request. Such costs include, but are not limited to, engineering reviews, legal fees, newspaper notices, postage, etc. The applicant understands final approval is subject to complete payment of all incurred fees and any outstanding escrow balances.

Todd J. Lekander
Applicant's Name (print)

Todd J. Lekander
Applicant's Signature

Office Use Only

Date Received: 5-11-2020 Fee Paid: 500 Escrow 3000

Materials Received: _____ Site Plans: 1

Application accepted by: _____

June 15, 2020



ACE
CIVIL ENGINEERING, LLC

Marion Township Planning Commission
2877 W. Coon Lake Road
Howell, Mi. 48843

Re: Proposed Drive Thru Restaurant Special Use for Mug and Bopp's D-19 Gas Station

Dear Planning Commission Members:

On behalf of Todd Lekander (owner), of the Mug and Bopp's property located at 1600 Pinckney Road, we are requesting a special use review. The purpose of the special use request is to install a drive thru food service at the existing building facility. The property is currently zoned Highway Service which requires a special use for "Drive Thru Restaurants" per 17.05B. Per ordinance requirements we are providing the following statements in accordance with section 16.05 "A" of the Marion Township Zoning Ordinance:

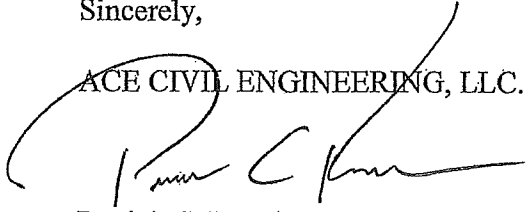
- 1 The project will be harmonious with and in accordance with the general principles and objectives of the comprehensive Plan of the Township. **The parcel is currently zoned Highway Service which does allow Drive Thru Restaurant Establishments.**
- 2 The project will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **The Drive Thru Restaurant proposed will be in conjunction with an existing convenience store and gas station and will not change the general character of the area.**
- 3 The project will not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole. **The proposed drive Thru Restaurant will be provide a convenience service in the general area South of I-96 and should improve overall traffic congestion in the I-96 interchange area. Cars traveling South of I-96 will no longer have to cross the bridge at I-96 to go to a Drive Thru Restaurant.**
- 4 The project will be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools. **The project was master planned for a larger development at which time all utility and driveway improvements were made.**

- 5 The project will not involve any uses, activities processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. **The project will consist of adding a Drive Thru Restaurant in conjunction with all local, state and federal guidelines and will not create any negative impacts to the community.**
- 6 The project will meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for land use or activity under consideration; and will be in compliance with these standards. **The proposed improvements shown on the site plan are in accordance with all ordinance standards.**
- 7 The project will ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and topographic modifications, which result in maximum harmony with adjacent areas. **There is no tree removal that is necessary for the project and the proposed grades will be very similar to the existing grades which will cause minimal disruption.**
- 8 The project will ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties. **The proposed project area will be drained into an underground storm pipe and directed to an existing storm detention system that was previously designed to accommodate the storm water flow.**
- 9 The project will ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. **The project area will utilize down shielded lights that will prevent light pollution on adjacent properties. The location of the proposed Drive Thru is at the rear of the property where it will cause minimal impact.**
- 10 The project shall meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary. **A Final Site Plan was submitted with the Special Use Application that is consistent with Article XVIII.**
- 11 The project shall conform to all applicable state and federal requirements for that use. **The project will conform to all applicable state and federal requirements.**

Please let me know if you have any questions in this matter.

Sincerely,

ACE CIVIL ENGINEERING, LLC.

A handwritten signature in black ink, appearing to read "Patrick C. Keogh", written over the company name.

Patrick C. Keogh, P.E.

President

17021 (Special Use)
06/16/20



5-18-2020

Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

SPECIAL USE REVIEW ANALYSIS

Marion Township

Applicant: Marion – D19 LLC

Property Address: 1644 Pinckney Road Mugg & Bopp's

Current Zoning: Highway Service Commercial

Action Requested: Approval of Special Use Permit to Construct Drive Through Lane

DESCRIPTION

The applicant is requesting a special use to construct a drive thru lane as part of the overall Mugg and Bopp's store site. As the Township may recall there was discussion of a drive-thru during the site plan review process for the recently constructed fueling station. The site is an existing automobile fueling/mixed use, store and station and current uses are permitted by a previous special use permit within the Highway Service District. The Mugg and Bopp's includes a canopy and five (5) gas pumps, employee and customer parking, paving, and landscaping. The site also has sufficient lighting, underground infrastructure, and drive lanes.

The applicant is proposing the new drive-thru on the west side of the building and parcel. They have indicated it will be Dunkin Donuts franchise and will only be accessed from the drive-thru window, no pedestrian customers will be permitted in the store. Most of the space will act as a bakery facility serving the other Mugg & Bopp's throughout the area.

Gasoline stations/drive-thrus have become a successful part of small stores and based on the location. This new drive-thru will be a nice amenity to Township residents accessing I-96 for work or other activities.

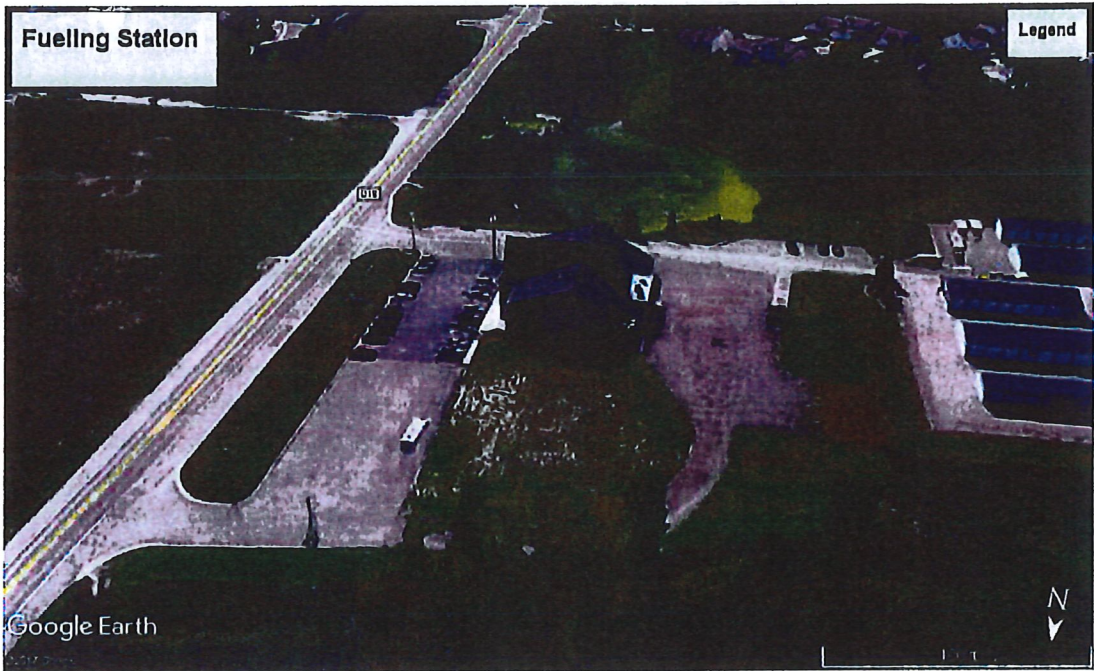
PROPERTY BACKGROUND

The applicant requests a use permitted by special use permit for a drive-thru lane at the mixed-use station.

Subject Site	
Current Use	Mugg & Bopps
Master Plan Recommended Use	Commercial

PROJECT LOCATION

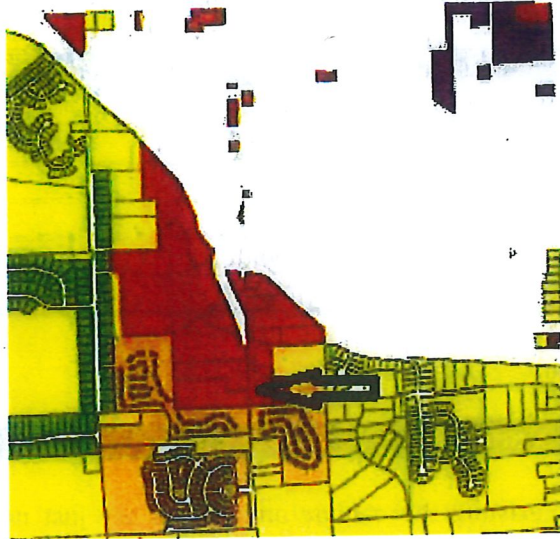
Aerial (Google 2018)



STREET VIEW (Google 2020)



ADJACENT PROPERTIES



All parcels in the immediate vicinity that front along D-19 north of the property are zoned for a variety of commercial uses. Adjacent zoning and land use to the subject property are listed below:

Adjacent Properties		
	Existing Use	Zoning
North	Highway Service Commercial (MVS)	HS Highway Service
South	Residential Uses & Wetland	Suburban Residential
East	Vacant	HS Highway Service
West	Mini-Storage	HS Highway Service

MASTER PLAN COMPATABILITY

The future land use plan of the Marion Township Master Plan has designated the subject property as Commercial. The Master Plan indicates that commercial land uses could include but are not limited to: gas stations, large single-use retailers, restaurants and larger retail strip developments. The proposed use is in conformance with the Master Plan.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The Ordinance outlines the regulations for the HS Highway Service Commercial District. The following table compares the proposed development against these requirements:

	Required	Proposed	Compliance
Minimum Lot Area	1 acre	10.01 acres	✓
Minimum Lot Width	150 ft.	500 ft.	✓
Minimum Front Yard	100 ft. from D-19	114 ft.	✓
Minimum Side Yard	25 ft.	31 ft.	✓
Minimum Rear Yard	40 ft.	144 ft.	✓
Maximum Height	35 ft.	NA	NA

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The building location (store) is existing the canopy and pumps are just north. Site arrangement is reasonable with direct access off the existing access drives from D-19. The proposed drive-thru will begin at the northwest corner of the property making a semi-circle towards the gas pump area, then vehicles will have to cross a drive to get to the pickup window on the west side of the building. Vehicles will then use the back drive to exit the drive-thru and the property.

The Fire Department should review for circulation and the ability to access all sides of the building during an emergency.

Items to be Addressed: Fire Department Review.

PARKING, LOADING and CIRCULATION

We consider the site overparked in that many more spaces exist than are required. No new spaces are proposed. As indicated the new bakery will not allow pedestrian access besides employees.

We are concerned however with the entry to the drive-thru and the stub that would eventually provide access to the western portion of the site. The total drive is twenty-four (24') feet. At some point traffic may be driving west and on busy mornings cars may block anyone leaving the site to the east if anything is ever developed in the back portion of the property. This should be discussed.

The applicant had indicated that a delivery truck will be an integral part of the bakery operation. Where will this delivery truck be located when not on the road? There was some discussion that this parking site would be adjacent to the dumpster enclosure and it appears a concrete pad is there

Items to be Addressed: 1.) Clarify parking for delivery vehicle. 2.) Discuss conflicts with stub street and drive-thru entry.

LANDSCAPING, FENCING, SCREENING

The current landscaping on the site is incomplete, the current proposal should address some of the issues agreed upon with the original plan.

The decorative knee wall has been installed; the plan proposes four (4) honey locust trees in front of the knee walls.

The plan indicates that six (6) parking lot landscaping trees are required when only four (4) are shown on plan fronting D-19. This should be clarified or more trees be planted.

The proposed drive-thru is screened by eleven (11) White Pines. We would recommend a combination of White Pines and White Spruce or similar, in case of blight or disease. A few of these proposed trees are near or on the property line of the self-storage facility.

The applicant is required to plant trees within the D-19 Greenbelt based on linear frontage. A plan note requests the Planning Commission waive the requirement for trees and shrubs to the 101 linear feet of wetlands that act as a form of greenbelt. The Planning Commission should discuss whether this is a reasonable trade-off for the required trees and shrubs that would typically be in a greenbelt.

Items to be Addressed: 1.) Mix evergreen trees to prevent total loss in case of blight or disease. 2.) Clarify required number of parking lot trees required. 2) Discuss waving greenbelt planting requirements.

LIGHTING

No lighting plan is provided. We are especially concerned with the drive-thru lighting, if proposed, and the need for it to be down shielded. If any pole lights, wall packs or other is proposed, the applicant should provide fixture, detail including height, location and illumination levels.

Items to be Addressed: Provide lighting plan, if applicable.

SIGNS

The existing signs on building and canopy will remain. A concern for the drive-thru sign is will customers at the gas station know where the drive-thru entrance is if a truck is parked on the truck pad? Another sign directing customers should be taken into consideration.

Items to be Addressed: Consider a second drive-thru sign for customers at the gas station pumps when drive-thru is visibly blocked by a semi-truck on the truck pad.

FLOOR PLAN AND ELEVATIONS

We do not expect any changes to the building elevations will take place besides the installation of a drive-thru window on the west side, not visible from D-19.

Items to be Addressed: None.

DRIVE-IN PERFORMANCE STANDARDS

1. The outdoor space used for parking and vehicle stacking shall be hard surfaced and adequately drained pursuant to Section 14.04.D. ***The proposed drive-thru will be made with concrete and will be graded.***
2. All areas used for the storage of trash and rubbish shall be screened by a vertical screen consisting of structural or plant materials no less than five (5) feet in height, with a view-obstructing door. ***Storage for trash is screened to the southwest of the parcel.***
3. Drive-in restaurant management shall provide adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary. ***Mugg & Bopp's has trash and litter policy and have trash cans around to ensure a clean property.***
4. No drive shall be closer to any other drive than seventy-five (75) feet and the maximum number of driveways permitted is two (2). ***Drive-thru is more the seventy-five (75) feet and the property has two driveways.***
5. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets. ***No vehicular circulation plan has been submitted. On a busy morning the drive thru might reach capacity and overflow into the gas pump station area. The drive thru also intersects a thru lane for Mugg and Bopp's customers that could cause potential accidents or near misses if the drivers are not paying attention. If the proposed drive thru is approved, there are proposed rubberized curbs that will allow a better delineation of traffic movement the drivers in both directions to control thru traffic. We could also consider the placement of flexible "bendable" bollards to better direct traffic. There should be a stop sign for both the drive thru and the thru lane.***
6. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site. ***Site plan does not indicate the noise level of the PA. The proposed volume should be at a minimum level so the adjacent properties cannot hear the different orders of customers.***

Items to be Addressed: 1. Include vehicular circulation in site plan. 2. Include markings for traffic flow to avoid drive-thru conflicts. 3. Include a stop signs for drive-thru lane and for the perpendicular through lane to avoid accidents and near misses. 4. Find out the volume of the menu board PA system so adjacent properties cannot hear the different order of customers.

CONDITIONAL USE STANDARDS

1. Be harmonious with and in accordance with the general principles and objectives of the Master Plan of the Township. ***The parcel is planned for and currently being used for commercial uses. The proposed use is harmonious with the current Master Plan.***

2. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. ***The existing and proposed commercial uses are appropriate in appearance and fit the area.***
3. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole. ***We do not anticipate any hazardous or disturbing issues upon approval of all outside agencies and the Township.***
4. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools. ***Adequate services are available to the site.***
5. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. ***We do not anticipate any additional potential uses on site as it has been used for a commercial store for several years.***
6. Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards. ***Upon addressing the issues contained in this review and as required by the Planning Commission the proposed project will meet Township requirements.***
7. Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas. ***Existing landscaping will be preserved.***
8. Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties. ***The Township engineer should review for compliance with all infrastructure needs.***
9. Ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. ***New lighting should be clarified.***
10. Meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary. ***Upon addressing issues as noted in this review the project shall meet Ordinance requirements.***
11. Conform to all applicable state and federal requirements for that use. ***Prior to Township approval the project should meet all outside agency approvals.***

SUMMARY OF ITEMS TO BE ADDRESSED BY APPLICANT

The following items shall be addressed by the applicant to the satisfaction of the Planning Commission prior to special use approval:

1. Fire Department Review.
2. Mix evergreen trees to prevent total loss in case of blight or disease.
3. Clarify required number of parking lot trees required.
4. Discuss waving greenbelt planting requirements.
5. Clarify parking for delivery vehicle.
6. Discuss conflicts with stub street and drive-thru entry.
7. Provide lighting plan, if applicable.
8. Down-shield all proposed drive-thru lighting.
9. Include vehicular circulation in site plan. Discuss pavement marking and possible flexible bollards for to improve circulation.
10. Include a stop signs for drive-thru lane and for the perpendicular through lane to avoid accidents and near misses.
11. Clarify volume of the menu board PA system so adjacent properties cannot hear the different order of customers.
12. Township engineer review and approval.
13. Outside agency review and approval.

RECEIVED
MAY 11 2020
MARION TOWNSHIP

MARION TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

Date: 5/11/20
Parcel I.D. Number: 4710-02-400-013

Property Owner(s) Name (Print or Type):
Marion-D19, LLC
Mailing Address (Print or Type):
P.O. Box 708
City, State, ZIP (Print or Type):
Howell, MI 48844
Phone (Print or Type):
517-376-5130 ofc 517-202-0232 cell

Applicant(s) Name (Print or Type):
Todd Hehner / Marion-D19, LLC
Mailing Address (Print or Type):
P.O. Box 708
City, State, ZIP (Print or Type):
Howell, MI 48844
Phone (Print or Type):
517-376-5130 ofc 517-202-0232 cell

Name of Proposed Development: Marion-D19, LLC
Location of Proposed Development (address): 1600 Pinckney Rd.
NE SW Side of Pinckney Rd Road between
Schroeder Park Dr. and Francis Roads

- The property owner(s) must sign this application. In lieu of the owner(s) signature on this application, the owner may provide a letter authorizing the applicant to act on his / her behalf. This application will not be processed until authorized by the property owner and/or the authorized applicant.

Brief Description of the Proposed Development and / or Project (Land Use):
This is a request to add a drive thru window and drive thru lane to our existing site. Also confirming we will operate a kitchen.
I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed designee to enter the above-described property for the purpose of gathering information related to this application.
Owner(s) of Record Signature: Todd Hehner
Applicant(s) Signature (if other than owner):
Date: 5/11/20

RECEIVED
MAY 11 2020
MARION TOWNSHIP

DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY

Date Received: 5-11-2020 Received By: DH Application Fee: 500

PRELIMINARY SITE PLAN REVIEW

ESCROW 2500

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

Date Received: _____ Received BY: _____ Application Fee: _____

FINAL SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____



May 20, 2019

Dave Hamann
Marion Township
2877 W Coon Lake Rd
Howell, MI 48843

RE: Mugg & Bopps Gas Station / Convenience Store
Final Site Plan Review for Drive Thru Addition

Mr. Hamann:

We have received and reviewed the site plan for the addition of a drive thru-lane for the Mugg & Bopps Gas station / Convenience Store located on the west side of D-19 (Pinckney Rd) north of Francis Rd. The plans were prepared by ACE Civil Engineering of Howell, MI. The revision date of the plans reviewed is April 17, 2020. We offer the following comments:

General

The property proposed for improvements consists of approximately ten acres zoned Highway Service, already partially developed with a gas station, convenience store and parking lot in the southeast portion of the site. A legal description is provided on the cover of the plans and closes within acceptable tolerances.

Utilities

There are no new water or sewer utilities proposed on this site and no existing utilities are being affected. With the previous expansion to the gas station, a grease trap was installed on the west side of the building and the sewer leads were reconnected. Prior to a bakery being added to the existing building the Owner should verify the operation of the grease trap and submit a routine cleaning schedule.

Storm Water

In general, drainage in the proposed parking lot flows northwest to a detention basin located on the west side of the site. Storm water is conveyed from the site through a series of existing catch basins. Drainage areas are shown near the improvements with their associated runoff coefficients, and a compound runoff coefficient is provided. The proposed drive thru-lane will add minimal hard surface to the site and the existing detention basin and storm sewers are capable of handling what little additional run-off is produced.

Pavement

A small 16' wide drive thru-lane is proposed near the northwest corner of the building. The lane will be concrete pavement with curb and gutter. Vehicles will enter the drive thru-lane from the

May 20, 2020

Page 2 of 2

parking lot north of the gas pumps, loop around the fuel storage area to the order board, then cross 2 lanes of traffic to get to the pickup window located on the west side of the building.

The drive thru setup is very awkward. The location of the entry to the lane is not intuitive and the angle is very severe to any vehicles coming from the gas pump area. There is no space to pull out of the lane once you have entered it, which is a good design practice for people who change their mind. Requiring vehicles to cross a two-way maneuvering lane to get to the pickup window is also substandard, and cars at the window are facing opposing traffic with only 1" tall rubberized lane markers to separate them from oncoming traffic while they wait. At a minimum there should be a physical barrier between them like concrete curb. Based on this, we don't recommend the configuration as currently designed.

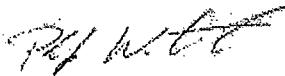
As part of the project, curb is being proposed along the south side of the building with a narrow island next to the building. This will narrow the existing asphalt drive lane. No dimensions are given but the design needs to maintain a minimum of 24' to allow for 2-way traffic at that point.

Recommendation

We have completed our careful review of the Final Site Plan. We do not recommend the addition of the drive thru-lane as designed. To be acceptable it should be designed so it does not cross or interfere with any maneuvering lanes around the site.

If you have any questions or require any more comment on this matter, please feel free to contact our office.

Sincerely,



Philip A. Westmoreland, P.E.

Senior Project Manager

SPICER GROUP, INC.

125 Helle Blvd., Suite 2

Dundee, MI 48131

CC: SGI File
Patrick Keough, ACE Civil Engineering
Ken Recker, P.E., Livingston County Drain Commissioner
Kim Hiller, P.E., Livingston County Road Commission
Greg Tatara, MHOG

May 25, 2020

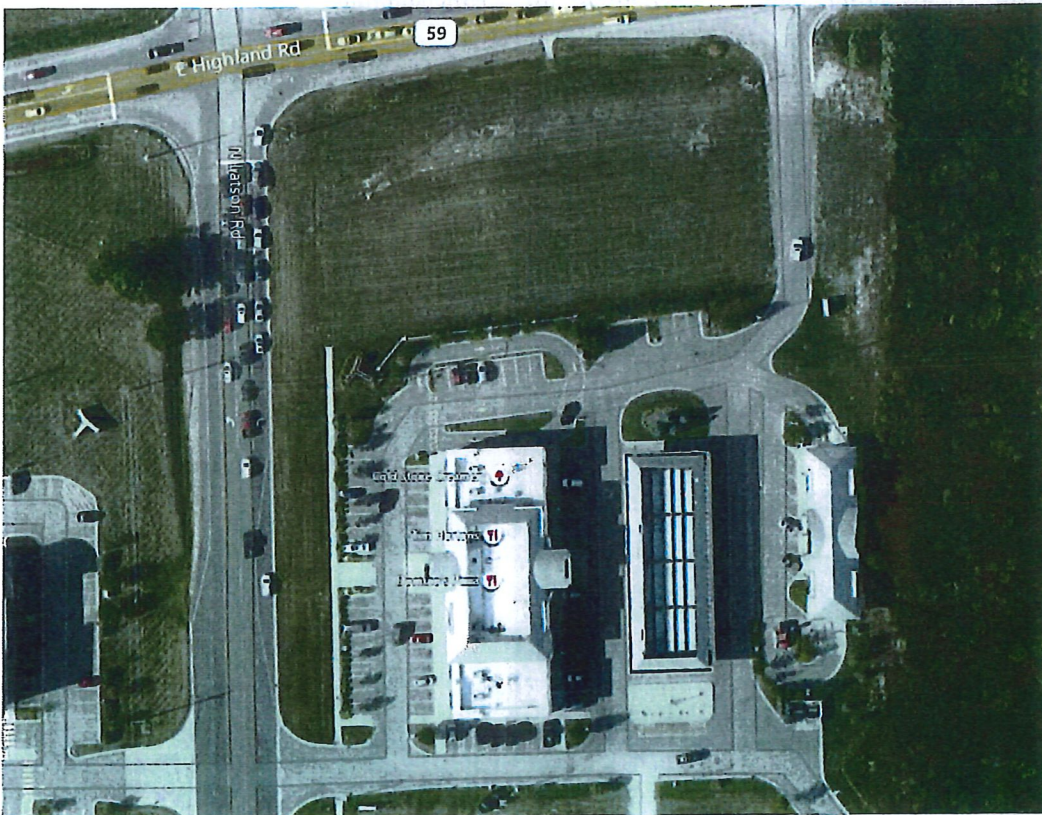
Mr. Hamann and Mr. Westmoreland,

Please accept this letter addressing the concerns stated in the Spicer May 20, 2020 review letter.

One concern dealt with the location and design of the drive thru lane. The other dealt with the South traffic lane dimension. We do understand these concerns. We do ask that as you review our plans and comments, please do so through the lens of an existing site, being rehabilitated to a new use.

Our design allows the person in the drive thru order lane to clearly see traffic flow on the site. That view helps them to avoid any cross-traffic problem as they proceed from the order line to the pick-up window. On the South end of the building, West bound traffic will have a stop sign at the SW building corner. That stop sign will allow both the west bound driver and the drive thru window customer to see one another and avoid a collision.

This proposed layout is similar to several newly constructed drive-thru designs in our community with cross traffic lanes. We have found the consumer readily adapts to this proposed design. Here are 5 examples of sites with cross traffic lanes.



Tim Hortons – NE corner, Latson and M59

Circle drive thru crosses traffic several times

No Outlet Order

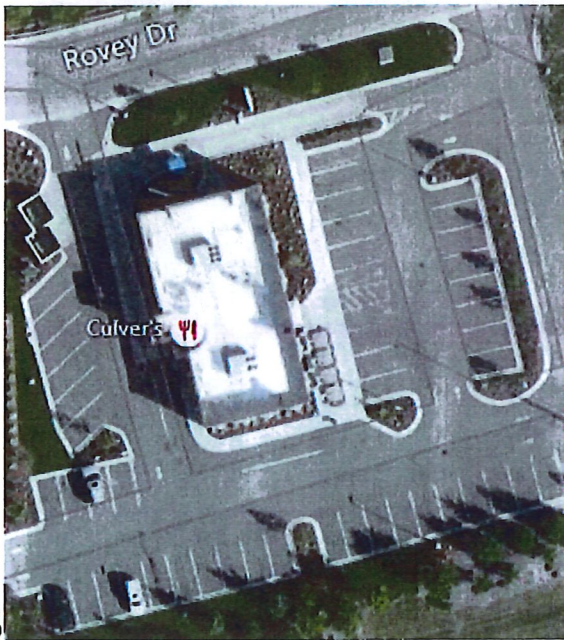
No Outlet window



#2

Tim Hortons – M59 Hartland MI
No drive thru escape Order Lane.

No drive thru escape Window



#3

Culvers – Hartland MI
No escape Order Lane Escape at Window

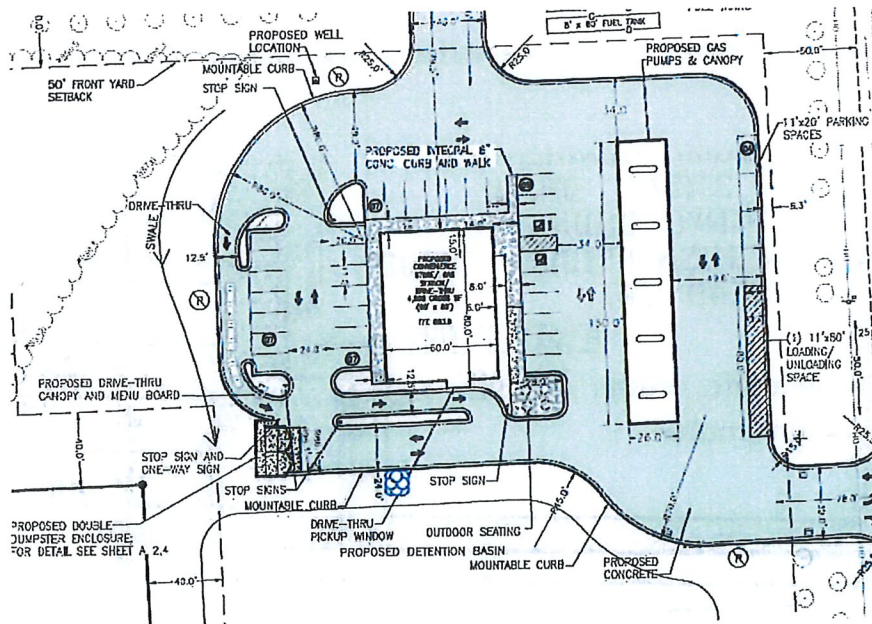


#4

Dunkin Drive Thru – Hartland MI

Escape Lane Order

No Escape Window



#5

Cohoctah Site Plan with Drive Thru – Site Plan Approved - April 2020

Escape lane order

No Escape Window

The existing building has structural supports that extend beyond the building envelope. In the past, delivery and box type trucks have hit those overhead building supports.

The curb is being installed to prevent trucks from hitting those building supports.

With the details and explanations provided, we respectfully ask that the Marion Township Board approve our drive thru site plan as submitted.

Sincerely,

Todd J Lekander
Marion D19, LLC
PO Box 708
Howell, MI 48844
517.202.0232

Dave Hamann

From: Ken Recker <KRecker@livgov.com>
Sent: Friday, May 29, 2020 11:18 AM
To: 'Dave Hamann'
Cc: Todd J Lekander (todd@cdo10.com); Rod Soos
Subject: D19 Marion LLC site plan change and special use for June 2020 Planning Commission Agenda

Dave,
As we discussed yesterday, **the permit for the earlier phase of this project has not been closed. We are awaiting pipe cleaning certification and as-builts prior to assessing fees for the project and closing the permit.**

Ken

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, May 26, 2020 10:35 AM
To: Ken Recker <KRecker@livgov.com>
Subject: [EXT] D19 Marion LLC site plan change and special use for June 2020 Planning Commission Agenda

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Hi Ken, not sure you need to even look at this but here is the revised site plan and other items for the site plan change to add a Special Use for Drive-in Establishment at Mug and Bop at 1600 Pinckney Road. There will be a public hearing for the special use on June 23, 2020 and hopefully the revised site plan will be approved that day so if you have any comments could you have them to me by June 16, 2020. Thanks!

From: Dave Hamann <za@mariontownship.com>
Sent: Thursday, May 21, 2020 3:48 PM
To: Bruce Powelson (realtorbuff@gmail.com) <realtorbuff@gmail.com>; Cheryl Range (momrange@yahoo.com) <momrange@yahoo.com>; James Anderson <mijanderson100@gmail.com>; Larry Grunn (larrygrunn@yahoo.com) <larrygrunn@yahoo.com>; supervisor@mariontownship.com
Cc: jenos@cwaplan.com; Jessica Timberlake (jtimberlake@mariontownship.com) <jtimberlake@mariontownship.com>
Subject: May 26, 2020 Planning Commission Agenda

Attached is the Agenda along with the review letters from John Enos and Spicer and the site plan submittal for Marion D19 LLC. Still to come is the input for the Special Use Permit. You will need to set a public hearing for June 23, 2020 for the Special Use permit for 17.12 Drive-in Establishment. Commissioners can discuss the review letters, landscape, and other site plan documents but no action is required. Minutes from the last two meetings are not yet available. The meeting will be online starting at 7:30 PM Tuesday night. I sent you something from Kathleen about the county trail plan for Correspondence and Updates in a separate email.

Dave Hamann
Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843
Phone (517) 546-1588
za@mariontownship.com

Dave Hamann

From: Todd Lekander <todd@cdo10.com>
Sent: Tuesday, June 23, 2020 4:46 PM
To: Dave Hamann
Cc: Westmoreland, Phil A.
Subject: RE: Tonight

Hello Dave,

I spoke to Phil about his negative review.

He felt a drive thru on the south end of the building would be a better choice.

Phil did not understand the south end of the building was not retail space.

How do we express this fact to the Township boards?

Based on the fact Phil has new information, the fact the south end of the building is not retail, that we ask Phil to restate his review?

This is not a new ground up building. We are making a current structure work.

Thank you,

Todd

From: Dave Hamann <za@mariontownship.com>
Sent: Wednesday, May 27, 2020 10:14 AM
To: Todd Lekander <todd@cdo10.com>
Subject: RE: Tonight

Thanks, just an FYI, I am sending in the public notice for the June 23, 2020 Public hearing for your special use. At last night's Planning Commission meeting the commissioners asked about your submittal of the performance standards listed in 17.12. Since it seems you don't understand what I am talking about I am attaching the one your engineer submitted for you in 2018. Need same thing for the 17.12 well before the public hearing on the 23rd! Let me know if you have any other questions!

From: Todd Lekander <todd@cdo10.com>
Sent: Tuesday, May 26, 2020 6:08 PM
To: Dave Hamann <za@mariontownship.com>
Subject: RE: Tonight

Hello Dave,

June 26, 2020

Hello Mr. Hamon and Mr. Enos,

Thank you both for being a voice of reason during the June 23, 2020 Planning meeting. We understand water on the Dymond parcel is and has been a point of concern to Marion Township for 6 plus years. We want the Township to understand we have tried to work with Mr. Dymond.

To that point:

As agreed in our first Township site plan approval, we offered Line B (shown on the attached sheet) as the spot for the Dymond's storm water drain to cross our property. We said, "Run the drainpipe from your pond along our mutual lot line to our common corner, then cross our property at Line B."

Mr. Dymond replied:

- 1) Line B would not work because his septic filed is in his front yard. He did not want to disturb it.
- 2) He felt according to the approved minutes of the Township Board, we agreed to allow him to dictate where his proposed drain line runs across our land.
- 3) Stated he needed a 40' easement across our entire lot for his drain
- 4) We could not install a drive thru lane because it would be in the way of his storm drain.
- 5) Line A would not work because of the hill and potential problems with his fence.

We investigated this issue further. We found installation cost of line A or Line B is approx. \$20,000. Line A could solve his water problem, on his own property, under his own control, today and into the future.

Mr. Dymond does not express concern for future damage Line B might cause as it crosses under our 5 existing utility lines as he did for his fence. His insistence on a 40' easement thru our entire parcel is not logical. His insistence he should be allowed to choose the line across our property is not logical. What would be more costly or problematic? Underground utility problems or a fence needing repair? Why would someone want to impose a potential future problem like line B crossing our 5 utility lines, when that person has the ability to solve their problem, at a similar cost and not involve anyone else?

At first, Mr. Dymond sounds logical. Then, as you get into the nuts and bolts of the problem and begin to discuss solutions, Mr. Dymond drops all logic. As an example, we do not find his interpretation of the Board minutes logical.

I ask the Township to verify the facts about installing line A or Line B, as we have described above.

At the June 23, 2020 Marion Township Planning commission meeting, Mr. Dymond stated he would pay to install a new storm drain.

If the facts we have described are found to be accurate and the costs are close, we ask that Marion Township instruct Mr. Dymond to install a drain on his own property as described by line A and stop these never ending, circular discussions.

Respectfully,

Todd J Lekander, Manager
Marion – D19, LLC

Dave Hamann

From: Todd Lekander <todd@cdo10.com>
Sent: Friday, June 26, 2020 6:16 PM
To: Dave Hamman; Bob Harvey
Cc: TJ Lekander; Westmoreland, Phil A.; John Enos
Subject: FW: Flooding Issue
Attachments: McGowan Mini Storage - Storm Drain Solution - 03.09.20.pdf; Hello Mr Hamon.pdf

Dear Sirs,

We want it clearly know by Marion Township that Marion D19 LLC has tried to work with Mr. Dymond to resolve the water drain issue, as we agreed in our original site plan approval.

That fact was not clearly expressed to the board members during the 06.23.20 planning meeting. The board members seemed to be left feeling, "Why has this not been resolved?"

Via email, we have previously sent written documentation to the Township about our actions to resolve the water drainage issue with Mr. Dymond.

By this email, we state that MR. Dymond has been offered a legitimate path for his storm water drain to cross our parcel, as we agreed and have been required to do.

We cannot nor do we want to make Mr. Dymond do anything. We cannot make him accept our plan and he has stated he will not accept it.

Please read thru our attached letter and review the attached drawings of solutions.

It is our opinion the water issue has not been resolved, only due to the fact that Mr. Dymond is not wanting to or willing to resolve it.

Please enter our prior emails to the Township about this topic, this current email chain, our drawing and todays letter attached into the file and share with your board members.

We do not understand why Mr. Dymond has chosen not to take steps to solve his problem.

By the actions we have taken, we believe we have met our obligation as stated in the original Marion Township site plan approval of our site.

Sincerely,

Todd J Lekander, manager
Marion – D19, LLC

From: Bob Dymond <bob@rdscrew.com>
Sent: Thursday, April 16, 2020 1:27 PM
To: Todd Lekander <todd@cdo10.com>
Subject: FW: Flooding Issue

Hi Todd,

Hope you guys are doing well through this corona mess.

I know you mentioned on 3/10 that you thought we would never put a pipe in the middle of your property.

I just wanted to make sure you knew that the easement I was suggesting is where the "existing pipe" is now.

The Road Commission had it located with an underground pipe detector and it was marked with wood stakes at one time. I think the stakes were removed when your generator was installed.

It is in the grassy area and not by your concreted areas.

I am asking again if you will agree to an easement 40' wide running parallel to our property lines going north from our driveway area. This allows enough room to do the work and restore the area after installation.

The easement shown on the prior site plans is 30' wide and closer to the building. I think 40' gives more room to do the work and restore the area better.

Please reconsider and get back with me to resolve.

Much appreciated.

Bob

From: Bob Dymond [<mailto:bob@rdscrew.com>]
Sent: Tuesday, March 10, 2020 12:21 PM
To: 'Todd Lekander'
Cc: 'TJ Lekander'
Subject: RE: Flooding Issue

Yup, it's pretty vague,

Paragraph 6 of the recorded special use permit states Marion-D19 LLC will grant an easement of choice to the parcel adjacent to the south to address the drainage issues if requested within five years.

I believe the intent was for an easement to replace the existing pipe.

I guess the "easement of choice" could apply to either parcel the way it is written.

From: Todd Lekander [<mailto:todd@cdo10.com>]
Sent: Tuesday, March 10, 2020 11:40 AM
To: Bob Dymond
Cc: TJ Lekander
Subject: RE: Flooding Issue

Hello Bob,

At no point did I ever agree to or think you would put a pipe in the middle of our property.

If you get the recorded minutes, I stipulated that it is at my direction and choosing.

I did not agree to anything else.

Todd

From: Bob Dymond <bob@rdscrew.com>
Sent: Tuesday, March 10, 2020 10:12 AM
To: Todd Lekander <todd@cdo10.com>
Cc: TJ Lekander <TJ@cdo10.com>
Subject: RE: Flooding Issue

Good Morning Todd,

Thank you for getting back to me, I appreciate your time spent reviewing this, I know you are very busy.

I believe my prior suggestion is the best route to replace the pipe since that is where its general location now.

According to the Contractors I have discussed this with, the utilities are not an issue to work around as its very common to run into those situations.

Regarding the easement, I believe it was the Township's intent for an easement to be granted to address the water issue on my property if needed to replace the pipe. I don't recall a stipulation that it had to be on the NE corner of the property.

In the diagram you sent, Line B is very disruptive to us. Fencing would have to be removed and replaced, the entrance to the facility would be totally blocked off during the excavating, there is no good place to put the dirt that is removed and the gravel would need to be replaced. Line A is not very practical for us either, the distance is over twice as long as my suggested route, the elevations are unknown at this point and would have to be determined, it would be very difficult for the excavator equipment to navigate on a steep hill that is approximately at a 45 deg. angle, the fence would have to be removed and replaced, and it would be hard to manage the dirt that is removed on a steep hill like this.

Although your Line A and Line B would be options, they are much more complicated than just replacing the existing pipe that worked at one time to keep this area dry.

I do appreciate your attention to this but please give my original suggestion more consideration.

Also, if you could give permission to pump water into your catch basin from time to time to keep the water at bay until a resolution is reached it, It would be very much appreciated.

Best Regards,
Bob

From: Todd Lekander [<mailto:todd@cdo10.com>]
Sent: Monday, March 09, 2020 6:32 PM
To: Bob Dymond
Cc: TJ Lekander
Subject: RE: Flooding Issue

Hello Bob,

I have had a chance to review the site and examine storm drain options.

On the attached drawing, I have presented two solutions. Line A and Line B.

With Line A, you control your own destiny.

With Line B, comes the added long term responsibility to keep our utility lines functioning.

I think a farm drain could be installed along Line A that will be less costly than a solid pipe necessary for Line B.

Line A would be easier installation and much simpler to maintain since it is on your own property, you only have to answer to yourself.

Best regards

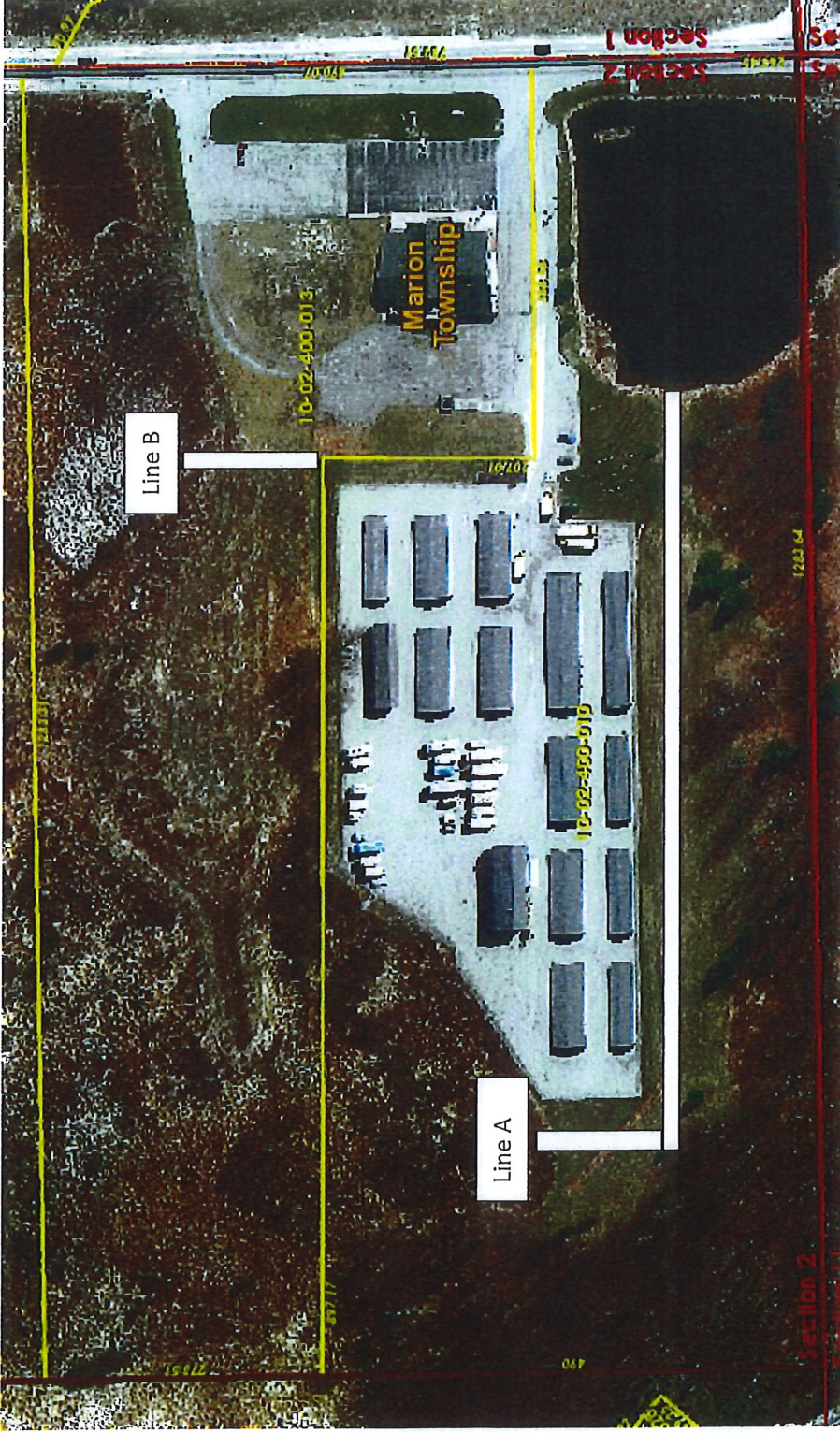
Todd

From: Bob Dymond <bob@rdscrew.com>
Sent: Monday, March 9, 2020 4:28 PM
To: Todd Lekander <todd@cdo10.com>
Cc: TJ Lekander <TJ@cdo10.com>
Subject: FW: Flooding Issue

Hi Todd,
Any attention you can give this is appreciated.



Virus-free. www.avg.com



03.09.20

Hello Bob,

We agreed to provide a storm drain easement from the NE corner of our lots meeting to the north wetland. (Line B)
Your install crew must cross our utility lines to get to that north wetland. The utilities include sanitary, storm, water, gas and electric lines.
You recently told me you would also disrupt your own septic system just to get to our common corner. My questions is "why?" You could control your own destiny and run the drain line across your own property, east to west on the south side of your own buildings. (Line A)



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

SPECIAL USE AND SITE PLAN REVIEW ANALYSIS
Marion Township

Applicant: Marion – D19 LLC

Property Address: 1644 Pinckney Road (Bella’s Market) Mugg & Bopp’s

Current Zoning: Highway Service Commercial

Plan Date: July 1, 2020

Action Requested: Approval of Special Use Permit to Construct Drive Through Lane

DESCRIPTION

The applicant is requesting a special use permit to construct a drive thru lane as part of the overall existing Mugg and Bopp’s store site. The site is an existing automobile fueling/mixed use station and current uses are permitted by a previous special use permit within the Highway Service District. The Mugg and Bopp’s includes a canopy and five (5) gas pumps, employee and customer parking, paving, and adequate landscaping. The site also has sufficient lighting, underground infrastructure, and drive lanes.

The applicant is proposing the new drive-thru on the west side of the building and parcel. They have indicated it will be Dunkin Donuts franchise and will only be accessed from the drive-thru window, no pedestrian customers will be permitted in the store. Most of the space will act as a bakery facility serving the other Mugg & Bopp’s throughout the area.

Gasoline stations have become a successful part of small stores and based on the location. This new drive-thru will be a nice amenity to Township residents accessing I-96 for work or other activities.

PROPERTY BACKGROUND

The applicant requests a use permitted by special use permit for a drive-thru lane at the mixed-use station.

Subject Site	
Current Use	Mugg & Bopps
Master Plan Recommended Use	Commercial

PROJECT LOCATION

Aerial (Google 2018)



STREET VIEW (Google 2020)



ADJACENT PROPERTIES, ZONING AND MASTER PLAN COMPATABILITY



All parcels in the immediate vicinity that front along D-19 north of the property are zoned for a variety of commercial uses. Adjacent zoning and land use to the subject property are listed below:

Adjacent Properties		
	Existing Use	Zoning
North	Highway ServiceCommercial (MVS)	HS Highway Service
South	Residential Uses & Wetland	Suburban Residential
East	Vacant	HS Highway Service
West	Mini-Storage	HS Highway Service

The future land use plan of the Marion Township Master Plan has designated the subject property as Commercial. The Master Plan indicates that commercial land uses could include but are not limited to gas stations, large single-use retailers, restaurants and larger retail strip developments. The proposed use is in conformance with the Master Plan.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The Ordinance outlines the regulations for the HS Highway Service Commercial District. The following table compares the proposed development against these requirements:

	Required	Proposed	Compliance
Minimum Lot Area	1 acre	10.01 acres	✓
Minimum Lot Width	150 ft.	500 ft.	✓
Minimum Front Yard	100 ft. from D-19	114 ft.	✓
Minimum Side Yard	25 ft.	31 ft.	✓
Minimum Rear Yard	40 ft.	144 ft.	✓
Maximum Height	35 ft.	Not Provided	NA

Items to be Addressed: Provide drive-thru height restrictions.

BUILDING LOCATION AND SITE ARRANGEMENT

The building location (store) is existing the canopy and pumps are just north. Site arrangement is reasonable with direct access off the existing access drives from D-19. The proposed drive-thru will begin at the northwest corner of the property making a semi-circle towards the gas pump area, then vehicles will have to cross a drive to get to the pickup window on the west side of the building. Vehicles will then use the back drive to exit the drive-thru and the property.

The Fire Department has reviewed and approved the plan for circulation and the ability to access all sides of the building.

Items to be Addressed: None.

PARKING, LOADING

Gasoline Stations with the existing Store we consider it a convenience retail store requiring the following number of parking spaces:

REQUIRED: One (1) space for each three hundred (300) square feet of gross floor area. The store area is 8,549 square feet requiring 29 spaces.

PROVIDED: Fifty-one (51) around the building and ten (10) at the pumps for a total of 61 spaces proposed.

Items to be Addressed: None.

LANDSCAPING, FENCING, SCREENING

Landscaping meeting Ordinance standards has been provided. We are pleased with the proposed mix of evergreen trees to be planted buffering the drive-thru lane. The Planning Commission approved waiving greenbelt requirements due to the property having a viable greenbelt in the form of a large wetland on the north. All landscaping previously approved for the original building needs to be installed.

Items to be Addressed: None.

LIGHTING

No new lighting proposed. As indicated by the applicant and we agree, the existing light poles and building mounted lights will provide ample lighting. All existing is down shielded.

Items to be Addressed: None.

SIGNS

The existing signs on building and canopy will remain. Several new directional and safety related signs will be installed on site. In addition, a projecting sign is proposed at the drive-thru window. A concern for the drive-thru sign is height. Is the applicant comfortable that this will be high enough to not be impacted by higher vehicles such as a delivery truck?

Items to be Addressed: Discuss height of projecting "blade" sign.

FLOOR PLAN AND ELEVATIONS

The building will primarily stay the same except for the construction of the drive thru window, new brick will be installed at the rear of the building improvements aesthetics overall.

Items to be Addressed: None.

DRIVE-IN PERFORMANCE STANDARDS

1. The outdoor space used for parking and vehicle stacking shall be hard surfaced and adequately drained pursuant to Section 14.04.D. ***The proposed drive-thru will be concrete.***

2. All areas used for the storage of trash and rubbish shall be screened by a vertical screen consisting of structural or plant materials no less than five (5) feet in height, with a view-obstructing door. ***Storage for trash is screened to the southwest of the parcel. Adjacent to the dumpster enclosure is a concrete pad a delivery van will park when not in use.***

3. Drive-in restaurant management shall provide adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary. ***Mugg & Bopp's has trash and litter policy and have trash cans around to ensure a clean property.***

4. No drive shall be closer to any other drive than seventy-five (75) feet and the maximum number of driveways permitted is two (2). ***Drive-thru is more the seventy-five (75) feet and the property has two existing driveways.***

5. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets. ***The Planning Commission has discussed this issue in detail and with the proper signage and directional traffic devices such as raised rubber rubberized lane markers the circulation pattern should work. The applicant had provided similar examples of other drive-thrus they operate and after much discussion this plan is not perfect but it one the Planning Commission is comfortable approving.***

6. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site. ***Site plan does not indicate the noise level of the PA. The proposed volume should be at a minimum level so the adjacent properties cannot hear the different orders of customers.***

Items to be Addressed: None.

CONDITIONAL USE STANDARDS

1. Be harmonious with and in accordance with the general principles and objectives of the Master Plan of the Township. ***The parcel is planned for and currently being used for commercial uses. The proposed use is harmonious with the current Master Plan.***
2. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. ***The existing and proposed commercial uses are appropriate in appearance and fit the area.***
3. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole. ***We do not anticipate any hazardous or disturbing issues upon approval of all outside agencies and the Township.***
4. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools. ***Adequate water and sewer services are available to the site.***
5. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. ***We do not anticipate any additional potential nuisance issues.***
6. Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards. ***The plan, upon addressing the issues contained in this review and as required by the Planning Commission the proposed project will meet Township requirements.***

7. Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas. ***Most of the existing landscaping will be preserved.***
8. Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties. ***The Township engineer should review for compliance with all infrastructure needs, especially the continuing issue with stormwater and the neighboring property.***
9. Ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. ***Provided.***
10. Meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary. ***Upon addressing issues as noted in this review the project shall meet Ordinance requirements.***
11. Conform to all applicable state and federal requirements for that use. ***Prior to Township approval the project should meet all outside agency approvals.***

SUMMARY OF ITEMS TO BE ADDRESSED BY APPLICANT

The following items shall be addressed by the applicant to the satisfaction of the Planning Commission prior to special use approval, we recommend approval.

1. Township engineer review and approval, especially stormwater issues.
2. Clarify height of projecting "blade" sign.
3. Outside agency review and approval, if needed.



July 21, 2020

Dave Hamann
Marion Township
2877 W Coon Lake Rd
Howell, MI 48843

RE: Mugg & Bopps Gas Station / Convenience Store
Final Site Plan Review for Drive Thru Addition

Mr. Hamann:

We have received and reviewed the site plan for the addition of a drive thru-lane for the Mugg & Bopps Gas station / Convenience Store located on the west side of D-19 (Pinckney Rd) north of Francis Rd. The plans were prepared by ACE Civil Engineering of Howell, MI. The revision date of the plans reviewed is July 15, 2020. We offer the following comments:

General

The property proposed for improvements consists of approximately ten acres zoned Highway Service, already partially developed with a gas station, convenience store and parking lot in the southeast portion of the site. A legal description is provided on the cover of the plans and closes within acceptable tolerances.

Utilities

There are no new water or sewer utilities proposed on this site and no existing utilities are being affected. With the previous expansion to the gas station, a grease trap was installed on the west side of the building and the sewer leads were reconnected. Prior to a bakery being added to the existing building the Owner should verify the operation of the grease trap and submit a routine cleaning schedule.

The landscape plans show a proposed 3' high decorative landscape wall being placed directly over a sanitary sewer lead. This is not recommended and the wall should be moved to not be in conflict with the sanitary lead.

Storm Water

In general, drainage in the proposed parking lot flows northwest to a detention basin located on the west side of the site. Storm water is conveyed from the site through a series of existing catch basins. Drainage areas are shown near the improvements with their associated runoff coefficients, and a compound runoff coefficient is provided. The proposed drive thru-lane will add minimal hard surface to the site and the existing detention basin and storm sewers are capable of handling what little additional run-off is produced.

July 22, 2020

Page 2 of 3

Pavement

A small 16' wide (12' wide pavement and 4' wide curb and gutter) drive thru-lane is proposed near the northwest corner of the building. The lane will be concrete pavement with curb and gutter. Vehicles will enter the drive thru-lane from the parking lot north of the gas pumps, loop around the fuel storage area to the order board, then cross 2 lanes of traffic to get to the pickup window located on the west side of the building.

The drive thru setup is very awkward. The location of the entry to the lane is not intuitive and could be periodically blocked by vehicles parked along the north curb. There is no space to pull out of the lane once you have entered it, which is a good design practice. The lane should be widened to 24' (20' pavement and 4' curb and gutter). Requiring vehicles to cross a two-way maneuvering lane to get to the pickup window is also substandard, and cars at the window are facing opposing traffic with only 1" tall rubberized lane markers to separate them from oncoming traffic while they wait. At a minimum there should be a physical barrier between them like concrete curb and a small island. The rubberized lane markers are typically damaged and/or removed by plow trucks and are not a good long-term solution to traffic control.

A stop sign has been added to the southwest corner of the building. Presumably this is to help alleviate traffic conflicts with the "wrong way" drive thru lane. The desired travel path for the drive thru traffic should be delineated on the plans to determine if this stop sign will be effective and the sight distance triangle should be shown for the drive thru vehicle.

As part of the project, curb is being proposed along the south side of the building with a narrow island next to the building. This will narrow the existing asphalt drive lane. No dimensions are given but the design needs to maintain a minimum of 24' to allow for 2-way traffic at that point.

Based on these factors, we don't recommend the configuration as currently designed.

Recommendation

We have completed our review of the Final Site Plan. We do not recommend the acceptance of the site plan as designed. We recommend the following modifications to the plan:

1. Make the rear drive lanes one way in the direction of the drive thru lane in order to minimize opposing traffic conflicts.
2. Widen the proposed drive thru lane to a minimum of 24' from back of curb to back of curb to allow adequate bail out of the drive thru lane.
3. Add asphalt to the south driveway to ensure a minimum pavement width of 24'.
4. Add curbing and possibly a small island to separate the drive thru lane at the building from the driving lane.
5. The decorative landscape wall should be relocated so that it is not over the sanitary sewer lead.

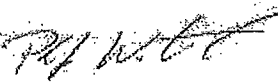
July 22, 2020

Page 3 of 3

6. A cleaning schedule for the grease trap is added to the plans and submitted to the Township.

If you have any questions or require any more comment on this matter, please feel free to contact our office.

Sincerely,



Philip A. Westmoreland, P.E.

Senior Project Manager

SPICER GROUP, INC.

125 Helle Blvd., Suite 2

Dundee, MI 48131

CC: SGI File
Patrick Keough, ACE Civil Engineering
Ken Recker, P.E., Livingston County Drain Commissioner
Kim Hiller, P.E., Livingston County Road Commission
Greg Tatara, MHOG

*Approved by: _____

Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 28, 2020 / 7:30PM**

DRAFT

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON – *VICE CHAIR*
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – *ZONING ADMINISTRATOR*
PHIL WESTMORELAND - *SPICERS*

MEMBERS ABSENT:

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Jim Anderson motioned to approve the agenda. Bob Hanvey seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for June 23, 2020

Cheryl Range motioned to approve the minutes. Larry Grunn seconded. **MOTION CARRIED**
(Bruce Powelson suggested some minor grammar changes.)

CALL TO THE PUBLIC:

NONE

OLD BUSINESS:

1. SPR #01-20 MARION D19 LLC SECTION 17.12 DRIVE-IN ESTABLISHMENT

Todd Lekander would like to address some items on Carlisle Wortman's review letter with the Planning Commission members.

(On PAGE 7 of the review letter.)

#1 The Township has reviewed the stormwater issues and the Road Commissions project should resolve the current issues.

#2 The height of the blade sign will be higher than any vehicle that would come through there.

#3 They would obtain approval from outside agencies. The menu and food handling would be regulated by the health department and would also require approval.

Todd explained that he believes it is not necessary to make the drive-thru "one-way". It is not ideal and it makes more sense to do things the way they have described in their plans. Lekander has added two stop signs, both located at the southwest corner facing each direction of traffic.

Jim Anderson asked about putting in a stop sign after the drive-thru window.

Todd explained that they are at least 40 feet away from the building, so there really is no need for a stop sign there.

Phil Westmoreland with Spicers is concerned that the building may block the vision for those in the drive-thru window. It just seems to be an awkward layout for a drive-thru.

Todd thinks that the distance is actually going to be larger than what everyone is picturing. From the drive-thru, people are going to be forced out past the building.

Larry Grunn said that he has watched the traffic in that parking lot and doesn't see Todd's layout being an issue.

Jim Anderson does have concerns about the drive-thru. It is a very large area with no clear direction of what people are supposed to do.

Larry Grunn asked if people are going to be picking up donuts for delivery at this location.

Todd said pickups would occur around 1:00am, so there will be very little traffic at this time.

Bob Hanvey asked about the drivers entering and leaving the storage unit and is worried there could be a collision.

Todd explained that people will treat this like any other drive-thru and will pick up on the flow of traffic pretty quick.

Todd explained that he likes Jim's idea of forcing the drive-thru traffic out past the building. That will solve a lot of issues and he believes that it will work out better this way.

Bob stated that he spoke with the Road Commission and they do plan on getting this drain project done before school starts.

Bob asked Dave if Todd has to bring updated plans back to the Planning Commission before an approval is made.

Dave stated that Todd Lekander has to bring updated plans with all of the changes before this is sent to the Board of Trustees.

Phil Westmoreland said that needs to be a designated loading and zoning area on the plans.

Todd agreed that he could make that change.

Todd Lekander explained that regarding Mr. Abraham's letter, he had sent another letter to the Road Commission to get assurance that their project would resolve the drain issues happening on the property. Bob Dymond has now sold the property to Mr. Abraham. Mr. Abraham purchased this property with the assurance that these issues will be resolved by the Road Commission.

Chery Range made a motion for Todd Lekander to bring the updated drawings to the next Planning Commission meeting for final review, before being sent to the Board. Jim Anderson seconded. **MOTION CARRIED**

OLD BUSINESS:

2. *TXT #01-19 SHORT TERM RENTALS*

Bob Hanvey explained that anything less than 30 days is a short-term rental. Bob suggested that we only allow short term rentals in the RR district and not in ESR1. This would be easier to argue in a courtroom. We could also allow them in RR and SR districts. We have to offer this somewhere in the community.

Cheryl Range made a motion to send John Enos a To-Do list for Short terms rentals, asking him to elaborate on the following items. Jim Anderson seconded. **MOTION CARRIED**

SHORT TERM RENTAL TALKING POINTS FOR JOHN ENOS

- Explain why the words “commercial use” were mentioned in the first paragraph under ARTICLE 1 DEFINITIONS.
- Explain why it was stated that, rentals by the same renter can only occur for a period less than 180 days and a minimum of 30 days. What was the reason for these time limits?
- Commissioners would like to suggest the following.
 - Letter “C. LOCAL CONTACT PERSON” should be its own heading with “a., b. & c.” listed underneath it.
 - Before the letter “d.”, there should be a new heading called “D. PERFORMANCE STANDARDS”. The remaining items would then fall under this heading and would now be letters, a., b., c., d., e., f.
- Can we allow short term rentals only in the RR district and SR district? Please explain the pros and cons.
- Who would handle the enforcement of the electrical, safety, etc. Marion Township or the Building Department?
- Review Mike Kehoe’s notes and provide some feedback and comment.

OLD BUSINESS:

3. *REVIEW SPREADSHEET OF ZONING ORDINANCE TEXT AMENDMENTS & SECTION 18*

Dave said that storage containers are one of the items on our spreadsheet. Dave explained that because these containers are under 200 feet, they kind of slipped through the cracks. There is currently one in the Township that is being used as a workshop. It even has air conditioning.

Bob Hanvey said that because these are under 200 feet, a person can have as many as they want. There is technically no limit to how many a person can have on one parcel.

Bruce Powelson asked if these containers are being assessed.

Dave Hamann said that these should be getting assessed as an accessory structure.

Bruce brought up his concern about the Planning Commission members putting in the work to create language that ultimately gets denied by the Board anyways.

Dave Hamann

From: Todd Lekander <todd@cdo10.com>
Sent: Wednesday, July 22, 2020 4:09 PM
To: Dave Hamman
Cc: Westmoreland, Phil A.; info@abesstoragemi.com
Subject: Dymond Pond water flooding resolution
Attachments: 2-05033 GRADING PLAN.pdf; D19_PlanPF_002 (2020.05.28).pdf

Hello Gentleman,

The only reference we found to a drain on the 1650 Pinckney Road property is detailed on a 09.01.06 Boss Drawing, Job #2-05033, attached.

That drawing states the Dymond Pond drain pipe invert is 905.65. The LCRC plan (attached) details their drain outlet will be installed at 905.00.

Once set, the new LCRC drain invert will be 7.8" lower than the historical drain pipe shown on the Boss drawing.

The new LCRC drain should resolve any water issue related to overflow water of the Dymond Pond.

Further, Mr. Jim Abraham told me he executed his purchase of the Dymond property based on being told by LCRC manager, Steve Wasylk, that this new drain would be installed.

Jim, would you please express your thoughts on this matter?

Thank you,

Todd Lekander

Dave Hamann

From: info@abesstoragemi.com
Sent: Thursday, July 23, 2020 11:10 AM
To: 'Todd Lekander'; 'Dave Hamman'
Cc: 'Westmoreland, Phil A.'; 'Steve Wasylk'; 'Carey Bogle'
Subject: RE: Dymond Pond water flooding resolution
Attachments: D19_PlanPF_002 (2020.05.28).pdf; RE: Pumping - McGowan Mini Storage (43.4 KB)

Good morning all, I hope you are having a good week.

Todd is correct, we assumed ownership of McGowan's Storage (now "Howell Storage") about two weeks ago. We have been working hard to get familiar with the business and have begun to execute our plan to improve the site to better serve our customers and the community. We look forward to working with you going forward.

I would like to recap my brief understanding of what seems to be a very long and complicated history of the low-lying area of land on the eastern most side of my self-storage property:

- In distant years past, the two owners of McGowan Storage were maintaining the low-lying area by cutting the grass field with a lawn mower, there was only one small spot (about 10' in diameter) that occasionally got wet. In that area was a small sump crock with a submersible pump which could be manually activated to keep it dry.
- A pipe running from that crock area to the north across Todd's property, and finally outletting to the large wetland/drain area was working for any overflow water.
- With the various improvements to D-19 including the road widening, at some point the Livingston County Road Commission added 2 spillways which directed road water runoff on to the already low area of the self-storage property. From that point forward the property began to become a wetland, most recently (the last 3 years) the water level in this area has continued to rise exponentially and is now a flood hazard to the self-storage business and potentially to the Mugg and Bopps patrons. The drain pipe running across Todd's property became overwhelmed and obstructed by the excess water and is no longer working.
- Over the years the various owners and local municipalities have realized this concern and attempted to administratively address it, but no such permanent fix has occurred. Instead it had been dealt with through temporary relief such as pumping the area down from time-to-time.
- As of recent the Livingston County Road Commission has stepped up and committed to a project where I was told the 2 spillways will be blocked off and a drain pipe will be installed into the pond (per the attached plan). I am also told that the new project is designed to keep the water level to a minimum in this affected area and the Livingston County Road Commission will be responsible for maintaining the drain system going forward. This is part of an overall county drain improvement plan for the area in front of Mugg and Bopps on D-19.

With all that being said, per the attached email you will notice that Mr. Steve Wasylk from the Livingston County Road Commission is in charge and has been pushing to complete the new drain project. His original timing estimate was around the 4th of July, however due to the pandemic he has informed us that his contractors are running behind. Steve's second timing estimate was the end of July for project completion. Finally, the most recent update we have from Steve is now end of July/early August as noted on the attached.

At this point we are confident in Steve's commitments as well as the Livingston County Road Commission commitments to repair this issue and eliminate the flooding once and for all. While we wish the project would have been completed at the first committed date of early July so that we could all see the impact and be comfortable with the new drain, we still believe that Steve will get this project completed shortly. With those commitments from the LVCC in mind, we do not feel that this drainage and flooding issue should hold up Todd's Mugg and Bopps New Drive Through project. If the LVCC fails to uphold their commitments within a timely manner, we will have to revisit what options are available to correct this situation but again, I do not feel that should impact Todd's project. In the meantime, until the new drain is installed

by the LVCC, Steve Wasyk and the LVCC has committed to continue pumping down the pond (when needed) and Todd has allowed Steve to pump that excess water into his drain basin at Mugg and Bopps. We greatly appreciate these efforts. By us all working together on this, I sincerely hope that this project can be completed before the end of August and certainly before we get into another wet season which usually starts in the fall. I am sure everyone agrees it will be nice to put this very long-standing issue behind us.

Thanks to all for your support on this and contact me directly with any questions.

Thank you,

Jim Abraham
Howell Storage
1650 Pinckney Road
Howell, MI 48843
248-343-8855

-----Original Message-----

From: Todd Lekander [mailto:todd@cdo10.com]
Sent: Wednesday, July 22, 2020 4:09 PM
To: Dave Hamman <za@mariontownship.com>
Cc: Westmoreland, Phil A. <philaw@spicergroup.com>; info@abesstoragemi.com
Subject: Dymond Pond water flooding resolution

Hello Gentleman,

The only reference we found to a drain on the 1650 Pinckney Road property is detailed on a 09.01.06 Boss Drawing, Job #2-05033, attached.

That drawing states the Dymond Pond drain pipe invert is 905.65. The LCRC plan (attached) details their drain outlet will be installed at 905.00.

Once set, the new LCRC drain invert will be 7.8" lower than the historical drain pipe shown on the Boss drawing.

The new LCRC drain should resolve any water issue related to overflow water of the Dymond Pond.

Further, Mr. Jim Abraham told me he executed his purchase of the Dymond property based on being told by LCRC manager, Steve Wasyk, that this new drain would be installed.

Jim, would you please express your thoughts on this matter?

Thank you,

Todd Lekander

Dave Hamann

From: Westmoreland, Phil A. <philaw@spicergroup.com>
Sent: Tuesday, July 28, 2020 11:50 AM
To: Dave Hamann
Subject: RE: D19

Dave -

The response to this would be pretty long, but basically the following applies:

- the old drainage pipe invert is shown as 905.65. the pond south of Mugg & Bopps would be drawn down to that elevation on a consistent basis.
- the LCRC plans indicate a pipe invert of 905.00. Assuming the same datum for both surveys, the pond would be drawn down to that elevation on a consistent basis. This would be 0.65 ft (7.8 inches) lower than the previous pond elevation.
- this may not drain the pond entirely. I have heard that other mechanical devices like drains and pumps were used to completely dewater the area in the past.
- the water level will be lower based on strictly gravity flow at the conclusion of the LCRC project.

Hope this helps. Thanks.

Phil Westmoreland | Senior Project Manager | SPICER GROUP, INC.
Office: 734-823-3308 | Cell: 517-375-9449 www.spicergroup.com Stronger. Safer. Smarter. Spicer.

-----Original Message-----

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, July 21, 2020 12:09 PM
To: Westmoreland, Phil A. <philaw@spicergroup.com>
Subject: FW: D19

Phil, based on these two can you give me something in writing to talk about how the LCRC plan relates to the situation of the old pipe!

-----Original Message-----

From: Todd Lekander <todd@cdo10.com>
Sent: Tuesday, July 21, 2020 11:32 AM
To: Dave Hamann <za@mariontownship.com>
Cc: Westmoreland, Phil A. <philaw@spicergroup.com>
Subject: FW: D19

Hello Dave,

After the July 9, 2020 Marion Township Board meeting, I asked the LCRC for specific information on their proposed D19 drain installation. Attached is an email chain detailing the LCRC solution to the Dymond Pond.

Please ask Phil Westmoreland if it is possible for him to review this information prior to the next planning commission meeting. I have copied Phil but he needs your direction to review this detail. Since he is the Townships civil advisor, having his input on this topic would be valuable.

Both the Marion Township Board and Planning Commission Board members should look at this information from the LCRC to help them understand that this is a true long term solution.

Thank you,

Todd

-----Original Message-----

From: Jodie Tedesco <jtedesco@livingstonroads.org>

Sent: Tuesday, July 21, 2020 9:20 AM

To: Todd Lekander <todd@cdo10.com>

Cc: Bobby Daavettila <BDaavettila@livingstonroads.org>; Steve Wasylk <swasylk@livingstonroads.org>

Subject: RE: D19

Hi Todd,

I looked in our files after our discussion today.

Attached is an original survey that shows your inlet to be 905.65.

Our proposed inlet is 905.00.

Hope this helps.

Jodie

-----Original Message-----

From: Steve Wasylk <swasylk@livingstonroads.org>

Sent: Friday, July 10, 2020 12:02 PM

To: Todd Lekander <todd@cdo10.com>

Cc: Jodie Tedesco <jtedesco@livingstonroads.org>; Bobby Daavettila <BDaavettila@livingstonroads.org>

Subject: RE: D19

Hi Todd,

We don't have a firm schedule yet on the project, but we anticipate starting towards the end of July. I have copied Jodie Tedesco, our Director of Engineering, and Bobby Daavettila, our construction engineer, on this email. It would be best to coordinate with them regarding any elevations that you might need.

Sincerely,

Steve Wasylk, P.E.

Managing Director

Livingston County Road Commission

-----Original Message-----

From: Todd Lekander <todd@cdo10.com>

Sent: Thursday, July 9, 2020 8:47 PM

To: Steve Wasylik <swasylik@livingstonroads.org>
Cc: TJ Lekander <TJ@cdo10.com>
Subject: D19

Hello Steve

When will you have anyone out taking final elevations for the D19 project?

I'd like to ask to have one point measured when they are out.

I want to know the elevation of the old pond outlet.

I want to be able to compare that old elevation to the final outlet elevation of the drain the LCRC is planning to install.

Thank you,

Todd Lekander
517.202.0232

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July 21, 2020

Dave Hamann
Marion Township
2877 W Coon Lake Rd
Howell, MI 48843

RE: Mugg & Bopps Gas Station / Convenience Store
Final Site Plan Review for Drive Thru Addition

Mr. Hamann:

We have received and reviewed the site plan for the addition of a drive thru-lane for the Mugg & Bopps Gas station / Convenience Store located on the west side of D-19 (Pinckney Rd) north of Francis Rd. The plans were prepared by ACE Civil Engineering of Howell, MI. The revision date of the plans reviewed is August 13, 2020. We offer the following comments:

General

The property proposed for improvements consists of approximately ten acres zoned Highway Service, already partially developed with a gas station, convenience store and parking lot in the southeast portion of the site. A legal description is provided on the cover of the plans and closes within acceptable tolerances.

An appropriately size loading area has been added to the site immediately east of the underground storage tanks.

Utilities

There are no new water or sewer utilities proposed on this site and no existing utilities are being affected. With the previous expansion to the gas station, a grease trap was installed on the west side of the building and the sewer leads were reconnected. Prior to a bakery being added to the existing building the Owner should verify the operation of the grease trap and submit a routine cleaning schedule.

The landscape plans show a proposed 3' high decorative landscape wall has been placed directly over a sanitary sewer lead. This is not recommended and can lead to future maintenance issues. However, since the wall has already been constructed it can remain in place.

Storm Water

In general, drainage in the proposed parking lot flows northwest to a detention basin located on the west side of the site. Storm water is conveyed from the site through a series of existing catch basins. Drainage areas are shown near the improvements with their associated runoff coefficients, and a compound runoff coefficient is provided. The proposed drive thru-lane will add minimal hard surface to the site and the existing detention basin and storm sewers are capable of handling what little additional run-off is produced.

August 18, 2020

Page 2 of 2

Pavement

A 20' wide (16' wide pavement and 4' wide curb and gutter) drive thru-lane is proposed near the northwest corner of the building. The lane will be concrete pavement with curb and gutter. Vehicles will enter the drive thru-lane from the parking lot north of the gas pumps, loop around the fuel storage area to the order board, then cross a one-way lane to get to the pickup window located on the west side of the building.

The drive thru setup is still not intuitive but the design has been significantly improved. The location of the entry to the lane could be periodically blocked by vehicles parked along the north curb. Additional width has been added to the drive thru order lane to allow vehicles to pull out of the lane once they have entered it. The one-way lane and drive thru lane are separated by a 2-foot wide lane separation curb. South of the building allows for a 2-way traffic, with a minimum lane width of 27.6 feet. This width meets the Township's requirements.

The curb that has been added to the drive thru lane adequately channels traffic to avoid as many conflicts as possible. It moves the vehicles away from the building corner as they exit the drive thru and increases the site distance.

The drive on the west side of the building is now one-way. This improves the traffic flow and minimizes the traffic conflicts.

Recommendation

We have completed our review of the Final Site Plan. We recommend the following conditions be noted as part of consideration for approval by the Planning Commission:

1. A cleaning schedule for the grease trap is submitted to the Township.

If you have any questions or require any more comment on this matter, please feel free to contact our office.

Sincerely,



Brian Han, EIT
Design Engineer I
Phone: (708) 846-3470
Mailto: Brian.Han@spicergroup.com



Philip A. Westmoreland, P.E.
Senior Project Manager
Phone: (517) 375-9449
Mailto: Philaw@spicergroup.com

August 13, 2020



ACE
CIVIL ENGINEERING, LLC

Marion Township Planning Commission
2877 W. Coon Lake Road
Howell, Mi. 48843

Re: Proposed Site Plan for D-19 Mugg and Bopps

Dear Planning Commission Members:

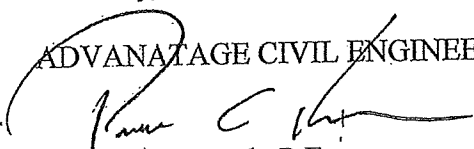
This letter is to address the following comments raised at the recent Marion Township Board meeting regarding the proposed drive-thru at the D-19 Mugg and Bopps.

- #1 The width for the semi-circle drive for the proposed drive-thru has been increased to 20' to allow for an escape lane.
- #2 The portion of the parking behind the building has been changed to one-way and a lane separation curb added to better control traffic for the drive-thru area.
- #3 Stop signs have been added to stop West bound traffic heading toward the storage unit facility and stop drive-thru traffic exiting the pickup area. A one-way do not enter sign has been added near the trash enclosure.
- #4 Pavement along the South end of the building has been widened to provide a minimum 24 feet.
- #5 The truck pad area has been designated as the loading/unloading area.
- #6 A 4' feet tall privacy fence has been added along the rear of the building to provide added protection to the electrical transformer and utility meters.
- #7 The landscaping will remain the same along the widened semi-circle drive.
- #8 A note has been added to sheet C-3 and C-4A to require the grease trap to be inspected annually and cleaned as necessary.

We believe the above revision address all outstanding issues on the project and would ask for your approval at this time.

Sincerely,

ADVANTAGE CIVIL ENGINEERING, INC.


Patrick C. Keough, P.E.
President



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Marion Township Planning Commission

FROM: John L. Enos, AICP, Township Planner

DATE: August 18, 2020

SUBJECT: Mugg & Bopp's Special Use and Site Plan

The applicant has requested a special use permit to construct a drive thru lane as part of the overall existing Mugg and Bopp's store site. The site is an existing automobile fueling/mixed use station and current uses are permitted by a previous special use permit within the Highway Service District.

The applicant is proposing the new drive-thru on the west side of the building and parcel. They have indicated it will be Dunkin Donuts franchise and will only be accessed from the drive-thru window, no pedestrian customers will be permitted in the store. Most of the space will act as a bakery facility serving the other Mugg & Bopp's throughout the area.

We recommend approval of the proposed drive-thru conditional on any outside agencies and the Township Engineer. Gasoline stations have become a successful part of small stores and based on the location. This new drive-thru will be a nice amenity to Township residents accessing I-96 for work or other activities.

Dave Hamann

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Tuesday, August 18, 2020 12:23 PM
To: Dave Hamann; Bob Hanvey; Bruce Powelson; Cheryl Range; Larry Grunn; mijanderson@charter.net; momrange@yahoo.com; Dan Lowe; Duane Stokes; Greg Durbin; Les Andersen; Scott Lloyd; Tammy Beal
Subject: FW: D-19 project

fyi

From: Jodie Tedesco <jtedesco@livingstonroads.org>
Sent: Tuesday, August 18, 2020 12:01 PM
To: Bob Hanvey <supervisor@mariontownship.com>
Subject: RE: D-19 project

Yes it is all part of the same project. They will begin Monday 8/24 on the "McGowan" Drain but we do not have to close the road to do this work. We will be shifting southbound traffic into the left turn lane temporarily until the drain and road work is done along Mugg and Bopps.

The closure on Wed -Thurs is to replace the county drain that goes across D-19 at the north end of the project, just north of Mugg and bopps.

Thanks,

Jodie

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Tuesday, August 18, 2020 11:52 AM
To: Jodie Tedesco <jtedesco@livingstonroads.org>
Subject: RE: D-19 project

Just to verify – does this project includes the drain from Lake McGowan to the county drain and removing the spillways?

Our planning commission has the drive-thru at Mugg & Bopps on the agenda for Tuesday and the drainage at McGowan's is a large part of the approval.

Thanks
Bob Hanvey

From: Jodie Tedesco <jtedesco@livingstonroads.org>
Sent: Tuesday, August 18, 2020 10:48 AM
To: Bob Hanvey <supervisor@mariontownship.com>
Subject: RE: D-19 project

They will have access to the storage and Mugg and bopps from the south. Francis Road will be open too. We are just closing it at the county drain.

Thanks,

Jodie

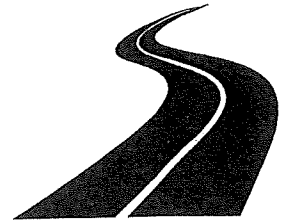
From: Cathy Tallman <ctallman@livingstonroads.org>
Sent: Tuesday, August 18, 2020 9:53 AM
To: Jodie Tedesco <jtedesco@livingstonroads.org>
Subject: FW: D-19 project

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Tuesday, August 18, 2020 9:10 AM
To: Cathy Tallman <ctallman@livingstonroads.org>
Subject: D-19 project

Hi Cathy – I distributed the flyer you sent and someone asked if it will be a complete closure or will one lane be open.

Will there be access to the storage place and Mugg & Bopps?

Thanks
Bob Hanvey



Contact: LCRC 517-546-4250

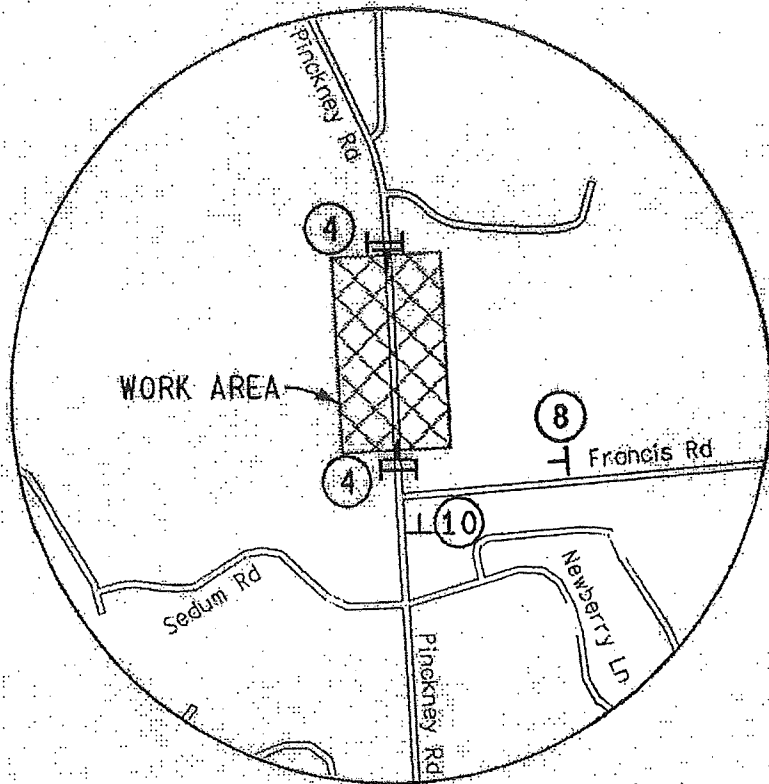
Construction Advisory
Pinckney Road (D-19)
Schroeder Park Drive to Francis Road

The following project is expected to be underway soon. As always, weather adversities, changes in contractor's schedules, or other factors could alter the timing described in this advisory. The Livingston County Road Commission will issue revised advisories for those projects with high traffic impacts.

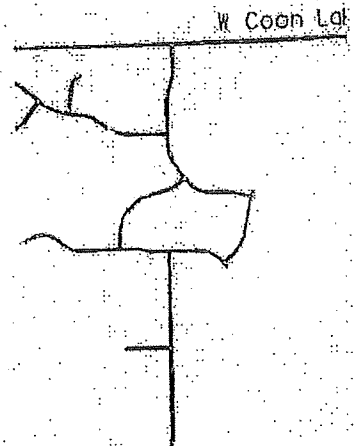
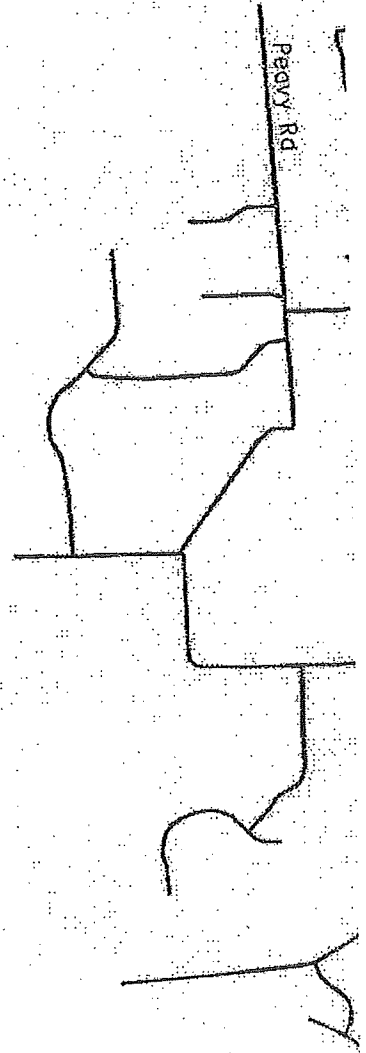
Township: Marion Township
Roadway: Pinckney Road (D-19) between Schroeder Park Drive and Francis Road
Starting Date: Wednesday, August 26, 2020
Completion Date: Friday, August 28, 2020
Project Purpose: Replacement of county drain and drainage and road improvements
Traffic Impact: Major traffic impact. **PINCKNEY ROAD WILL BE CLOSED TO THROUGH TRAFFIC** beginning August 26, 2020. It is anticipated this closure will last 3 days and be re-opened on Friday, August 28, 2020.

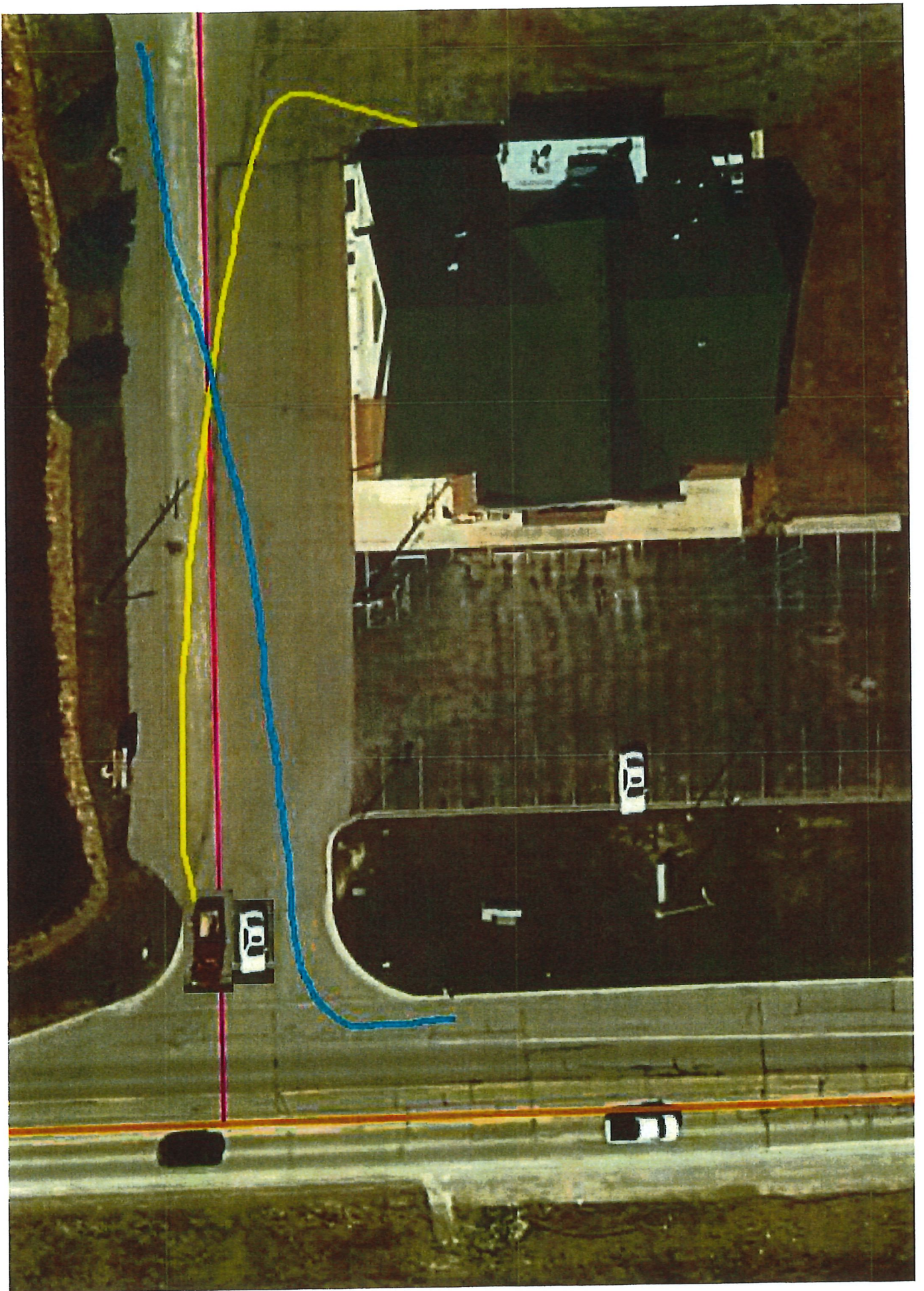
A detour will be posted. Motorists will need to seek an alternate route.

Cedar Lake Rd



DETAIL





Dave Hamann

From: Todd Lekander <todd@cdo10.com>
Sent: Wednesday, September 2, 2020 10:48 AM
To: Dave Hamman
Subject: FW: Newly installed Mini Storage pond drain invert measurement

-----Original Message-----

From: Todd Lekander
Sent: Wednesday, September 2, 2020 10:47 AM
To: 'Dave Hamann' <za@mariontownship.com>; Bob Hanvey <supervisor@mariontownship.com>
Cc: Westmoreland, Phil A. <philaw@spicergroup.com>; TJ Lekander <TJ@cdo10.com>; info@abesstoragemi.com
Subject: Newly installed Mini Storage pond drain invert measurement

Dear Mr. Haman and Mr. Hanvey,

The LCRC has installed a new outlet drain to prevent flooding of the surrounding area by the mini storage pond on D19.

The LCDC measured this new drain outlet elevation at 904.19. The old farm drain outlet had a stated elevation of 905.60.

This means the new drain outlet is now 1.41 feet or more than 16" lower than any previous drain.

I believe these facts are significant and ask that you share them with and ask the Township engineer if this solves the Mini Storage pond issue?

I also ask that you supply the engineers response with me and this new information to each member of both the Planning Commission and the Township Board.

Sincerely,

Todd Lekander

-----Original Message-----

From: Darrin Burns <DBurns@livgov.com>
Sent: Wednesday, September 2, 2020 9:30 AM
To: Ken Recker <KRecker@livgov.com>; Jodie Tedesco <jtedesco@livingstonroads.org>; Todd Lekander <todd@cdo10.com>
Subject: RE: Invert measurement

Yes I gathered the LCRC project elevations and locations while I was checking out the Marion #5 County Drain crossing. The pond outlet pipe invert I collected on 9/1/2020 was 904.19. The accuracy of the unit is within 0.20.

Darrin J. Burns
Engineering Surveyor
Livingston County Drain Commissioner's Office

2300 East Grand River
Howell, MI. 48843
dburns@livgov.com
517-546-0040 Office
517-552-6775 Direct

-----Original Message-----

From: Ken Recker <KRecker@livgov.com>
Sent: Wednesday, September 2, 2020 8:36 AM
To: Jodie Tedesco <jtedesco@livingstonroads.org>
Cc: Todd Lekander <todd@cdo10.com>; Darrin Burns <DBurns@livgov.com>
Subject: RE: Invert measurement

Jodie,
I can't, but I've copied the guy on this email who can. Should have it later today.

Ken

-----Original Message-----

From: Jodie Tedesco <jtedesco@livingstonroads.org>
Sent: Wednesday, September 2, 2020 6:41 AM
To: Ken Recker <KRecker@livgov.com>
Cc: Todd Lekander <todd@cdo10.com>
Subject: [EXT] FW: Invert measurement

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Hi Ken,

Can you provide Todd Lekander the pipe elevation at the pond south of Mugg and Bopps that the drain commission apparently took on 9/1.

Thanks,

Jodie

-----Original Message-----

From: Todd Lekander <todd@cdo10.com>
Sent: Tuesday, September 1, 2020 6:40 PM
To: Jodie Tedesco <jtedesco@livingstonroads.org>
Subject: Invert measurement

Hello Jodie

Will you ask the drain commission for a written statement as to the invert if the Dymond drain pipe at the South inlet at the pond?

I was told by Chuck of TLS that the LCDC person took a reading today.

Please email me a copy when it arrives.

Thank you

Todd

Dave Hamann

From: Westmoreland, Phil A. <philaw@spicergroup.com>
Sent: Thursday, September 3, 2020 10:07 AM
To: supervisor@mariontownship.com; Dave Hamann
Subject: Mugg & Bopps and adjacent pond

The project the county has completed will draw down the pond to an elevation equal to the new pipe invert. The new pipe invert is substantially lower than the old drain invert, so the new pipe will pull the water down to a lower elevation than it was when the old pipe was functioning. This will NOT drain the pond entirely by gravity.

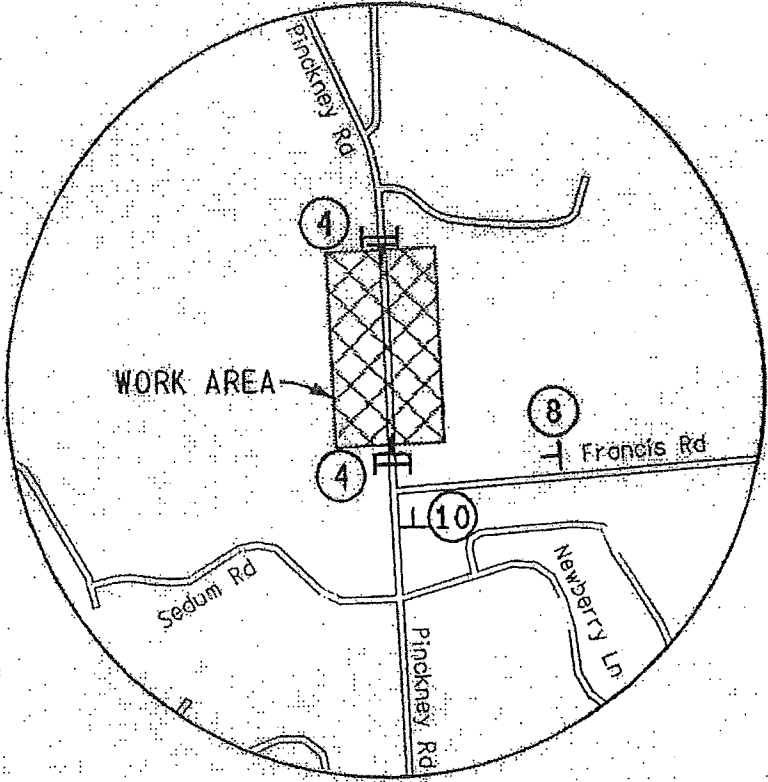
My understanding is this was always the case. When the pond was completely dry in the past, the owner was pumping it down and may have had some drainage tile to help dewater it.

Since the LCRC is also removing the road drainage from the pond, combined with the new lower pipe, the situation should be at least as good if not better than it was historically. It still isn't drained completely, which I can't stress enough. LCRC's project was not intended to do that.

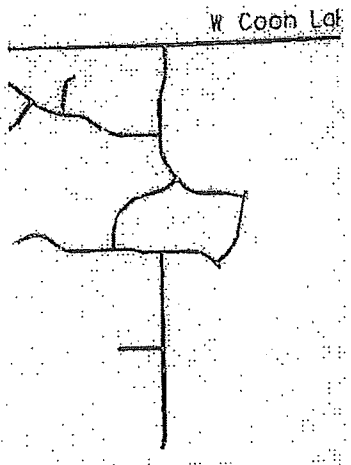
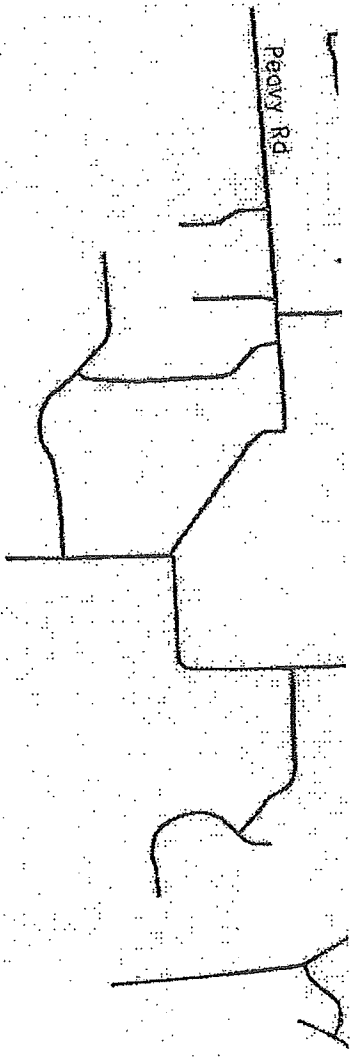
Any questions please let me know. Thanks

Sent from my Verizon, Samsung Galaxy smartphone

Cedar Lake Rd

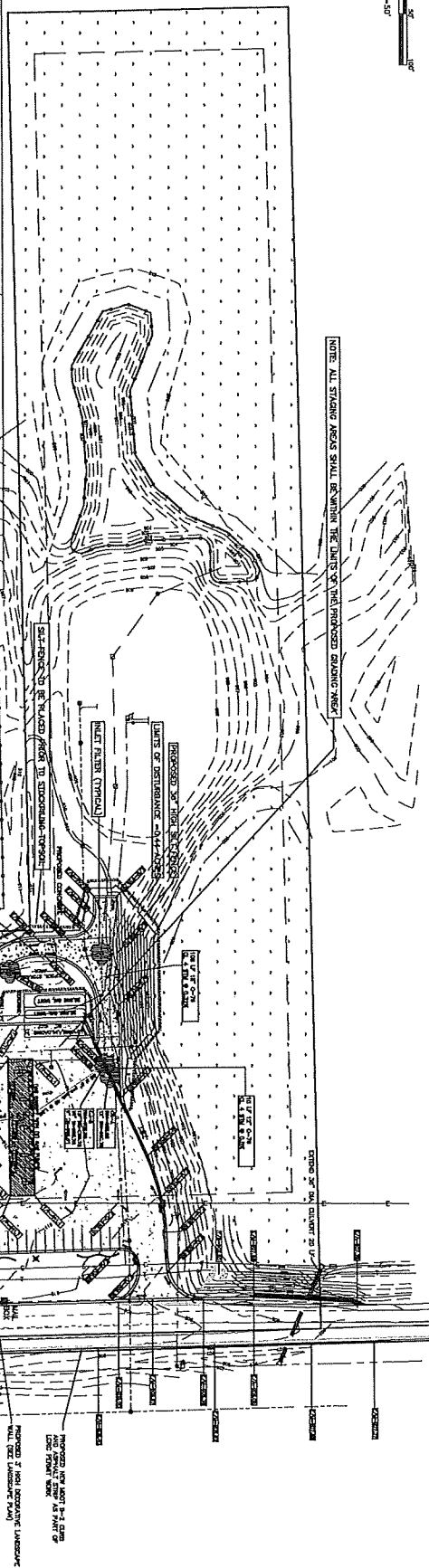


DETAIL





SCALE 1"=50'



NOTE: ALL STAGING AREAS SHALL BE WITHIN THE LIMITS OF THE PROPOSED STAGING AREA.

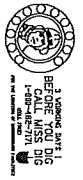
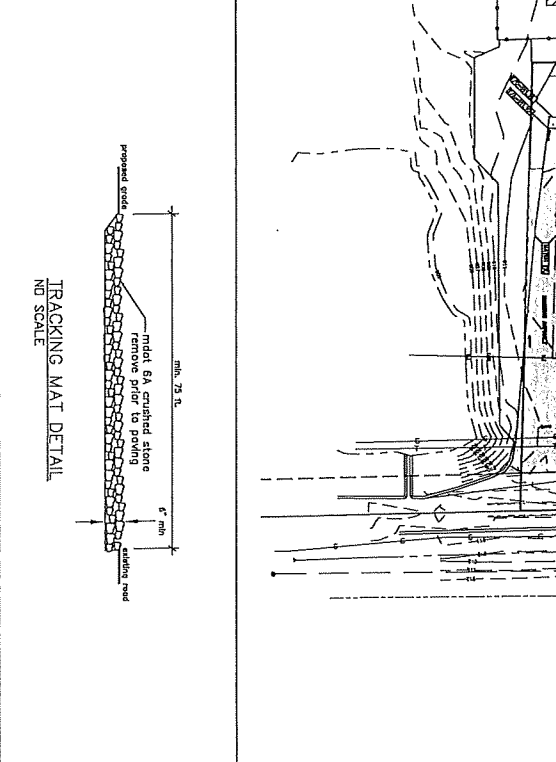
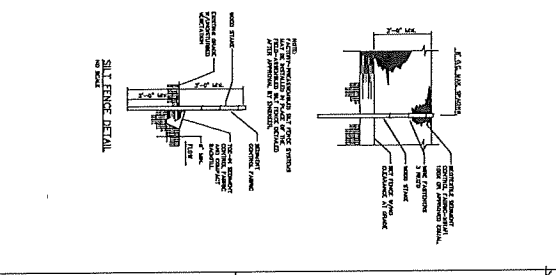
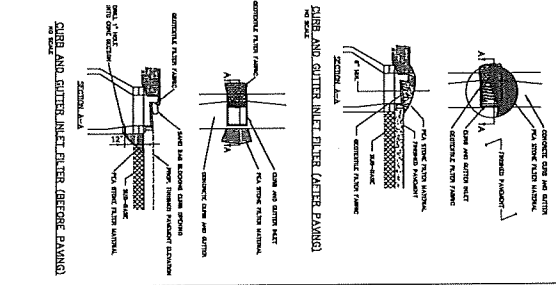
THIS AREA NOT BARRICADED OR FENCED SHALL BE RESTRICTED WITH A MINIMUM OF 2' OF EXPOSED SOIL SURFACE. ALL EXPOSED SOIL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 2' OF EXPOSED SOIL SURFACE. ALL EXPOSED SOIL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 2' OF EXPOSED SOIL SURFACE.

SOIL EROSION CONTROL NOTES:
1. Erosion control measures shall be installed prior to construction.
2. Daily inspections shall be made by Contractor for effectiveness of erosion and sedimentation control measures, and when necessary, repairs shall be performed.
3. Erosion and sedimentation control measures shall be installed on this site and be maintained in the field and not allowed to be removed or altered in any way without the approval of the Authority Having Jurisdiction (AHJ).

MAINTENANCE SCHEDULE:
1. CONSTRUCTION SHALL OCCUR WITHIN THE PERIOD OF 180 DAYS FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION.
2. CONSTRUCTION SHALL OCCUR WITHIN THE PERIOD OF 180 DAYS FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION.

Table with 12 columns and 10 rows for erosion control scheduling. Columns include dates from 1/20 to 12/20. Rows include various erosion control measures like Silt Fence, Straw Bale, etc.

TOTAL AREA OF DISTURBANCE = 0.44 ACRES

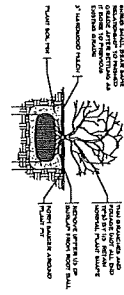


CONTRACT NO. 17021
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17021-30

D-19 GAS STATION / CONVENIENCE STORE
SOIL EROSION CONTROL PLAN
ATTN: Todd Lekander
517-202-0232

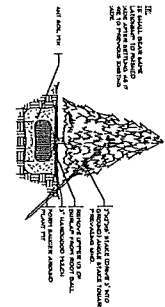
ACE CIVIL ENGINEERING
7711 S. GULF BLVD. SUITE 100
MEMPHIS, TN 38117
TEL: 901-505-1111 FAX: 901-505-1112

PERIODICUS TREE PLANTING DETAIL

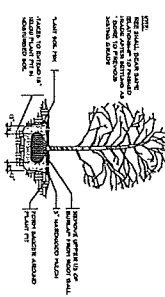


17131 1-1 NO SCALE

17131 1-2 NO SCALE



17131 1-3 NO SCALE



LANDSCAPE REQUIREMENTS

- PERIODICUS TREE PLANTING: 1 TREE / 100 SQUARE FEET. 3' DIA. VERTICAL SPACING. 2' DIA. TRUNK GUARD. 1' DIA. MULCH. 2" THICK. MAINTAINED AT ALL TIMES.
- EVERGREEN TREE PLANTING: 1 TREE / 100 SQUARE FEET. 3' DIA. VERTICAL SPACING. 2' DIA. TRUNK GUARD. 1' DIA. MULCH. 2" THICK. MAINTAINED AT ALL TIMES.
- DECIDUOUS TREE PLANTING: 1 TREE / 100 SQUARE FEET. 3' DIA. VERTICAL SPACING. 2' DIA. TRUNK GUARD. 1' DIA. MULCH. 2" THICK. MAINTAINED AT ALL TIMES.

PLANT AND MATERIAL LIST

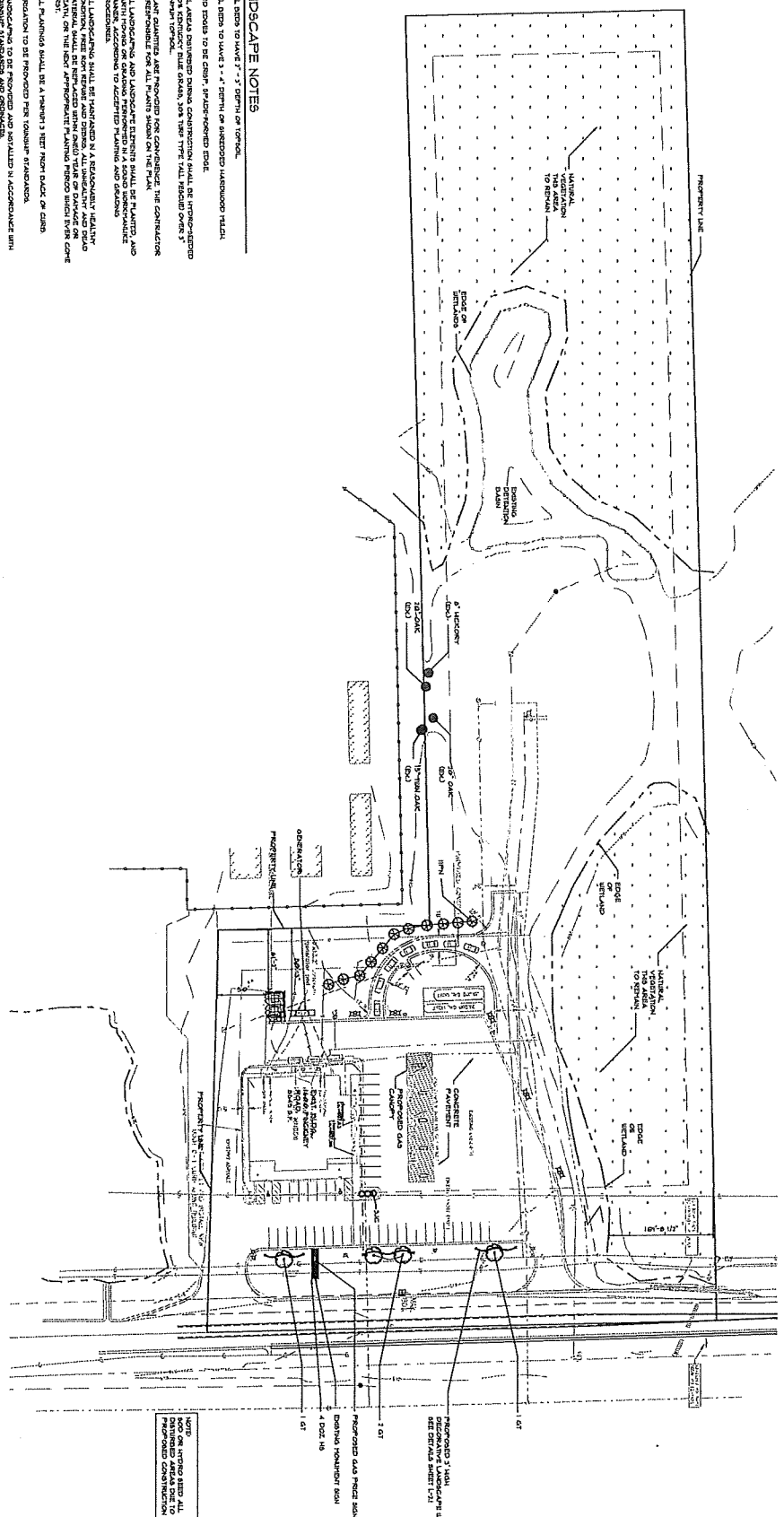
SYMBOL	MATERIAL	QTY.	SIZE	HEIGHT	SP.
TR	PERIODICUS TREES	11	6" DIA.	5'0"	
ET	EVERGREEN TREES	4	2"1/2" CAL.	10'0"	PER PLAN
DR	DECIDUOUS TREES	4	2"1/2" CAL.	10'0"	PER PLAN
SH	SHRUBS	3	3" X 3"	PER PLAN	
PER	PERENNIALS	48	1'0"	1"1/2" DIA.	
BE	BEDDING MATERIAL				
SM	SHRUBBED BARK MULCH				

LANDSCAPE NOTES

- ALL TREES TO HAVE 2" - 3" DEPTH OF TRUNK GUARD.
- ALL TREES TO HAVE 3" - 4" DEPTH OF MULCH. MAINTAIN MULCH.
- PERIODICUS TREES TO BE PLANTED WITH 2' DIA. ROOT BALL AND 1' DIA. TRUNK GUARD.
- EVERGREEN TREES TO BE PLANTED WITH 2' DIA. ROOT BALL AND 1' DIA. TRUNK GUARD.
- DECIDUOUS TREES TO BE PLANTED WITH 2' DIA. ROOT BALL AND 1' DIA. TRUNK GUARD.
- PLANT QUANTITIES AND PLANTING SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL PERENNIALS AND SHRUBS TO BE PLANTED IN A 3' DIA. HOLE WITH 1' DIA. MULCH. THE MULCH SHALL BE 2" THICK AND SHALL BE MAINTAINED AT ALL TIMES.
- ALL PERENNIALS AND SHRUBS TO BE WATERED DAILY FOR THE FIRST 30 DAYS AFTER PLANTING.
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LANDSCAPE PLAN

SCALE: 1" = 30'



PROJECT INFORMATION

PROJECT NO. 17131-1

DATE: 05/12/2024

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: 1" = 30'

CLIENT

BARBERSOLIC

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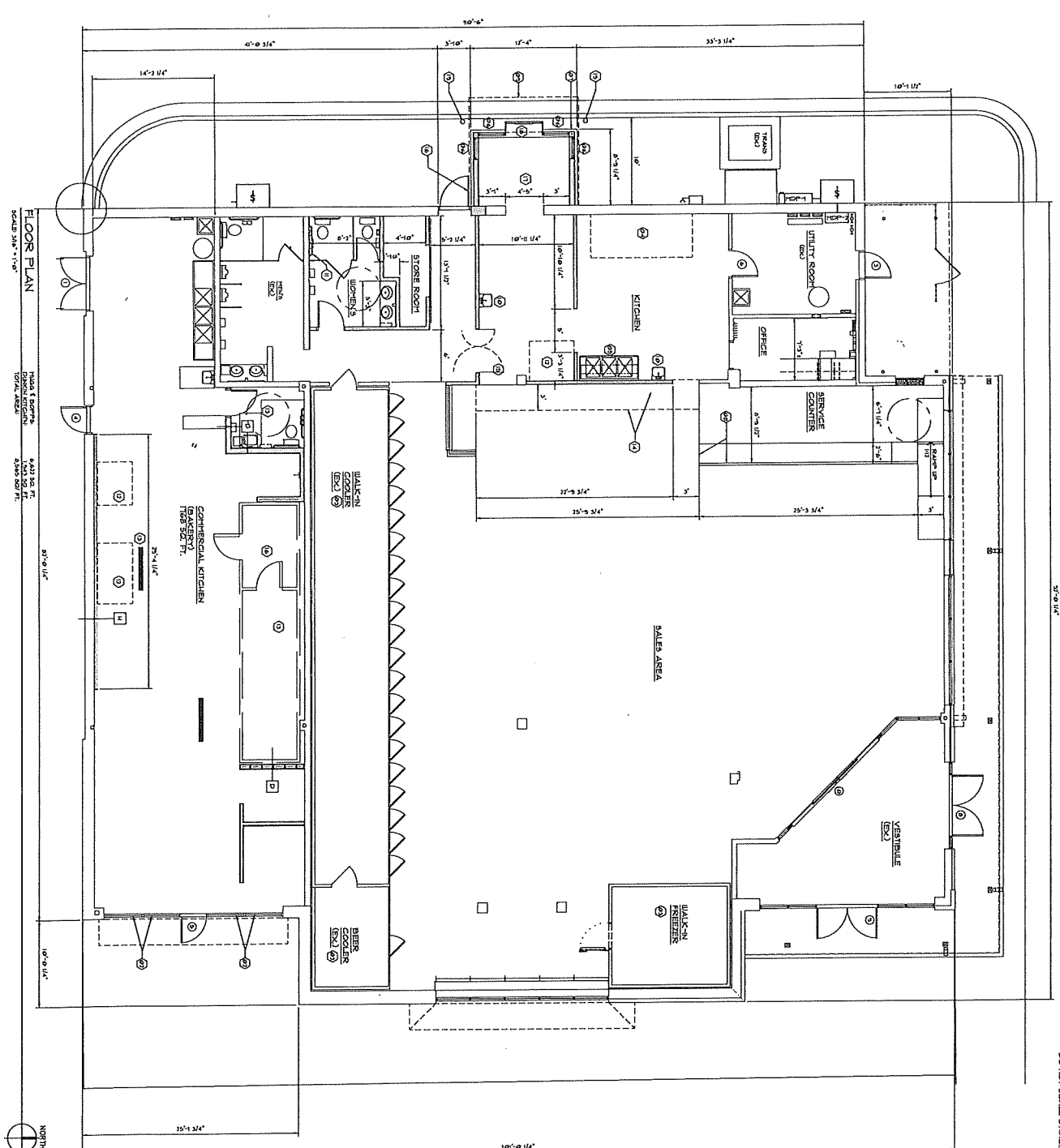
17131-1-100

FLOOR PLAN KEY NOTES

- 1. Existing exterior wall to remain.
- 2. Existing structure to remain. Provide in block cut half to lower floor or glass.
- 3. Existing mullion construction to remain.
- 4. Existing original loop to remain.
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FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SWEET'S BUILDING MATERIALS AND METHODS OF CONSTRUCTION (MBC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION DOCUMENTS (CDD).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONTRACT DOCUMENTS (ICD).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SPECIFICATIONS (IS).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL STANDARDS (IS).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PRACTICES (IP).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROCEDURES (IP).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL METHODS (IM).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MATERIALS (IM).
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL EQUIPMENT (IE).
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SYSTEMS (IS).
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL COMPONENTS (IC).
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ASSEMBLIES (IA).
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL DETAILS (ID).
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FINISHES (IF).
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PAINTS (IP).
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GLAZES (IG).
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ROOFINGS (IR).
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WALLINGS (IW).
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FLOORS (IF).
24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CEILING (IC).
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PARTITIONS (IP).
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL STAIRS (IS).
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELEVATORS (IE).
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ESCALATORS (ES).
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RAMPWAYS (IR).
30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLATFORMS (IP).
31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LIFTS (IL).
32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL HOISTS (IH).
33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CRANES (IC).
34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONVEYORS (IC).
35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PUMPS (IP).
36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL COMPRESSORS (IC).
37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FANS (IF).
38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL EXHAUSTERS (IE).
39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BLOWERS (IB).
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SUCKERS (IS).
41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PULVERSIZERS (IP).
42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MILLERS (IM).
43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GRINDERS (IG).
44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL POLISHERS (IP).
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98. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL POLISHERS (IP).
99. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUFFERS (IB).
100. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BRUSHES (IB).



PROJECT INFORMATION

PROJECT: SALES AREA RENOVATION

CLIENT: SALES AREA

ARCHITECT: [Firm Name]

DATE: 5/11/2020

SCALE: 3/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	5/11/2020	ISSUED FOR PERMIT
2	5/11/2020	ISSUED FOR PERMIT

APPENDIX

A-3.1

tammybeal@mariontownship.com

From: Larry Moss <lmoss@anynetwork.com>
Sent: Friday, August 7, 2020 9:33 AM
To: tammybeal@mariontownship.com
Subject: Meeting sound system

Importance: High

Tammy,

I had a site meeting with Jessica on Weds to discuss the above referenced item, the results are as follow:

Improve the recording of the meeting, we propose a recorder which records the audio on (2) separate medias, Compact Disk and USB. This will provide fail safe recording and allow unlimited copies to be made and very simple to operate. This is what we recommended for the original design. \$569.41

Provide (2) additional HAND HELD with desk stands, (2) receivers and (1) of the above referenced recorders. \$2,387.81

Provide (2) additional DESK style (matching originals), (2) receivers, and (1) of the above referenced recorders. \$3,153.66

All above prices include onsite installation and manufactures supplied documentation, terms are NET 30, offer good (30) days.

Contact me at any time with any questions, comments, or concerns, Thanking you in advance for your consideration of this proposal.

Larry Moss
Engineer
AnyNetwork.Com,LCC
2484 Hunter Road
Brighton, MI 48114
(810) 986-0945
www.anynetwork.com

This message (including any attachments) may contain confidential or otherwise privileged information and is intended only for the individual(s) to which it is addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or that arise as a result of e-mail transmission. If verification is required please request a hard-copy version from the sender.

MEMO

To: Marion Township Board

From: Bob Hanvey

Subject: Crown Castle (AT&T) cell tower lease modification

Date: September 10, 2020

Attached is the modified lease agreement for the cell tower. This version has been changed to specify that the optional additional ground area is located to the west of the existing lease area.

The original lease from 2003 is available on the township website:

mariontownship.com / Links / Township Agreements

Return to:
Crown Castle
1220 Augusta, Suite 500
Houston, Texas 77057

Cross Index with Liber 4375, Page 652

Tax Map #: 10-22-300-019

MEMORANDUM OF FIRST AMENDMENT TO LEASE AGREEMENT

THIS MEMORANDUM OF FIRST AMENDMENT TO LEASE AGREEMENT (“Amended Memorandum”) is made effective this ____ day of _____, 2020, by and between MARION TOWNSHIP, a Michigan municipal corporation (“Landlord”), with a mailing address of 2877 W. Coon Lake Road, Howell, MI 48843, and NCWPCS MPL 31 - YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company (“Tenant”), by and through CCATT LLC, a Delaware limited liability company, its Attorney in Fact, with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, Pennsylvania 15317-8564.

WHEREAS, Landlord and AT&T Wireless PCS, LLC, a Delaware limited liability company, by its member AT&T Wireless Services, Inc., d/b/a AT&T Wireless (“AT&T”) entered into a Lease Agreement dated December 17, 2003 (as assigned, the “Agreement”), whereby Landlord leased to AT&T a portion of land being described as a 900 square feet portion of that property (said leased portion, together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement being the “Premises”) located at West Coon Lake Road (Tax Parcel #10-22-300-019), Howell, Livingston County, State of Michigan, and being further described in Liber 668, Page 249 in the Livingston County Register of Deeds (“Registry”). Notice of the Agreement is provided by, and the Premises is described in that certain Memorandum of Lease (“Memorandum”) recorded in Liber 4375, Page 652 in the Registry; and

WHEREAS, Tenant is successor in interest in the Agreement to AT&T; and

WHEREAS, the term of the Agreement commenced on November 6, 2003, and has an original term, including all Extension Terms (as defined in the Agreement), that will expire on

November 30, 2033 ("Original Term"), and Landlord and Tenant now desire to amend the terms of the Agreement to provide for additional Extension Terms beyond the Original Term, and to make other changes; and

WHEREAS, Landlord and Tenant made and entered into a First Amendment to Lease Agreement of even date herewith ("First Amendment") and pursuant to the terms of, and for that consideration recited in, the First Amendment, the parties wish to hereby amend certain provisions of the Agreement, and provide this Amended Memorandum as notice thereof, as follows:

1. Landlord does hereby lease and grant unto Tenant, its successors and assigns, the Premises for six (6) additional five (5) year Extension Terms beyond the Original Term, such that the Original Term and all Extension Term of the Agreement may last for a term of sixty (60) years, expiring on November 30, 2063, unless sooner terminated as provided in the Agreement.

2. The description of the Premises is as provided in the Memorandum of Lease recorded in the Registry in Book 4375, Page 652. A copy of such description is attached hereto as Exhibit A.

3. If Landlord receives an offer that it intends to accept from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Landlord's interest in the Agreement) to purchase fee title, an easement, a lease, a license, or any other interest in the Premises, or Landlord's interest in this Agreement, or an option for any of the foregoing, Landlord shall provide written notice to Tenant of said offer, and Tenant shall have a right of first refusal to acquire such interest, including all of Landlord's right, title and interest in the Agreement, on the same terms and conditions in the offer, excluding any terms or conditions that are (i) not imposed in good faith; or (ii) directly or indirectly designed to defeat or undermine Tenant's possessory or economic interest in the Premises. The details of the right of first refusal granted to Tenant in the First Amendment are provided in the First Amendment.

4. Landlord has granted Tenant an Option (as defined in the First Amendment) that may be exercised during the term of the Agreement to lease an additional 1,000 square feet of land on that parent parcel on which the Premises is located and which shall be located on the west side of the Premises, which Option is more particularly defined in the First Amendment. The consideration for the additional land shall be calculated as provided in the First Amendment. The Option shall expire upon the expiration of the Agreement. Landlord may not market, lease, license, grant easement rights over or otherwise encumber any property which would prevent or interfere with Tenant exercising the Option.

5. This Amended Memorandum contains only selected provisions of the First Amendment, and reference is made to the full text of the Agreement and the First Amendment for their full terms and conditions, which are incorporated herein by this reference. Except as otherwise provided in the First Amendment and this Amended Memorandum, the terms and conditions of the Agreement remain in full force and effect. This Amended Memorandum may

be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts. A copy of the Agreement and its amendments are located at the office of the Tenant.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

LANDLORD:

Marion Township, a Michigan municipal corporation

By: _____ (SEAL)
Print Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

The foregoing Memorandum of First Amendment to Lease Agreement was acknowledged before me this _____ day of _____ 2020, by _____, as _____ of Marion Township, a Michigan municipal corporation, on behalf of the Township.

Notary Public
Print Name: _____
_____ County, _____
My commission expires _____

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

TENANT:

NCWPCS MPL 31 - Year Sites Tower Holdings LLC, a Delaware limited liability company

By: CCATT LLC,
a Delaware limited liability company,
its Attorney in Fact

By: _____(SEAL)
Print Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

The foregoing Memorandum of Option was acknowledged before me this _____ day of _____ 2020, by _____, as _____ of CCATT LLC, a Delaware limited liability company, as Attorney-in-Fact for NCWPCS MPL 31 - Year Sites Tower Holdings LLC, a Delaware limited liability company, on behalf of the company.

Notary Public
Print Name: _____
_____ County, _____
My commission expires _____

Prepared out of State by:
Brandon Bordeaux
Parker Poe Adams & Bernstein LLP
P.O. Box 389
Raleigh, NC 27602

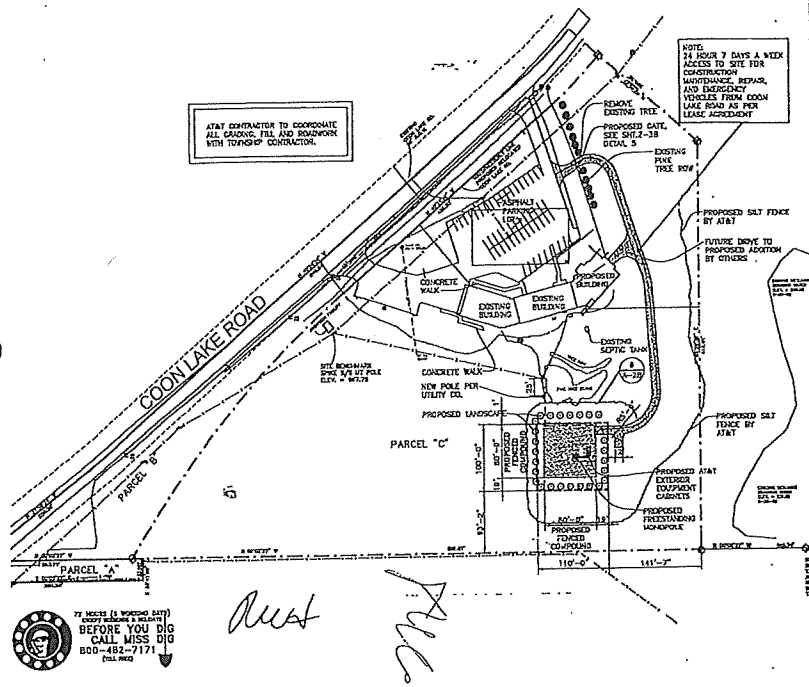
EXHIBIT A

1. THIS PROPOSAL IS FOR AN URBANIZED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW MONOPOLE (TOWER) WITH ANTENNAS AND THE PLACEMENT OF OUTDOOR EQUIPMENT CABINETS AT THE TOWER BASE.
2. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE PROPOSED FACILITY IS 12' WIDENED AND IS NOT FOR HUMAN HABIT. (NO HANDICAP ACCESS IS REQUIRED).
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
5. NO HOIS, SMOKE, DUST OR OODR VAIL, RESULT FROM THIS PROPOSAL.
6. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
7. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. INFORMATION SHOWN ON THESE RESPONSES WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL VERIFY (BOTH OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION).
12. NO HIGH STRENGTH LIGHTS ARE PERMITTED, LIGHTING, IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
13. SUBCONTRACTOR SHALL CALL MASS UTILITY FOR UNDERGROUND UTILITY MARKOUT PRIOR TO CONSTRUCTION. 1-800-482-7171

GENERAL NOTES

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED, IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE PROVIDED FOR THE PROPER PROTECTION OF THE WORK SHALL BE RELOCATED AS DIRECTED BY ENGINEER. EXISTING CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR COLLING PITS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THE WELL INCLUDES BUT NOT BE LIMITED TO: A) FALL PROTECTION B) COMPRESSED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, BRUSH, STUMPS, BERRS, STUMS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE SITE EQUIPMENT AND TOWER AREAS.
6. NO FILL OR DRAINAGE MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR DRAINAGE.
7. THE SUB GRAD SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
8. ALL DUCTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE LOCATION OF THE WORK, SHALL BE REMOVED AND/OR COVERED, PLACED OR OTHERWISE DISCONTINUED AT POINTS WHICH DO NOT INTERFERE WITH THE LOCATION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
9. THE AREAS OF THE OWNER'S PROPERTY DESTROYED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR CONCRETE, SHALL BE SOURED TO A UNIFORM GRADE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
10. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE SURROUNDING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL ORDINANCES FOR EROSION AND SEDIMENT CONTROL.

SITE WORK GENERAL NOTES



CHRISTOPHER WZACNY AND ASSOCIATES INC.
 2414 TELEGRAPH ROAD, SUITE 414
 BOSTON PARKS, MA 02128
 TEL: (617) 722-4318
 FAX: (617) 722-4819

MARION TOWNSHIP
 SITE NO. 930-003 028A / DETRM13462A
 2371 WOOD LAKE RD
 HOWELL, NJ 08840

AT&T
 AT&T WIRELESS SERVICES, INC.
 2647 NORTH CENTRAL SUITE 200
 SCOTTSDALE, AZ 85067

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/20/02	REVISED SITE PLAN	WZ	CH
2	10/20/02	REVISED MONOPOL DRAWING	WZ	CH
3	10/20/02	REVISED	WZ	CH
4	10/20/02	REVISED	WZ	CH
5	10/20/02	REVISED	WZ	CH
6	10/20/02	REVISED	WZ	CH
7	10/20/02	REVISED	WZ	CH

DATE	TITLE	PROJECT NUMBER	SHEET
2/20/03	117	ACRYTAK428A	A-1

MEMO

To: Marion Township Board
From: Bob Hanvey
Subject: Budget modification for election workers
Date: September 10, 2020

Due to the expected substantial increase in mail-in voting for the November election we need to increase the budget for extra workers from \$2,000 to \$4,000.

Line item

	Original	Amended
6191-710 Extra Staff Workers	\$2,000.00	\$4,000.00



CENTER FOR
TECH AND
CIVIC LIFE

OUR WORK

ABOUT

NEWS & EVENTS

DONATE



OUR WORK:
ELECTION OFFICIALS

Overview

Courses

ElectionTools.org

Join our network

Grants

COVID-19 RESPONSE GRANTS

We provide funding to U.S. local election offices to help ensure they have the critical resources they need to safely serve every voter in 2020.

The Center for Tech and Civic Life (CTCL) is excited to expand our COVID-19 Response Grant program to all U.S. local election jurisdictions. Backed by a generous \$250M contribution, CTCL will provide grants to local election jurisdictions across the country to help ensure you have the staffing, training, and equipment necessary so this November every eligible voter can participate in a safe and timely way and have their vote counted.

REQUEST A GRANT APPLICATION

Questions about the COVID-19 grant application or process? Email us at help@techandcivicle.org.

Why is CTCL providing grants to election offices? =

Election officials have made it clear that one of their most pressing needs is funding. Based on this, CTCL is focusing philanthropic support to directly help election offices administer safe and secure elections in November.

Who is providing the grant? =

CTCL is a publicly supported 501(c)(3) nonprofit organization. CTCL is proud to have a healthy mix of financial support from foundations, individual donors, and through earned revenue. By law, CTCL's financial 990s are available for public review.

Grant funds will be disbursed from the Center for Tech and Civic Life.

Who do I reach out to with questions about the grant program? —

Contact help@techandcivicle.org with any questions about the grant program.

What kind of election expenses do the grant funds cover? —

Election offices can use the funds to cover 2020 expenses, including the following:

Ensure Safe, Efficient Election Day Administration

- Maintain open in-person polling places on Election Day
- Procure Personal Protective Equipment (PPE) and personal disinfectant to protect election officials and voters from COVID-19
- Support and expand drive-thru voting, including purchase of additional signage, tents, traffic control, walkie-talkies, and safety measures

Expand Voter Education & Outreach Efforts

- Publish reminders for voters to verify and update their address, or other voter registration information, prior to the election
- Educate voters on safe voting policies and procedures

Launch Poll Worker Recruitment, Training & Safety Efforts

- Recruit and hire a sufficient number of poll workers and inspectors to ensure polling places are properly staffed, utilizing hazard pay where required
- Provide voting facilities with funds to compensate for increased site cleaning and sanitization costs
- Deliver updated training for current and new poll workers administering elections in the midst of pandemic

Support Early In-Person Voting and Vote by Mail

- Expand or maintain the number of in-person early voting sites
- Deploy additional staff and/or technology improvements to expedite and improve mail ballot processing

How do I know that my office is eligible to receive a grant? —

If your U.S. election office is responsible for administering election activities covered by the grant, you're eligible to apply for grant funds.

How much money is my office eligible to apply for? —

Your election office will be eligible to apply for a grant amount based on a formula that considers the citizen voting age population and other demographic data of your jurisdiction. Minimum grants

will be \$5,000. You may choose to receive less than the offered amount if your needs or eligible expenses do not reach that amount.

Is this a matching funds grant? -

Matching funds are not required to apply for this grant.

What if I share election responsibilities with another local government office? +

What information does my office need to provide in the grant application? -

You will need to provide the following information in your grant application:

- Contact name and email address
- Election jurisdiction name and state
- Election jurisdiction annual budget (uploaded file)
- Election jurisdiction number of active registered voters
- Basic information about local government approval process for the grant

Who should submit the application for my election office? -

Your election office's point of contact for the grant should submit the grant application. We leave it to you to determine who should be the point of contact.

When can I submit my application? -

You'll be able to submit your grant application beginning the week of Tuesday, September 8, 2020.

When will my office receive the grant? -

We recognize that election jurisdictions need funding as soon as possible to cover the unprecedented expenses of 2020 elections. We plan to move quickly! CTCL anticipates that the certification and approval of your grant will take up to 2 weeks. The disbursement timeline will depend on your local approval process.

Will the grant be mailed via check or transferred via wire? -

Wiring the grant funds is faster, but you can receive the funds via a mailed check if preferred.

What reporting is required? -

You will be required to submit a report that indicates how you spent the grant funds. The report will be in a format that should not be overly burdensome.

When do I report how my office spent the funds?

You'll need to submit your grant report by January 31, 2021.



CENTER FOR
TECH AND
CIVIC LIFE

hello@techandcivicliflife.org

Phone: 872-588-6843

Mailing address: 233 N Michigan
Ave, Suite 1800, Chicago, IL
60601

Sign up for our email of election administration
best practices, ELECTricity.

First Name

Email Address

SUBMIT

ABOUT

Our story

Our people

Key funders and partners

Careers

Invite us to speak

OUR WORK

Election Officials

Civic Data

News & events

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CONNECT

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Monday, August 17, 2020 5:07 PM
To: George Ryan Holton <gholton@williamsandknack.com>
Subject: RE: Disc Golf Course

George,

The Township Board agreed to move the 14th basket fifty feet farther away from the property line. They did not agree with the fence. They thought it would invite graffiti and vandalism and be a maintenance issue.

Thanks
Bob Hanvey

Monday August 31, 2020

Bob,

Apologies for just getting back to you. I am glad to hear the Board approved moving the basket, but I'm sorry the Board feels that way about the fence. However, given what has happened with my client's property, I understand their concerns.

I spoke with the Johnsons, and they proposed that, in place of a fence, a series of arborvitaes be planted near the fence line, extending 30 feet total, and 15 feet on each N/S side of the launch pad, with the arborvitaes being 5-6' tall, and with minimal space between them.

I believe this suggestion more than satisfies the Board's concern with graffiti/vandalism, as well as maintenance. Please let me know if the Board is agreeable to this resolution.

Best,
George

MEMO

To: Marion Township Board
From: Bob Hanvey
Subject: Crystal Wood Estates Road Paving
Date: September 10, 2020

Attached are several documents about Crystal Wood Estates Road Paving:

Email from Brian Riordan about the Home Owners Association Board of Directors action on a quote for paving.

Quote from McKearney Asphalt & Sealing Inc.

Review of the quote by Phil Westmoreland of Spicer Group.

Two Spicer Group estimates of probable cost for work on Crystal Wood Estate roads from 2017.

Resolution template to schedule a meeting to create the district.

The Township Board needs to decide if the proposed repairs to the roads are appropriate.

If the Board agrees with the proposed repairs, we need a resolution to set a public hearing for creating the Special Assessment District.

Bob Hanvey

From: Brian Riordan [REDACTED]
Sent: Thursday, September 3, 2020 3:57 PM
To: Bob Hanvey
Subject: Crystal Wood Estate Road Update
Attachments: CRYSTAL WOOD ESTATES– CRYSTAL CT & CRYSTAL CROSSING.pdf

Good afternoon,

Last night at our HOA Board of Directors meeting, we voted to accept the attached quote. We also voted to refer the quote to the township to begin the process of setting up the SAD to pay for the project.

We'd like to move forward with this as expeditiously as possible to try to finish the project before the weather turns if that is possible.

Also, are there any permit or other expenses we will need to incur before the project can begin? Will we be able to negotiate an interest rate with the township?

Thanks for your assistance with this. We are all looking forward to having a road we can be happy with!

Happy Labor Day!

Brian

McKearney Asphalt & Sealing Inc

P O Box 22083 Lansing MI 48909 Phone: (517) 484-3188 Fax: (517) 484-3171
 16501 S US HWY 27 Lansing MI 48906 www.mckearneyasphalt.com

Proposal submitted to CRYSTAL WOOD ESTATES	Phone 810.923.6177	FAX 810.923.6177	EMAIL: briordan7378@gmail.com
Street	Date 8/16/20		
city, state, and zip code HOWELL, MI 48843	Job location CRYSTAL CT, SECTION OF CRYSTAL CROSSING, HOWELL, MI 48843		
Contact BRIAN RIORDAN 810.923.6177	Saved As CRYSTAL WOOD ESTATES- CRYSTAL CT & CRYSTAL CROSSING		

We hereby submit specifications and estimates for:

JOB LOCATION: CRYSTAL CT, SECTION OF CRYSTAL CROSSING, HOWELL, MI 48843

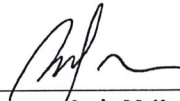
- **INSTALL WEARING COURSE OVER CRYSTAL CT & SECTION OF CRYSTAL CROSSING APPROX: 39,800 SQ/FT**
 ROTOMILL JOINTS AND HIGH SPOTS AS NEEDED FOR SMOOTH TRANSITIONS
 CLEAN SECTIONS OF ROAD TO PAVE WITH POWER BROOM AND HAUL MILLINGS AND DEBRIS OFFSITE
 ADJUST ANY STRUCTURES/ WATER BOXES AS NEEDED
 APPLY SS1H BOND COAT
 WEDGE LOW AREAS
 FURNISH AND INSTALL 2" OF MDOT 13A BITUMINOUS AGGREGATE

***FOR THE SUM OF: \$50,995.00**

-NOTE: CRACKS WILL REFLECT AT SOME POINT IN TIME.

We propose hereby to furnish material and labor - complete in accordance with above specifications

Payment to be made as follows: 50% of total amount down upon acceptance of contract & balance due upon completion, net 10 days. A time price difference of 1.5% per month will be charged on all accounts not paid when due. Should McKearney Asphalt & Sealing Inc. initiate any actions to force collection of any sums due, McKearney Asphalt & Sealing Inc. shall receive all cost incurred by McKearney Asphalt & Sealing Inc. including actual reasonable attorney fees. Quote good for 30 days.



 Andy McKearney, McKearney Asphalt

Acceptance of Proposal	
We hereby accept this proposal. The specifications and prices are approved and satisfactory. The general conditions are understood and accepted on the back of this proposal. Payment will be made in accordance with the terms offered. I further represent that I am authorized to sign this contract.	
Accepted Date: _____	By: _____ Authorized Representative

If accepted, please sign and return one copy to our office. Keep one copy for your records.

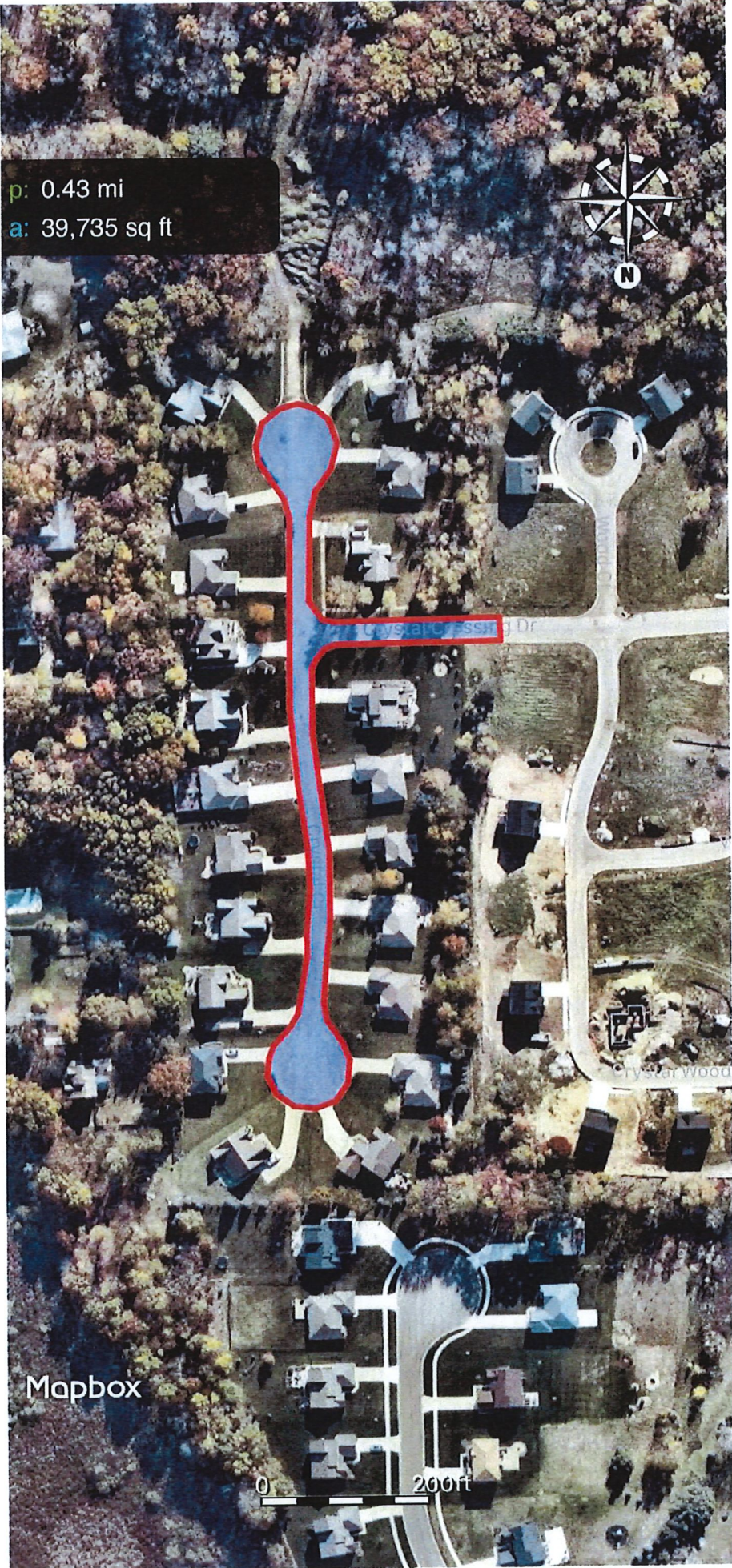


Quality workmanship at a fair price
 Serving Mid-Michigan for more than 35 years

Terms and Conditions

- Approval and Acceptance:** The proposal will not bind McKearney Asphalt & Sealing, Inc. ("McKearney") until the Acceptance of Proposal has been timely received by McKearney, signed by Customer or its duly authorized officer where indicated. If this proposal is not accepted by Customer and returned to McKearney within 30 days from the date of the proposal, this proposal is void and the amount of the project is subject to change.
- Changes:** No changes or alterations in the project or specifications shall be made except in writing and at prices agreed upon at the time changes are made. However, McKearney reserves the right to increase the total amount due from Customer if proposal was based upon incorrect information provided by Customer.
- Thickness:** All descriptions of paving thickness in this proposal are an estimated average. Variations in the sub base and technical limitations may result in variations in thickness and average thickness. Sufficient material will be used so that paving will perform in the manner expected of the stated, average thickness.
- Property Lines:** Customer shall: establish and designate its property lines; pay for work performed and materials provided even if all or any part of the work or material is alleged to trespass on property not owned or controlled by Customer; and indemnify and defend McKearney against any claim of trespass.
- Delays:** McKearney shall complete work in a timely fashion but will not be liable for delays due to Customer, weather, or otherwise beyond the reasonable control of McKearney.
- Permits:** Customer is responsible for any needed permits or assessments, and to determine if any are required.
- Unsuitable Sub Grade:** Customer warrants that it will provide suitable sub grade, which is a condition precedent to performance by McKearney. McKearney reserves that right to refuse to pave wet, unstable or frozen sub grade.
- Reproduction Cracks:** When resurfacing concrete, brick or asphalt ("subsurface"), McKearney is not responsible for the reproduction of cracks or expansion joints, which may occur, or for failure of the new surface due to the failure or irregularity of the subsurface.
- Minimum Grade:** McKearney reserves the right to refuse to pave any surface that has a grade of less than 1% for surface drainage. If Customer directs paving on a surface with less than 1% grade, Customer acknowledges that water ponding may occur and that unsatisfactory drainage voids any warranty.
- Stock Piling:** McKearney shall be permitted to stock pile materials necessary to perform its work on Customer's property, without cost to McKearney or damage to its materials.
- Soil Conditions:** If any unusual soil conditions are encountered that were not specified in this proposal, any resulting extra cost, for work or material, shall be paid by Customer.
- Trees and Surfaces:** McKearney shall not be responsible for: damage to trees, to include damage caused by the removal of tree roots, that occurs when preparing the job location or performing work; or for damage to driveways, walk ways or other surfaces that occurs due to the weight of McKearney's equipment.
- Hidden Objects:** McKearney assumes no responsibility for removal of or damage to hidden objects, including but not limited to irrigation lines, low voltage light wires, and invisible fencing, encountered during the performance of its work. If McKearney elects to remove, dispose of, or repair any hidden object, Customer shall bear the cost by reimbursing McKearney upon receipt of its invoice. Customer shall defend and indemnify McKearney against any injury to person or property alleged to arise from damage to or the presence of hidden objects.
- Zoning:** McKearney assumes no responsibility for determining whether Customer has the legal right or authority to pave, alter or improve the property at the job location. Customer shall: establish its rights and obtain any needed variance, easement or other permission; pay for work performed and materials provided even if all or any part of the work or material is alleged to violate any regulation, law, right, contract or ordinance; and indemnify and defend McKearney against any claim of ordinance or zoning violation or claim that Customer did not have the right to enter, pave, alter or improve the property.

p: 0.43 mi
a: 39,735 sq ft



Mapbox

0 200ft

Bob Hanvey

From: Westmoreland, Phil A. <philaw@spicergroup.com>
Sent: Thursday, September 10, 2020 10:13 AM
To: Bob Hanvey
Subject: RE: Crystal Wood Estate Road Update
Attachments: Engineers Estimate Full Repave.pdf; Engineers Estimate 2017-05-03.pdf

For the most part, I would say what is being proposed is okay. They are going to use a decent mix design, and are going to mill high areas and wedge low areas. The key thing here though is this is basically just a 2" overlay. If I remember correctly, the existing HMA material is pretty broken up and cracked heavily, at least on Crystal Crossing. When we estimated these streets back in 2017, we recommended quite a bit of base repair and patching as a minimum and had it at \$90,000 for the work on these 2 streets. We also estimated full removal and replacement of the section with base repair at \$246,000.

The proposed overlay will last for a few years but it will start to reflective crack at some point. The rule of thumb is 1" per year, so in this case I would expect cracking to begin to show in 2-3 years. Of course this depends on weather conditions. And reflective cracks don't come thru all at once, they begin showing in a few areas and continue to expand thru the life of the overlay. The pavement isn't unusable, just cracked. I would expect a life span on 7-12 years for an overlay in these traffic conditions. This could impact your SAD. Future maintenance like sealing would help expand the life.

I would rule is one feasible option, not necessarily the best one but it isn't terrible.

Thanks.

Phil Westmoreland | Senior Project Manager I
SPICER GROUP, INC.
Office: 734-823-3308 | Cell: 517-375-9449
www.spicergroup.com
Stronger. Safer. Smarter. *Spicer.*



May 3, 2017

ESTIMATE FOR: Crystal Wood
MARION TOWNSHIP

DIVISION 2 - Crystal Court

Item No.	Est. Qty	Unit	Description	Unit Price	Amount
1	21	CYD	Excavation	\$ 14.00	\$ 294.00
1	110	SYD	HMA Surface, Rem	\$ 6.00	\$ 660.00
2	90	SYD	Cold Milling	\$ 3.00	\$ 270.00
3	25	CYD	Subgrade Undercut, Type II	\$ 20.00	\$ 500.00
4		LFT	Curb, Rem	\$ 10.00	\$ -
6	110	SYD	Aggregate Base, 7 Inch, 22A	\$ 7.00	\$ 770.00
7		TON	HMA Base, 4E	\$ 100.00	\$ -
8	380	TON	HMA Top, 4E	\$ 100.00	\$ 38,000.00
9	12	TON	HMA Hand Patch	\$ 105.00	\$ 1,260.00
10		LFT	Curb and Gutter, Conc, Det D2	\$ 30.00	\$ -
11		EA	Drainage Structure, Adj	\$ 500.00	\$ -

SUBTOTAL \$ 41,460.00

CONTINGENCY (~20%): \$ 8,540.00

DIVISION 2 CONSTRUCTION COST: \$ 50,000.00

This division of work involves HMA patching on Crystal Crossing from the limits of the Crystal Wood Phase II development to Crystal Court, as well as the entire length of Crystal Court. The HMA removal is covered by the item *HMA Surface, Rem* and the item *Excavation* covers the removal of material within patches to a depth of 7". At the engineer's discretion, the item *Subgrade Undercut, Type II* may be used to remove additional material found to be unsuitable and replace with Class II granular material. *Aggregate Base, 7 inch, 22A* will then be used to fill the excavated area 7 inches below the bottom of the pavement section. The item *HMA Hand Patch* will be used for placing HMA in these patches to match the existing levelling course grade. There are areas along the curb where the levelling course is too high to allow a reasonable thickness in the top course along the curbline. In these areas, at the engineer's discretion, contractor will mill the existing HMA to a point such that the HMA surface is about 1-1/4" below the curb. This work will be paid with the *Cold Milling* item. Then the entire road within the limits of this Division will be topped with *HMA Top, 4E*.



May 26, 2017

ESTIMATE FOR: Crystal Wood - Full Removal & Replacement of Existing HMA
MARION TOWNSHIP

DIVISION 2 - Crystal Court

Item No.	Est. Qty	Unit	Description	Unit Price	Amount
1	126	CYD	Excavation	\$ 14.00	\$ 1,764.00
2	4,251	SYD	HMA Surface, Rem	\$ 6.00	\$ 25,506.00
3	150	CYD	Subgrade Undercut, Type II	\$ 20.00	\$ 3,000.00
4		LFT	Curb, Rem	\$ 10.00	\$ -
5	642	SYD	Aggregate Base, 7 Inch, 22A	\$ 7.00	\$ 4,494.00
6	375	TON	HMA Base, 4E	\$ 100.00	\$ 37,500.00
7	375	TON	HMA Top, 4E	\$ 100.00	\$ 37,500.00
8		LFT	Curb and Gutter, Conc, Det D2	\$ 30.00	\$ -
9		EA	Drainage Structure, Adj	\$ 500.00	\$ -

SUBTOTAL \$ 108,000.00

CONTINGENCY (~20%): \$ 22,000.00

DIVISION 2 CONSTRUCTION COST: \$ 130,000.00

This division of work involves a complete replacement of all pavement on Crystal Crossing from the limits of the Crystal Wood Phase II development to Crystal Court, as well as the entire length of Crystal Court. The removal of pavement is covered by the item HMA Surface, Rem and the new pavement is covered by items HMA Base, 4E and HMA Top, 4E. There are also items to be used at the engineer's discretion to replace portions of the aggregate and sub bases as necessary. where new aggregate is required, the item Excavation will be used to remove 7" of material beneath the HMA section, and Aggregate Base, 7 inch, 22A to fill that area of the cross section with 7 inches of 22A aggregate base. Where the subbase requires improvement, the item Subgrade Undercut, Type II will be used to remove material, to a depth determined in the field by the engineer, and replace with Class II granular material.

**MARION TOWNSHIP RESOLUTION TO
SCHEDULE A PUBLIC HEARING FOR THE CRYSTAL WOOD ESTATES
ROAD PAVING SPECIAL ASSESSMENT DISTRICT CREATION**

**Resolution # 2020-x
September 10, 2020**

**At a meeting of the Board of Trustees for the Township of Marion,
Livingston County, Michigan, held at 2877 W. Coon Lake Road, Howell, Michigan
48843, on the 10th day of September 2020, at 7:30 p.m. Eastern Standard Time.**

PRESENT:

ABSENT:

The Resolution was offered by _____ and supported by _____.

**WHEREAS, the Township of Marion has received a request to create a
Special Assessment District for road paving for Crystal Court and a portion of
Crystal Crossing, Livingston County Private Roads, and**

**WHEREAS, Michigan Public Act 188 of 1954 requires a public hearing prior
to creating a Special Assessment District, therefore**

**RESOLVED, to schedule a public hearing for the proposed creation of a
Special Assessment District for road paving for Crystal Wood Estates for
_____ at 7:30 pm.**

Upon roll call vote the following voted "Aye":

No:

RESOLUTION DECLARED _____.

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON**

**I, the undersigned, the duly qualified and acting clerk for the Township of
Marion, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing
is a true and complete copy of certain proceedings taken by the Board of Trustees at
a meeting held on the 10th day of September 2020, and further certify that the above
Resolution was adopted at said meeting.**

**_____
Tammy L. Beal, Marion Township Clerk**

Bob Hanvey

From: Arnold Kromberg <akj.kromberg@gmail.com>
Sent: Thursday, September 10, 2020 4:38 PM
To: supervisor@mariontownship.com
Subject: Community Youth Soccer - Field Use

Good afternoon Bob,

Nice speaking with you today. In follow-up to our conversation here is additional information.

I represent the Howell Legends FC and Michigan Alliance youth soccer organizations based in the Howell area which is comprised of approximately 100 Livingston County families. Athletes range in age from 5yrs to 18 yrs old.

We are researching availability of field space for youth soccer activities/practices on Monday and Wednesday evenings from 5:00PM-8:00PM (or dusk this time of year). The desire would be to start next week and run through the end of October.

We can manage the participation schedule to help ensure traffic (number of cars at any one time) is maintained at a desired level as required.

We have equipment capability to provide things like soccer/nets, field marking setup, field lining, etc. We are more than happy to provide others resources at no expense to the township.

Also if there are rental/scheduling fees please let me know.

There could likely be additional questions or desired information so please let me know. I am happy to provide any information about our organization and it's members.

Thank you again for the consideration.

Kind Regards,

Arnold Kromberg
Michigan Alliance FC - President
Legends FC Howell - Director
810-923-7850