NORTHFIELD TOWNSHIP PLANNING COMMISSION NOTICE OF REGULAR MEETING

May 4, 2016 at 7:00 p.m. Second Floor, Public Safety Building 8350 Main Street, Whitmore Lake, MI 48189

AGENDA

- 1. CALL TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- APPROVAL OF AGENDA
- 5. CALL TO THE PUBLIC
- 6. CORRESPONDENCE
- 7. REPORTS
 - A. Board of Trustees Report
 - B. ZBA
 - C. Staff Report
 - D. Planning Consultant Report
- 8. PUBLIC HEARINGS
 - A. Case #JPC160001 Recommend to approve, approve with conditions, or deny the request of Northfield Township, 2727 East North Territorial Road, Whitmore Lake, MI 48189 (Township Fire Station #2) for a Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless. Verizon Wireless proposes to construct a new 120' Monopole (with 7' maximum lighting rod on top). The parcel number is B-02-27-100-003 and is zoned AR Agriculture.
 - B. RTM District Recommend proposed amendments to Article II Definitions and Article XXII RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text.

9. OLD BUSINESS

- A. RTM District Recommend proposed amendments to Article II Definitions and Article XXII RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text (attachment 1)
- B. Discussion on Goals & Objectives for 2016

10. NEW BUSINESS

- A. Case #JPC160001 Recommend to approve, approve with conditions, or deny the request of Northfield Township, 2727 East North Territorial Road, Whitmore Lake, MI 48189 (Township Fire Station #2) for a Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless. Verizon Wireless proposes to construct a new 120' Monopole (with 7' maximum lighting rod on top). The parcel number is B-02-27-100-003 and is zoned AR Agriculture (attachment 2)
- B. Case #JPC160002 Approve, approve with conditions, or deny the request of ACS, Inc. 955 E. North Territorial Rd., for a new construction 37,590 sq. ft. building, 1 story, with 24 ft. mezzanine. The parcel number is B-02-20-100-020 and is zoned RTM-Research/Technology/Manufacturing District (attachment 3)
- 11. MINUTES: April 20, 2016 Regular Meeting
- 12. POLICY REVIEW AND DISCUSSION
- 13. CALL TO THE PUBLIC
- 14. COMMENTS FROM THE COMMISSIONERS
- 15. ANNOUNCEMENT: Next Regular Meeting May 18, 2016
- 16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

Telephone: (734) 449-5000

(ATTACHMENT 1)

ARTICLE II - DEFINITIONS

Laboratory: A building or group of buildings in which are located facilities for research, investigation, testing, or experimentation.

Business: Any use engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services.

Industrial: Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises.

Scientific: Any use in which the major activity is the pursuit, discovery, production, documentation, verification, or dissemination of knowledge.

ARTICLE XXII. - RTM—RESEARCH/TECHNOLOGY/MANUFACTURING DISTRICT

Sec. 36-635. - Purpose.

This district is intended to achieve the following objectives:

- (1) To provide an environment of related activities; which will encourage an increase in the productivity of business and industry.
- (2) To encourage development of scientific, business and industrial research and technology and environmentally clean manufacturing plants in a low density, landscaped campus type environment, generally devoid of nuisance factors commonly found in standard industrial districts.
- (3) To permit and encourage uses which support research, technology and manufacturing uses to locate within an RTM district, thereby eliminating the need to provide for their location on scattered sites in the general vicinity of the district.
- (4) To permit an RTM district to develop in stages and in a planned, coordinated manner, according to an overall development plan.
- (5) To provide facilities and services necessary for the health, safety, welfare and convenience of employees, customers, and visitors in an RTM district.
- (6) To encourage provision of open space within an RTM district, and to preserve natural features by incorporating them into the plan for the district.
- (7) To protect existing and planned uses in the vicinity of a proposed RTM center from spillover effects which might be created by uses in the district.
- (8) To help diversify the local economy, reduce unemployment, and expand the non-residential tax base of the township.
- (9) To prevent uses in the RTM district from creating any dangerous, injurious, noxious, or otherwise objectionable condition which might result from fire, explosion, or radioactivity; noise or vibration; water or soil pollution; smoke, dust, odor or other forms of air pollution; electrical or other disturbances, glare or heat; storage or disposal of liquid or solid materials or wastes; conditions

conducive to the breeding of rodents or insects; or from any other substance, condition, or elements in a manner or amount as to adversely affect other uses in the RTM district or in the surrounding area.

(Ord. of 7-22-2013, § 51.01; Ord. of 9-9-2014, § 51.01)

Sec. 36-636. - Location of an RTM district.

An RTM district shall be located in areas of the township designated in the township's adopted general development plan as suitable and desirable for research/technology/ manufacturing uses. A petition for an RTM district in all other locations shall either follow or proceed simultaneously with, an amendment to the adopted general development plan.

(Ord. of 7-22-2013, § 51.02; Ord. of 9-9-2014, § 51.02)

Sec. 36-637. - Permitted uses.

Uses in an RTM district shall be limited to those included in the listing of uses. No other uses shall be permitted unless the applicable plans are revised or amended in accordance with this chapter. The uses to be permitted shall be selected from the following listed uses, or shall be similar to such uses.

- (1) Permitted principal uses.
 - a. Agricultural uses, as temporary uses prior to development of a parcel in the RTM district.
 - b. Industrial research, development, and testing laboratories.
 - c. Scientific research, development, and testing laboratories.
 - d. Business research, development, and testing laboratories.
 - e. Automated production equipment, such as robots.
 - Pharmaceutical drugs.
 - g. Office, computing, and accounting machinery.
 - Electric lamps; current-carrying and non-current-carrying wiring devices; radio and television receiving equipment; electronic components and accessories.
 - i. Space vehicles and parts.
 - Measuring, analyzing, and controlling instruments; photographic (except chemicals and sensitized materials); medical and optical goods; watches and clocks.
 - ke. Printing, publishing and allied industries.
 - If. Production and processing of genetic materials.
 - mg. Electricity transmission and distribution lines, gas and oil pipelines, and related structures; electricity switching and step-down stations.
 - **<u>ah</u>**. Administrative, professional, and business offices.
- (2) Permitted accessory uses.
 - a. Uses such as fire, police, and ambulance stations; technical and business schools; recreation facilities, both indoor and outdoor post office.
 - b. Prototype or pilot processing, manufacturing, and/or assembley, if strictly incidental and subordinate to an activity permitted and located in the RTM district, and if such use does not occupy more than 25-49 percent of the total floor area of the permitted principal use.

c. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: banks and other financial institutions; restaurants; transient lodging facilities; day care facilities; barber and beauty shops; pharmacies; sales of newspaper magazines, and books; office supply sales; medical and dental offices; theaters, auditoriums and meeting facilities; dry cleaning (pick-up and delivery only); product display facilities; power plants; water treatment plants; automobile service stations and car washing facilities; gift and flower sales; data processing and computing centers; computer and office machine service and repair establishments; printing and copying services.

Such uses shall either be located in a building containing the permitted principal uses which will be served, or in service centers consisting of one or more buildings, designed with common drives, parking and loading areas, and landscaping. Such service centers shall be located within the district as to clearly serve only the permitted principal uses within the district and not the surrounding area and communities.

- d. Outdoor recreation facilities.
- e. Living quarters for security and maintenance personnel.
- f. Warehousing, only for principal uses permitted and located in this district.
- g. Communication facilities only for principal uses permitted and located in this district.

(Ord. of 7-22-2013, § 51.03; Ord. of 9-9-2014, § 51.03)

Sec. 36-638. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in article XXVII.

- (1) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720 herein, in addition to the requirements of article XXVII ("Conditional Uses") herein.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.- DELETED by Ord. of 4-12-16

(Ord. of 7-22-2013, § 51.04; Ord. of 9-9-2014, § 51.04)

Sec. 36-639. - Regulations and standards.

The following regulations shall apply in all RTM - Research/Technology/Manufacturing Districts:

- (1) Density regulations.
 - a. Ground floor coverage (GFC) shall not exceed 25 percent.
 - b. The floor area ratio (FAR) shall not exceed 40 percent.
 - c. The total developed area (TDA the sum of the ground floor area of all buildings, and the area in parking spaces, drives, and loading spaces) of a lot shall not exceed 50 percent of the area of the lot.
- (2) Density calculations.
 - a. GFC, FAR, and TDA calculations shall be based on land areas designated for the various uses. The designated land areas shall include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street rights-of-way or major private streets.

- Land areas used in calculating ground floor coverages and floor area ratios shall be delineated on the site plan so that the acreage and density computations can be confirmed.
- c. The surface area of lakes, streams, ponds (natural, man-made or storm water retention), marsh lands, or similar areas may be included in the acreage used for calculating ground floor coverage and floor area ratios if such areas are part of lands devoted to parks and open space uses.
- d. GFC and FAR calculations shall be based on land areas designated for the various uses: The designated land areas include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street right-of-way or major private streets.
- e. Land used to provide acreage to meet density regulations in a project within an RTM district shall not be used to compute density in another project within the district, unless the GFCs and FARs of the subject project and all previous projects are maintained at or less than the limits established in the preliminary site plan.
- (3) Minimum lot area. The minimum area for a parcel of land to be zoned RTM shall be 40 acres. The minimum area for individual lots within an RTM district shall be five acres. Any parcel of land, regardless of area, may be added to the initial land if contiguous thereto.
- (4) Required yards.
 - A yard at least 100 feet wide shall be provided along an existing or future public street rightof-way.
 - b. A yard at least 50 feet wide shall be provided along that part of the perimeter of an RTM district which does not abut a public street, except where the adjacent property is designated by the Township's adopted General Development Plan for agricultural or residential uses, in which case the yard shall be a least 100 feet.
 - c. The following minimum yards shall be provided for each lot which is not subject to the yard requirements of subsection (4)a. and (4)b., preceding:

Front	50 feet
Side, interior	10 feet
Side, corner	50 feet
Rear	35 feet

Larger minimum yards may be required at the time of site plan approval, for a building exceeding three stories or 35 feet in height. The requirements shall be based on consideration of natural light, air circulation, and solar access.

- d. Minimum yard requirements shall apply to all buildings and structures, drives, and parking and loading areas. Drives may cross required yards. Drives and parking spaces shall not be less than ten feet from a property line where permitted in a side or rear yard. Loading areas shall not be permitted in any required yard.
 - All required yards shall be landscaped and adequately and permanently maintained. Yards that abut residentially used or zoned property shall meet the standards of section 36-706, transition strip.
- e. The preceding yard requirements, except those in subsection (4)a. and (4)b. herein, may be reduced as part of the approved site plan. The reduction shall be based on findings that

topographic conditions, trees and other vegetation, proposed land grading and plant materials, or other existing or proposed site conditions perform the same function as the required yards.

(5) Distances between buildings.

- a. The location of buildings and uses, and distances between buildings as shown by dimensions, shall be shown on the site plan.
- b. Distances between buildings shall be sufficient to meet fire regulations, and to provide for natural light, air circulation and solar access.
- (6) Height. There shall be no height regulations in an RTM district, provided that any building which exceeds a height of three stories or 35 feet shall be approved as to a specific height by the township board upon recommendation of the planning commission. Approval shall be based on findings regarding natural light, air circulation, views, and solar access rights for neighboring buildings and properties, airport flight patterns; and fire protection and safety. The height of each building shall be on the site plan.

(7) Parking and loading requirements.

- a. Parking and loading facilities shall be provided in accordance with section 36-765 and article XXV, herein, except that the dimensions of individual parking spaces may be reduced to not less than nine feet wide by 18 feet long, if approved as part of approval of the site plan. The planning commission may establish a maximum number of parking spaces permitted on a lot as part of its approval of a site plan.
- b. Notwithstanding requirements of article XXIII, herein, the number of parking spaces required for RTM uses shall be based on the rate of one space for each 300 square feet of floor area. Loading/unloading operations shall occur only on the site involved, and shall not be located in the front or corner side yard. Loading/unloading areas shall be screened from view from streets and adjacent lots.
- (8) Outdoor storage. Outdoor storage of vehicles, equipment, supplies, or products shall be prohibited. Trash and other waste materials shall be stored as provided in section 36-701(3), herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in front or corner side yard.
- (9) Outdoor operations. Outdoor storage of vehicles, equipment, supplies, or products: outdoor processing, assembly, repair, or other operations; or outdoor display of goods, materials, products, equipment, or processes shall be prohibited. No display shall be permitted in a window or in any other location visible from a street or an adjacent lot except in a service center, as provided in section 36-637(2)c., herein. Trash and other waste materials shall be stored as provided in section 36-701(3), herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in a front or corner side yard. Outdoor processing, assemble, repair, or other operations shall be prohibited.
- (10) Landscaping. Landscaping shall be provided in accordance with the approved site plan for each lot in an RTM district. All landscaping shall be in conformance with section 36-722, landscaping, of this chapter.

(11) Performance standards.

- a. Atmosphere emissions, electromagnetic radiation and interference, and the handling and disposal of radioactive and chemical materials shall comply with all applicable state and federal laws and regulations.
- b. No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at, or any point beyond, the lines of the subject lot.
- c. Noise emanating from a building in this district shall not exceed 60 decibels as measured 25 feet from the exterior surface of the exterior walls of that building.

- d. All activities, and all storage areas for materials, shall be provided with adequate safety and fire fighting devices, meet state codes regarding fire and explosion hazards, and requirements of [the] township fire marshal.
- e. No direct or sky-reflected glare, except that resulting from floodlighting, so as to be visible at the lot line, shall be permitted. No emission or transmission of heat or heated air so as to be discernible at the lot line shall be permitted.
- f. There shall be no discharge of any liquid or solid materials into any public or private sewage disposal system, into any stream or body of water, onto the surface of the ground, or into the ground, except in accordance with township, county, and state laws and regulations.
- g. Odors from any use shall not be discernible at a lot line to a greater degree than odors from plants for the manufacture of electronic equipment.
- (12) Fencing. Security fencing shall not be permitted in any part of a yard forward of the rear wall of a building.

(Ord. of 7-22-2013, § 51.05; Ord. of 9-9-2014, § 51.05)

Secs. 36-640—36-666. - Reserved.

(ATTACHMENT 2)

April 28, 2016

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189-0576

Subject: Verizon Monopole/2727 East North Territorial Road; Conditional Use Review #1; Application received by Township on 3/18/2016.

Dear Commissioners:

We have reviewed the proposed conditional use application submitted by RJP Consulting on behalf of Verizon Wireless, for the construction of a new 120-foot tall wireless monopole structure at the Township-owned Fire Station#2, 2727 E. North Territorial Road. Along with a monopole, the applicant proposes an equipment shelter at the base of the tower, to be enclosed with chain link fence around a 2,000 sq. ft. lease area. The plan includes landscaping around the outside of the fence and a 30-foot-wide access and utility easement leading from N. Territorial Rd. to the lease site. The site is zoned AR (Agricultural) District.

Under the Michigan Zoning Enabling Act (MZEA), a new wireless communication facility can be reviewed as a conditional land use, subject to the information and requirements of the Zoning Ordinance. The



MZEA also imposes time limits on the local review process. Wireless communication facilities are permitted in the AR District subject to conditional use approval per Section 36-838 of the Township Zoning Ordinance. The required public hearing is scheduled for May 4, 2016.

CONDITIONAL USE COMMENTS

Conditional use approval of wireless communication facilities is subject to both the specific standards listed in Section 36-720 of the Zoning Ordinance, and the general discretionary standards in Section 36-838 applicable to all conditional uses. Beginning with the specific requirements, our comments are provided below:

- A. <u>Application Requirements Specific to Wireless Communications Facilities [Section 36-720 (c)(2)].</u> Most of the information required by this section has been provided, including contact information for the applicant; map showing location of all existing towers in the Township; scaled site plan with details; legal description of overall parcel and lease area; setbacks from nearest residential structures; separation distance from other towers; landscape plan; fencing; notarized statement regarding collocation; backhaul provider; suitability of existing towers or alternative technology; name of tower manufacturer; radiation output; and maintenance plan. The following items remain to be addressed:
 - 1. The applicant's letter dated 3/16/2016 says that a map showing future tower locations, structures and antenna proposed or anticipated cannot be provided since it is proprietary. The applicant states that in general, new sites may be needed in the northwest, northcentral and southeast parts of the Township. Compliance with this requirement must be addressed to the satisfaction of the Planning Commission.
 - **2.** Sub-section m. requires an environmental impact statement. According to the application, a phase one environmental review has been completed and indicates no perceived impacts; <u>a copy of that</u> report must be submitted for Township review.
 - 3. A narrative must be provided with the radiation output data that verifies whether the anticipated output is consistent with current FCC emission regulations.
 - **4.** The <u>boundaries of the lease area must be clarified and dimensioned on the site plan.</u> We recommend that the proposed evergreen trees outside the fence be included within the lease area.
- **B.** Section 36-720 (c)(4). Specific Factors Related to Wireless Communication Facilities. The Planning Commission may waive or reduce any of the following requirements if it determines that doing so better serves the goals of the section:
 - **1.** *Height of proposed tower.* Section 36-720 (d)(5) limits heights of towers and structures to no more than 180 feet. At 120 ft. tall with an additional 7 ft. lightning rod, the proposed monopole complies.
 - 2. Proximity of tower to residential structures and residential district boundaries. The proposed facility is on an AR Agriculture-zoned parcel the Township-owned fire station. The AR district also permits single family residential dwellings on lots of 5 acres and larger. The closest residential dwellings are to the south and east, at 536 ft. and 595 ft. away.
 - 3. Nature of uses on adjacent and nearby properties. The land to the west and north is wooded and some is farmed. To the east is a single family residence and the fire station building; to the south (across N. Territorial Rd.) is vacant/farmland and a single family dwelling with accessory structures.
 - **4.** Surrounding topography. The surroundings are relatively flat. McCarty Drain No. 2 is to the north.
 - 5. Surrounding tree coverage and foliage. The proposed tower location is well screened by wooded land to the west and north. However, the N. Territorial Rd. frontage of the fire station is lawn and wide open to accommodate public safety vehicles and visibility. The house south of N. Territorial Rd. will have its view of the proposed tower partially buffered by the fire station building; the house to the east will have its view somewhat buffered by a tree/brush line (mostly deciduous). Both dwellings would benefit from additional screening; we recommend evergreen trees be planted

between the tower and the road frontage on both sides of the west fire station driveway and along the tree line to the east as transition strips. Relocation of the tower site west to be behind the woods could also improve its screening.

- 6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness. The applicant states that the proposed monopole is a less obtrusive design than a lattice tower. The galvanized metal color is intended to "blend in with the sky". There are no other features incorporated that would reduce visual obtrusiveness.
- **7. Proposed ingress and egress.** The tower site will be accessed from the fire station driveway with a gravel drive extension at the northwest corner of the existing pavement.
- **8.** Availability of suitable existing towers, others structures or alternative technology. Propagation maps have been submitted, illustrating existing coverage without the facility and projected coverage that can be obtained with the new tower. Per the applicant, there is a lack of service on the stretch of N. Territorial Road that will be covered by the new facility.

Section 36-720(d)(1) sub-section a., requires that no tower may be located within 2 miles of another commercial communication tower. The tower location map shows that the proposed new tower would be within 1.7 and 1.9 miles of two other commercial towers. Also, in late 2014, AT&T was approved to build a tower at 6741 Sutton Rd. That tower has not been constructed, but it would also be within 2 miles of the site, approximately 0.5 miles away. Per Section 36-839, "An approved conditional use permit, including all attached conditions, shall run with the land in the approval and shall be binding on all successors and assigns." It is our understanding that the AT&T tower's site plan approval has expired and would have to be obtained again, but arguably, the conditional use approval could still be valid. The status of the Sutton Road tower site should be determined. If the Sutton Rd. site is still approved, it must be included on the map of facilities and considered in the evaluation of site alternatives.

The Planning Commission may waive the Ordinance's separation distance requirements, if it determines that "the proposed tower is of exceptional design so as to create a positive architectural and/or environmental feature which is compatible with the character of the surrounding area and community". The proposed tower is a standard monopole, and does not appear to be an exceptional positive architectural and/or environmental feature. While it is not uncommon for towers to be located at a public safety facility like a police or fire station, we recommend the Commission review this matter and give the applicant direction regarding alternative designs, such as a "tree" or mounting upon or incorporating into another compatible structure that could be substituted for the standard monopole.

Further, not enough information has been about the two closest tower locations identified by the applicant - <u>How many carriers are already on those towers?</u> Is there a possibility of collocation on those towers? If not, why? Can any adaptation be made to those towers to accommodate the applicant's antenna without the need for a new facility?

9. The design of the proposed structure will accommodate collocation of additional users. The new monopole is designed to allow for two additional co-locators in the future, however the applicant must submit an affidavit stating they will permit and not unreasonably obstruct collocation.

- C. Section 36-720 (c)(5) Availability of Existing Towers or Other Structures or Alternate Technology. This section requires that the applicant provide evidence to demonstrate no existing towers or alternative technology can be utilized to accommodate the proposed antenna. As described in comment B.8 above, additional information is required to justify the need for a new facility. While the applicant states that none of the existing towers will meet Verizon's coverage needs, it is not clear if modifying one or more of the existing towers in the vicinity, or if construction of the Sutton Rd. site (that the applicant did not include in its analysis) would create the applicant's desired coverage.
- D. Section 36-720 (d). General Regulations for all wireless communication towers:

1. Location of towers or structures.

- a. No single tower shall be located within two miles of another commercial communication tower. This requirement may be waived if the Planning Commission determines that the tower is of an exceptional design so as to create a positive architectural and/or environmental feature which is compatible with the character of the surrounding area and community. Additional communications apparatus can, however, be located on an existing tower or other structure capable of accommodating such apparatus. See Comment B.8., above.
- b. No tower shall be located closer than 1,000 feet from the boundary of any residential district, including any PUD district incorporating residential uses. All of the surrounding land is zoned AR Agriculture. The closest residential dwelling is 536 feet from the proposed tower. We estimate that 4 houses are located within 1,000 feet of the proposed tower.
- c. A tower shall have a minimum setback from all property boundaries equal to the height of the tower. Setbacks are greater in all directions than the required 127 ft.
- d. Guys and accessory buildings must satisfy the minimum zoning district regulations. No guy wires are proposed since the structure is a monopole. The proposed equipment shelter complies with AR district setback regulations; the height of the equipment shelter and all accessories must be dimensioned.
- e. For purposes of measurement, any required tower setback and/or separation distance shall be calculated and applied to facilities located adjacent to municipal and county jurisdictional boundaries. Not applicable.

2. Access.

Unobstructed access constructed in accordance with all provisions of this chapter shall be provided to the tower and apparatus building to ensure service by police, fire, and emergency vehicles. Access to the tower lease area is unobstructed, across the paved fire station drive and a short gravel driveway.

3. Structural design and installation.

a. The plans for the tower construction shall be certified by a registered structural engineer, and the applicant shall submit verification that the installation is in compliance with all applicable codes. All towers or structures must meet all applicable standards of the Federal Aviation Administration and the Federal Communications Commission. The applicant's letter states they will comply with all applicable FAA and FCC standards. A letter from an

engineer at the tower manufacturing company verifies the structural stability of the monopole proposed.

- b. All towers or structures must meet or exceed current standards and regulations of the FAA, the FCC, and other agency of the state or federal government with the authority to regulate towers, structures, and antennae. If such standards and regulations are changed, then the owners of the towers, structures, and antennae governed by this section shall bring such towers, structures, and antennae into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers, structures, and antennae into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. The applicant agrees to comply with all applicable governmental, health and industry safety standards and FAA and FCC regulations and standards.
- c. To ensure the structural integrity of towers or structures, the owner of a tower shall ensure that it is maintained in compliance with standards contained in the state construction code and the applicable standards for towers or structures that are published by the Electronic Industries Association, as amended. If, upon inspection, the township concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense. The applicant agrees to comply with all applicable governmental, health and industry safety standards and FAA and FCC rules.
- d. Antennae and metal towers or structures shall be grounded for protection against a direct strike by lightning. The electrical wiring and connections on all towers and structures shall comply with all applicable local, state, and federal statutes, regulations, and standards. The top of the monopole includes a 7 ft. tall lightning rod. Information regarding grounding and compliance with the above listed regulations must be provided with the site plan.
- e. Towers or structures with antennae shall be designed to withstand a uniform wind loading as prescribed in the state construction code. The tower engineer's statement addresses this.
- f. Towers and structures shall be subject to any state and/or federal regulations concerning nonionizing electromagnetic radiation. If more restrictive state and/or federal regulations are adopted in the future, the operator of the tower shall bring the antennae into conformance with such standards within 60 days of its adoption, or the conditional use permit shall be subject to revocation by the township board. The operator of the tower shall bear the costs for testing and verification of compliance. The applicant agrees to comply with all applicable governmental, health and industry safety standards.
- g. All signals and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antennae and a structure, or between towers, shall be at least eight feet above the ground at all points, unless buried underground. The applicant must provide a written statement that they will comply with the Township's requirements for signal and remote control conductors.

- h. The base of the tower shall occupy no more than 500 square feet. The base of the tower occupies considerably less than 500 square feet.
- i. All communications tower operators shall be required to provide an annual report of total radiation output from all channels and all antennae on the tower, including all co-locators, from an independent contractor as recommended by the township engineer or its designee. The report shall contain any and all information deemed necessary by the Planning Commission. The applicant must provide a written statement that they will provide any information required by the Township Engineer in this regard.
- **4.** <u>Lighting</u>. *Towers or structures shall not be artificially illuminated*. The tower is not required to be lit since it is less than 200 feet in height.
- 5. Height. Towers and structures shall not exceed 180 feet in height. The proposed tower complies.
- 6. Design.
 - a. Except as otherwise provided herein, all towers shall be of monopole design and shall be constructed of, or treated with, corrosive resistant material. The tower is proposed as a galvanized steel monopole. Based upon the separation distance requirement, a stealth/alternate design is recommended. See comment B.8, above.
 - b. Advertising, signs, and identification of any kind intended to be visible from the ground or other structures shall be prohibited, except as required for emergency purposes. No signs are proposed other than required emergency contact information.
 - c. The antennae shall be painted to match the exterior treatment of the tower. The paint scheme of the tower and antennae shall be designed to minimize off-site visibility of the antennae and tower. The applicant must confirm compliance and note it on the plan.
 - d. The design of the buildings and related structures shall, to the maximum extent possible, use materials, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. The applicant states that the galvanized steel tower will blend in with the sky. Details of the equipment cabinet and associated accessory structures must be provided.
 - e. If an antenna is installed on a structure other than a tower (such as a clock tower, bell steeple, or light pole), the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Not applicable.
- 7. Fencing and Landscaping. The tower and appurtenant apparatus building shall be secured by fencing a minimum of six feet in height. The fencing and apparatus building shall be screened with a landscape strip at least 20 feet wide along each side of such fencing and/or building. Specifications for spacing and plant materials shall be as set forth in section 36-706. The landscape strip shall be maintained in good condition at all times so as to continue its effectiveness. Existing mature on-site vegetation and natural land forms shall be preserved to the maximum extent feasible. In some cases, such as towers or structures sited on large, wooded

lots, natural growth around the property perimeter may provide sufficient buffer, in which case the planning commission may waive the landscaping requirements of this subsection. The site plan shows 6 ft. chain link fence with 3 strands of barbed wire around the equipment area. Barbed wire is permitted only around farmland. Although the site is in the AR district, a wireless communication facility does not constitute a "farmland" use. The barbed wire must be removed.

A landscape buffer of 6 ft. tall Colorado spruce planted 20 feet on center is proposed outside the fencing. Installation of the proposed monopole will not cause the removal of any existing mature vegetation. A landscape maintenance plan must be added to the site plan and note that "dead or diseased plants will be replaced within 6 months or in the next appropriate planting season, whichever comes first."

- 8. <u>Employees</u>. No employees shall be located on the site on a permanent basis to service or maintain the antennae. Occasional or temporary repair and service activities are excluded from this restriction. The facility will be unmanned, with periodic visits by maintenance personnel.
- 9. Site plan required. The applicant shall submit a preliminary and final site plan in accordance with article XXVIII of this chapter, and including details of tower lighting required and approved by the Federal Aviation Administration. The applicant has submitted a preliminary site plan which must be revised as described in this review prior to site plan approval. No light detail is required.
- 10. <u>Franchises</u>. Owners and/or operators of towers, structures, or antennae shall certify that all franchises required by law for the construction and/or operation of a wireless communication system have been obtained and shall file a copy of all required franchises with the township prior to final site plan approval. The applicant must provide a written statement that they will comply with any franchising requirements.
- 11. <u>Engineering certification</u>. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or structural, shall be certified by a licensed professional engineer.

 The 2-sheet plan set is signed and stamped by a licensed engineer.
- 12. <u>Non-essential services</u>. Towers, structures, and antennae shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities. The application complies.
- 13. Cessation of operation. The township shall condition approval of any new tower subject to the removal of said tower, including all structural components of the tower above and below ground, within 180 days of cessation of operation. The township reserves the right to request evidence of ongoing operation at any time after construction of an approved tower. Any antenna or tower, whether approved under this section or existing at the time of adoption of the ordinance from which this chapter is derived, that is not operated for a continuous period of 180 days shall be deemed abandoned. Failure to remove an abandoned antenna or tower within 60 days of receipt of a notice from the township requesting such removal shall be grounds for the township to remove the tower or the antenna at the tower and/or property owner's expense. If there are two or more users of a single tower, this provision shall not take effect until all users cease using the tower. Written agreement to comply with removal requirements must be submitted to the Township.

- **14.** <u>Division of property prohibited</u>. *The division of property for the purpose of locating a facility is prohibited unless all requirements of the township ordinances are met.* The site is Townshipowned and no division is proposed.
- 15. <u>Facility not to be used for advertising</u>. The facility shall not be used for advertising purposes and shall contain no signs or lighting except to identify the provider and emergency telephone numbers and as may be required by the FAA. No advertising is proposed.
- 16. Security. In order to ensure removal of the wireless communication structure, in the event of abandonment or cessation of operation, the planning commission may require that security be posted at the time a building permit is obtained for uses as specified in the conditional use permit in an amount sufficient to guarantee that the applicant shall perform the terms and conditions of the conditional use permit. The applicant must provide the necessary financial guarantee.
- **E.** Section 36-838. General Conditional Use Approval Requirements. In addition to complying with the specific requirements for wireless facilities enumerated above, for conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:
 - 1. Will be harmonious with and in accordance with the general objectives, intent and purpose of this article. The proposed tower is located in an agriculturally zoned and master planned district and is not close to any concentration of uses. Per the applicant, the proposed tower is similar in appearance or perception to other large structures likes wind turbines and high voltage transmission lines that are commonly found in agricultural areas. A properly designed tower that provides for public safety communication might be found harmonious. However, the standards and objectives of the Zoning Ordinance that are designed to avoid a concentration of towers (when collocation can be achieved) and thereby minimize the visual impact and clutter of these facilities, have not been met. Revisions to the facility design, acceptable confirmation that the applicant can't collocate on an existing tower(s) or use other means to provide service, and other options that are consistent with the intent and purposes of the Ordinance must be addressed to the Commission's satisfaction.
 - 2. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. The general vicinity is master planned AG, Agricultural for farming and single family residences on lots 5 acres and larger. The tower and associated ground-mounted equipment will be within a fenced area and accessed from the fire station's paved driveway. The fence and much of the equipment inside the enclosure will be screened with evergreen trees, and the land to the north and west is wooded, reducing the visual impact of the facility. The primary impact to the surroundings will be the view of the tall structure from road and the south and east; installation of additional landscape screening, and/or relocation of the tower to be better screened by existing trees is recommended, as discussed in this review.

The facility will be unmanned and will be visited by maintenance personnel only, 2 to 4 times per month. The short drive and T-turn area inside the fence are noted as gravel surface; given the infrequent traffic to the enclosure, we believe the Commission could find this surface sufficient. A maintenance statement on the site plan assures that site problems will be corrected in accordance with Township requirements and a letter addresses weed control, and removal of snow and debris.

As a condition of site plan approval, <u>a landscape maintenance plan with replacement guarantee will</u> be required.

3. Will be compatible with the natural environment and existing and future uses in the vicinity. The north and west sides of the tower's lease area are generally screened from view off-site by existing trees and brush, but the installation will be very noticeable from N. Territorial Rd. In order to improve its compatibility with the vicinity, we recommend that (subject to Township Board approval) clusters of large evergreen trees and/or other dense vegetation should be planted between the tower and N. Territorial Rd. and as a transition strip on the east side of the fire station lot, at or near the lot line. Relocation of the facility to the west, so that the wooded area is to its south may also improve the tower's compatibility with existing and future uses.

The fence around the lease area will be screened with evergreen trees planted 20 feet on center. The fire station is a necessary public safety facility; the surroundings are generally intended to be very low density residential and agricultural uses. The environmental impact statement must be submitted to confirm the lack of negative environmental impacts.

4. Will be compatible with the Township land use development plan. The Township Master Plan designates the site for low density single family development, farms and farm structures, scenic corridors, landscape features such as fields and similar. The Plan does not anticipate a concentration of population here and the Zoning Ordinance mirrors the Master Plan by requiring, under ordinary conditions, tower separations of 2 miles or more. However, the site is near a minor arterial road carrying higher volumes of traffic through the Township and is part of the existing and planned Township fire station where communication facilities could be found compatible.

The proposed tower location, less than 2 miles from 2 existing towers and approximately 0.5 miles from a potential tower site, may not be compatible with the Master Plan's vision. This standard can be met if the tower is redesigned to be a positive feature that blends in with the surrounding rural residential environment and natural features. Further, sufficient evidence has not been submitted that would allow the Commission to determine that collocation and other more compatible alternatives are not feasible.

- **5.** Will be or can be served adequately by essential public facilities and services. Access is to N. Territorial Road, a paved minor arterial road, via the fire station's existing paved driveway and a gravel drive. The only utilities required are electricity and fiber optic service, both of which are available. Fire protection is on-site.
- 6. Will not be hazardous or disturbing to existing or future neighboring uses. The proposed tower is a monopole which is less intrusive than a "lattice" tower design. Since the tower is less than 200 feet in height, the FCC does not require lights, and the Zoning Ordinance prohibits other tower illumination. The tower and equipment cabinet generate no noise, although in the event of a power outage, the generator will run and create noise. Noise mitigation must be documented so that the sound will not be in excess of that typical for residential areas. Per the plans, the 120 ft. monopole has a 127 ft. fall zone, well clear of any other structures, including the fire station which is the closest building. The applicant must provide evidence that the radio and radiation emissions will be compliant with FCC standards. In the event all other requirements are satisfied, we do not anticipate the use being hazardous or disturbing to the existing or future neighboring uses.

7. Will not create excessive additional requirements at public cost for public facilities and services.

No water or sanitary sewer connections are needed, and as noted above, power and fiber optic service are available. No additional infrastructure or public services are required. Per the applicant, there will be no public funds required for this project.

RECOMMENDATION

Based upon the information submitted, we find that the application for Verizon Wireless does not yet comply with several of the Zoning Ordinance requirements for conditional use approval. The deficiencies noted in our comments above, including some site design details, documentation regarding compliance with governmental regulations, the issue regarding inadequate separation distance of the proposed tower from other existing towers, compatible tower design, and other items must be addressed to the satisfaction of the Planning Commission. The major issues that must be resolved before making a recommendation, are presentation of sufficient evidence by the applicant that the 2 - 3 other towers/sites will not work, and proposing an "exceptional architectural and/or environmental design" that would justify the Commission allowing this new tower to be constructed less than 2 miles from those other towers.

Prior to the Planning Commission acting on the application, we recommend the following items and information be addressed with a revised and dated site plan:

Conditional Use:

- 1. If the Commission determines the applicant's general statement that future facilities will be needed in the northwest, northcentral and southeast parts of the Township is not sufficient, a map shall be provided;
- 2. Submit the environmental impact statement;
- 3. Explain radiation output data with documentation demonstrating compliance with FCC rules;
- 4. Clarify the boundaries of the lease area on the site plan, and include the evergreen trees;
- 5. Improve screening/buffering of the view of the tower from off-site by planting additional trees between the tower and the road frontage and along the tree line to the east, by relocating the tower to be better screened by existing trees, and/or by other means acceptable to the Planning Commission.
- 6. Confirm that the approval previously granted for monopole at 6741 Sutton Road has expired, or include that approved tower location as part of this application;
- 7. Submit additional written evidence regarding the other towers within 2 miles pertaining to their height, number of carriers/antenna in place, etc. to confirm whether or not collocation opportunity(s) that would accommodate the proposed antenna are available on any of them (including Sutton Rd. site if applicable), per Section 36-720 (c)(5);
- 8. Satisfaction of the requirement for the tower to be designed as a positive, exceptional architectural and/or environmental feature;
- 9. Affidavit agreeing to permit and not unreasonably obstruct collocation on the tower; and
- 10. Site plan approval.

Site Plan:

- 1. Provide details of, and dimension the height of the equipment shelter and all accessories;
- 2. Comply with the Township's requirements for grounding, wiring and signal and remote control conductors.
- 3. Agreement to provide annual report of total radiation output with information as determined by the Township engineer;
- 4. The antenna shall be painted or otherwise treated to match the tower and this noted on the plan;

Northfield Township Planning Commission Verizon Monopole/2727 East N. Territorial Road, CU Review #1 April 28, 2016 ~ Page 11

- 5. Provide detailed landscape maintenance plan including replacement guarantee for landscaping;
- 6. Remove barbed wire from fence;
- 7. Replace the gravel surface with pavement unless the Commission determines that based on the infrequent traffic to the enclosure and nature of the use that gravel is acceptable;
- 8. Generator noise controls specified so as to be compatible with the vicinity;
- 9. Utilities and infrastructure to be reviewed during site plan review; and
- 10. Provide the Township with necessary assurances, agreements, documents and financial guarantees (as noted in Section D above).

Under the MZEA's "shot clock", after an initial 14-day period, the Township has 90 days to take action on a new tower. In this case, if the Township does not take action by June 29th, the application may be considered approved. Therefore, if the above issues cannot be satisfactorily addressed by the Commission's May 18th meeting, the Planning Commission may need to recommend denial to the Township Board.

Respectfully submitted,

McKENNA ASSOCIATES

Sara J. Hodges, AICP Senior Vice President

Vidya Krishnan Senior Planner

cc: Howard Fink, Township Manager

New ParA Delaware Partnership DBA Verizon Wireless, 24242 Northwestern Hwy., Southfield, MI 48075

PAID

RECEIVED

APR 1 2016 Partial

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MAR 1 8 2016



NORTHFIELD TOWNSHIP TREASURER Northfield Township N

NORTHFIELD TOWNSHIP

Page 1 of 2

Conditional Use Application Form

Applicant	Owner
Name NEW PAR A DOLAWARD PARTMONSHIP DBA	Name Nonthpiold Township
Address 27212 NONTHWESTOWN HWY VENILO WILLS	Address 8350 N MAW ST.
SOUTHERISE, MI 48075	WHITHOUG LAKE, MI 48189
Phone 248-613-4399	Phone 734-449-2880
If applicant is NOT the property owner, then a stauthorizing the application. X Statement has been attached, applicant is	
Applicant is owner	not owner (Im. waterware in two as)
Parcel ID number	
Address 2727 EAST NORTH TERRITORIE	N ROAD
Zoning District AR	2 (2)
Proposed Use UNMANNES WINGLESS COMMEN	
General Location 2717 6. NONTH TOWNTON	
	1100
Applicants Interest in Property 166608	
Conditional Use is sought under Section 60	. 23
of the Northfield Township Zoning Ordinance.	
An application for a conditional use permit shall	contain the following information:
✓ Proof of ownership	
Legal Description	
Scaled and accurate survey drawing, with e	xisting building, drives and other improvements
A detailed description of the proposed use	
A site plan, meeting the requirements of a p	reliminary site plan, as set forth in
Section 64.03, herein. Fee of \$600.00 for CUP / \$500.00 for PSP	States of a state of the had by North Sold
Township Board, must accompany application.	Fee = \$ 1550.00
Township Board, must docompany approached.	1.720.00
I have read the attached provisions of the Northfiel Conditional Use and understand a public hearing of the filing date.	
Date 3/16/16 Applicant Db	OBO VERILON WINDLESS
n-recommendation commendation and an analysis of the commendation and th	

The Northfield Township Planning Commissi above proposed use relative to Section 63.0 C	-	articular circumstances of the
Approved / Disapproved same onattached.	, 20_	Supporting evidence is
Conditions imposed on the conditional use of	the above described pr	roperty are as follows:
Breath of such conditions shall automatically i	invalidate this permit.	
Chair, Planning Commission	Date	
Secretary, Planning Commission	Date	_
I / We		applicant (s)
for this Conditional Use application and perm conditions as specified by the Northfield Tov Planning Commission of Northfield Townsh	wnship Zoning Ordina	
Date		-



MAR 18 2016

Application #

NORTHFIELD TOWNSHIP		
NORTHFIELD TOWNSHIP ASSESSOR'S OFFICE NORTHFIEL	D TOWNSHIP	
SITE PLAN REVI	EW APPLICATION	
PROJECT NAME: VIW 144 NORTH TERRITORIAL &	slb wedr	
PROJECT ADDRESS: 2727 & NONTH TORNITORIAL		
Applicant Information:	Owner Information:	
Name: NEW PAR A DELAMANT PARTMENSHIP DBA	Name: NONTHENERS TOWNSHIP	
Address: 24242 NONTHWESTERN HWY SOUTHFIELD, IN	Address: 8350 N. MAW ST. WHITMONG LAND 48189	
Phone: 248-613-4399 48075	Phone:	
Email:	Email:	
If the applicant is not the property owner, then a statement f	rom the owner MUST be attached authorizing the application.	
Proof of ownership OR Statement if applicant is not owner is attach	ed. A TWP MANALUT TO GOVIS	
If applicant is not the owner, describe applicant's interest in the prop したらんせ	perty	
PROPERTY [DESCRIPTION	
Legal Description: Attached On Site Plan	Parcel ID(s): B- 02-27-180-003	
Description of Proposed Use: UNMANNES WHILL CAN	IMVNICATION FACILITY	
Total Acreage of Site: 18 Acres	Total Floor Area: LEASE ANGA: 2,000 SQ PT.	
19	Existing:	
	Proposed: Z 000 SQ PT.	
Height of Structure(s) (in stories & feet):	Sanitary Facilities: ☐ Sewer ☐ Septic	
120 MONOPOLG	NA	
Zoning Classification(s):	Water: Municipal Private Well	
Zoning Classification(s):		
□ RC \$ AR □ LR □ SR1 □ SR2 □ MR □ VC □ LC □	IGC □ES □HC □GI □LI □Other ——————	
SITE PLAN REV	IEW OPTIONS	
Administrative Site Plan Review:	Site Plan Review:	
☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area	₩ New Construction	
☐ Additional parking, loading / unloading spaces and landscape improvements	☐ Building Addition	
Development Plan Review:	Amendment to Approved Site Plan or Development Plan:	
☐ Planned Unit Development	☐ Site Plan	
☐ Planned Residential Development	☐ Development Plan	
☐ Site Condominium Plan		
Site or Development Plan Review in conjunction with: ☐ Rezonin	ng Request - Special Land Use Request	

Application #	
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AUTHORIZED SIGNATURE		
I hereby state that all of the above statements and all of the accompanying information are true and correct.		
Applicant's Signature:	NINE 1055 Date: 3/16/16	
FOR OFFICE USE ONLY		
Application Received Date:	Planning Commission Received Date:	
Planning Commission Action: Approved Date:	Denied Date:	
Fee Received: Cash Check #		

RJP CONSULTING

March 16, 2016

Planning Commission Northfield Township 8350 North Main Street Whitmore Lake, MI 48189

RE: Verizon Wireless Application for Conditional Use Permit and Site Plan Review at 2727 East North Territorial Road

Dear Planning Commission:

Enclosed with this correspondence are the following:

- Completed and Signed Application for Conditional Use Permit and Site Plan Review
- 2. Signed and Sealed Site Plan
- 3. Radio Frequency Propagation Maps demonstrating gap/need for coverage
- 4. Map of Existing Township Towers
- 5. Fall Zone/Civil Engineer Letter
- 6. Letter from Applicant in compliance with Section 60.23
- 7. Letter Stating Total Radiation Output

In addition to the foregoing attachments, set forth below is a description of the criteria of Section 60.23 of the Northfield Township Ordinance ("Ordinance") and a response as to how Verizon Wireless has met each of these respective requirements under the Ordinance. We respectfully ask that Verizon's Application be considered by the Planning Commission at the first available date.

INTRODUCTION

As reflected in Verizon's responses below, it is necessary for Verizon to erect a 120' monopole (with 7' maximum lighting rod on top) and accompanying equipment ("Proposed Facility") at the property located at 2727 East North Territorial Road owned by the township and behind the fire station ("Site"), so it can remediate an existing gap in network coverage in the area surrounding the Site and improve its network reliability.

Verizon Wireless desires to provide Northfield Township with dependable wireless service. It is essential that Verizon Wireless be allowed to develop their network in such a way that enables them to provide adequate coverage to their existing and future customers in and through this area. Verizon Wireless has a Radio Frequency License from the FCC for the State of Michigan. The FCC requires its licensees to provide adequate and reliable service in the licensed area as specified in Title 47, Part 24.103 of the Code of Federal Regulations.

In order to fulfill this requirement for their FCC license, Verizon Wireless needs to provide continuous, uninterrupted wireless communication service in the area that is the subject of this Application. Without the proposed site, Verizon Wireless will suffer several hardships: 1.) disruption of the network design; 2.) compromising needed coverage; and 3.) Verizon Wireless' inability to provide adequate and reliable coverage to the public, among others. The Proposed Facility will allow Verizon Wireless to provide the quality of service required by the FCC and demanded by the public.

The Proposed Facility will be designed and constructed to meet applicable governmental, health and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules governing construction requirements, technical standards, lighting, interference protection, power and height limitations and radio frequency standards.

Verizon Wireless, if asked and in cooperation with local emergency services, will strongly consider and if reasonably possible, provide space on the tower for an emergency service antenna.

ORDINANCE ANALYSIS

In addition to the materials attached hereto, Section 60.23 of the Ordinance requests the Applicant to respond, in pertinent part, to the following:

- C.2. a: Applicant information provided on the CUP application as well as a separate letter.
 - b: Provided and attached.
 - c: Please see attached site plan.
 - d: Please see attached site plan.
 - e: Please see attached Map of Existing Township Towers
 - f: Please see attached site plan.
 - g: Please see attached site plan.
 - h: Please see attached letter.
 - AT&T provides fiber backhaul.
 - j: The Proposed Facility is necessary to provide continuous, uninterrupted wireless communication service for Verizon customers in the area that is the subject of this Application. A Radio Frequency Engineer from Verizon has provided the accompanying RF Propagation Maps, attached hereto, which demonstrate that the Proposed Facility must be at least 120 feet in order to provide seamless coverage within the network plan. There are no existing towers in the area that can provide suitable coverage to meet our objectives.
 - k: Verizon is unable to provide a map as it is proprietary information. Verizon can say that in the next few years it is forecasting a need for new sites in the northwest area, north central area, and southeast area of the township.
 - I: Verizon has completed a Phase One environmental assessment and a NEPA review per FCC guidelines and there is no impact on wetlands, flood plains, wilderness areas, wildlife preserves, endangered species, and historical sites.
 - m: Please see attached Fall Zone/Civil Engineer Letter.
 - n: A Radio Frequency Engineer from Verizon has provided the accompanying RF Propagation Maps, attached hereto, which demonstrate that the Proposed Facility must be at least 120 feet in order to provide seamless coverage within the network plan.
 - o: Please see attached Letter Stating Total Radiation Output.

- p: Please see attached letter.
- D1. a: The existing towers in the township are just too far away from the area that Verizon is trying to improve the network in. If Verizon were to use any of the existing towers, it would leave a gap in coverage along North Territorial that would require Verizon to build a new tower anyway. By building this Proposed Facility, Verizon is eliminating a gap in coverage and providing continuous uninterrupted service in this particular area of the township as well as providing collocation opportunities for future use by carriers thus eliminating the need for multiple towers in a particular area.
 - b: The Proposed Facility complies with this requirement.
 - c: The Proposed Facility complies with this requirement.
 - d: The Proposed Facility complies with this requirement.
 - e: Not applicable.

CONDITIONAL USE STANDARDS

Will be harmonious, and in accordance, with objectives and regulations within the Zoning Ordinance:

The Proposed Facility is in an agricultural field and permitted within the AR District as a conditional use. It will have no adverse impact with regard to the surrounding area. Indeed, towers such as the Proposed Facility are consistent with such Districts. It is not uncommon to find much larger structures, such as High Voltage Transmission Lines or Wind Turbines in many agricultural areas.

Will be compatible with the natural environment and existing and future land uses in the vicinity:

The Proposed Facility meets this requirement in that it is located a significant distance from North Territorial Road, at the rear of the subject Property and over 500' from any residential structures. In addition, the Proposed Facility will use a low impact "monopole" design. Such designs are less visually obtrusive than traditional "lattice" type towers. The monopole will be constructed of galvanized metal, which is standard in the industry and designed to blend in with the sky.

That the proposed use will be served adequately by essential public facilities and disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service:

The Proposed Facility will only require commercial power and fiber optic service. Both utilities are available along North Territorial Road and will be brought to the facility by Verizon. It will not require the use of water or sewer.

That the proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, property, or the public welfare:

The Proposed Facility is consistent with the AR District where it is located. The Proposed Facility will use a low impact "monopole" design. Such designs are less visually obtrusive than traditional "lattice" type towers. The monopole will be constructed of galvanized metal, which is standard in the industry and designed to blend in with the sky. Enabling Verizon to remediate gaps in wireless coverage and providing reliable and adequate coverage to the area will foster the public health, safety and welfare.

That the proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community:

The Proposed Facility will only require commercial power and fiber optic service. Both utilities are available along North Territorial Road and will be brought to the facility by Verizon. It will not require the use of water or sewer. There will be no public funds required for this project.

Will be compatible with the Township's adopted general development plan:

The Proposed Facility is consistent with the AR District where it is located and permitted within the AR District as a conditional use. The Proposed Facility will use a low impact "monopole" design. Providing reliable and seamless coverage in the area subject to this Application will serve the public interest and convenience through providing wireless and internet services as well as enhancing and serving the emergency communications network.

OTHER LEGAL CONSIDERATIONS

A. Applicable Federal Law

The Telecommunications Act of 1996, 42 USC §§151-614 (2001) (effective Feb. 8, 1996) ("TCA") provides certain limitations on the powers of local zoning authorities with respect to the regulation, placement and construction of wireless service facilities. Specifically, the TCA provides that any regulation by the Township with respect to decisions involving wireless telecommunication towers "shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 USC 332(c)(7)(B)(i)(I), emphasis added. The TCA further provides that "any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence." 47 USC 332(c)(7)(B)(iii), emphasis added.

It is Verizon's position that it's Application for a Conditional Use Permit to construct the Proposed Facility, as demonstrated herein, meets and/or exceeds all of the review standards set forth in the Ordinance. Therefore, Verizon respectfully requests that its requested Conditional Use Permit be approved by the Planning Commission.

CONCLUSION

In conclusion, Verizon respectfully requests that the foregoing materials be considered by the Planning Commission and that the Proposed Facility be approved and granted a Conditional Use Permit in accordance with Section 60.23 of the Ordinance. Without the Proposed Facility, Verizon will be unable to remediate the gap in network coverage which is demonstrated through the RF Maps attached hereto and as otherwise set forth in this Application and through testimony Verizon will provide at public hearings.

On behalf of Verizon Wireless, we thank you in advance for your timely attention to this Application and look forward to working with the Township throughout the zoning approval process.

Sincerely,

Bob Przybylo

RJP Consulting, Inc. o/b/o Verizon Wireless



Verizon Wireless 24242 Northwestern Hwy. Southfield, MI 48075

February 22, 2016

Planning Commission Northfield Township 8350 N. Main Street Whitmore Lake, MI 48189

RE: Verizon Wireless Conditional Use/Site Plan Review Application

To Whom It May Concern:

Please accept this letter as notification that the proposed tower will be designed to accommodate two additional carriers with an equal loading of that proposed by Verizon Wireless.

The contact person for this site is Doug Weber, 248-915-3560, douglas.weber@verizonwireless.com, 24242 Northwestern Hwy, Southfield, MI 48075.

Verizon Wireless has prepared the following maintenance plan for the proposed wireless communication facility.

- Weed control apply anti-emergent weed control in May, treat weeds as required through growing season
- Snow removal local service provider to be on call when needed
- Debris removal local service provider to be on call when needed

Please call me at (248) 915-3560 if you have any questions.

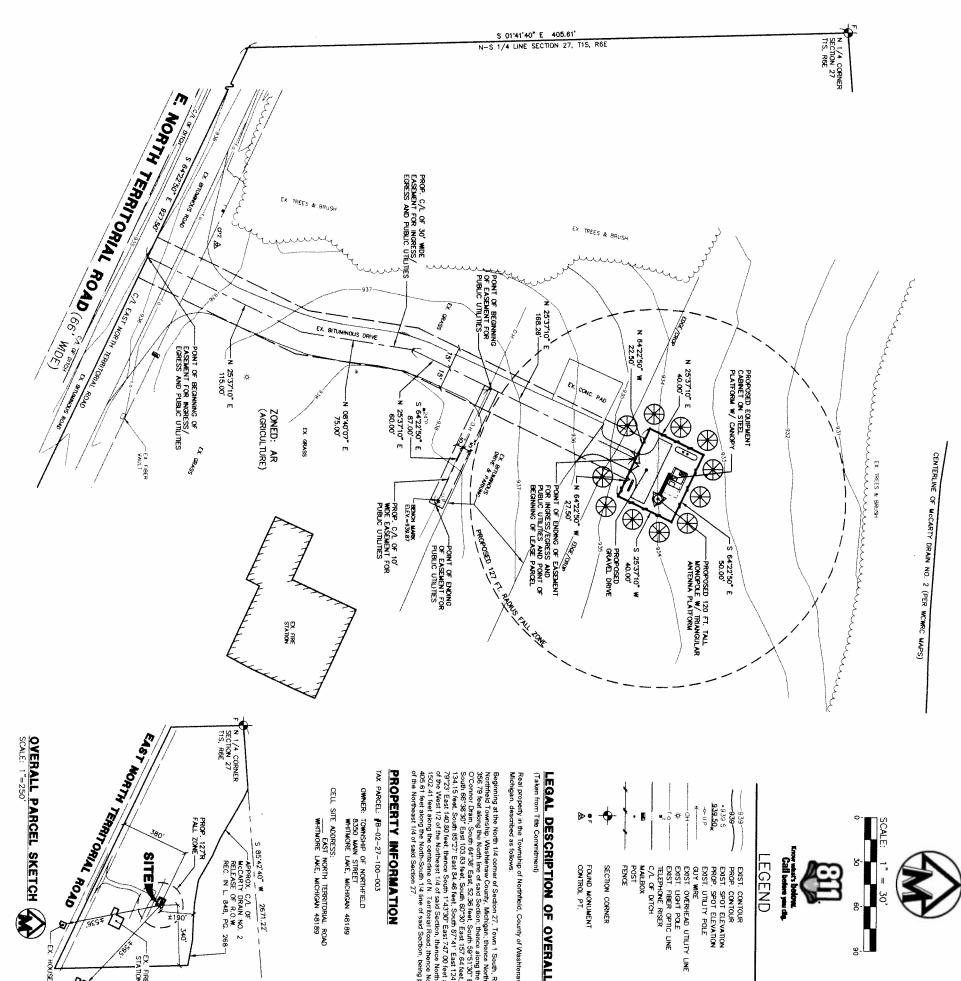
Sincerely,

Doug Weber

Real Estate Manager

STATE OF MICHIGAN)) SS
COUNTY OF OAKLAND)
On this and day of this day of 2013 before me personally appeared Doug Weber, Real Estate Manager for Verizon Wireless to me known to be the person described above and
who executed the foregoing instrument, and acknowledged that it was executed as said person's free
Notary Public: Mulliment 5
Print Name: Buh awa Maduh agu wa W 5
Ouvlaid county, hu
My Commission Expires: $5\sqrt{000}$

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NE CORNER SECTION 27

LEGAL DESCRIPTION OF OVERALL PARCEL

teal property in the Township of Northfield, County of Washtenaw, State of Alichigan, described as follows:

Beginning at the North 1/4 comer of Section 27, Town 1 South, Range 6 East, Northfield Township, Washlenaw County, Michigan; thence North 85°42'40" East, 366.79 feet along the North line of said Section; thence along the centre ine of C'Connor Drain, South 64'38" East, 52.36 feet, South 59'51'30" East 265.75 feet, South 66'38"30" East 103,83 feet, South 67'30" East 125,164 feet, South 80'13)" East 134,15 feet, South 86'73" East 44.65 feet, South 86'74" East 157.71 East 144,15 feet, South 86'74" East 144,15 feet, South 86'74" East 154,11 feet and South 79'23" East 140,80 feet, thence South 1'43'30" East 741'00 feet along the East line of the West 1/2 of the Northeast 1/4 of said Section; thence North 1'41'40" West 150,241 feet along the Centerline of N. Territoral Road; thence North 1'41'40" West 405.61 feet along the North-South 1'44 fine of said Section, being part of the West 1/2 of the Northeast 1/4 of said Section 27.

immenoting at the North 1/4 corner of Section 27, T1S, R6E, Northfield Township, satheriaw County, Michigan, said corner being located S. 58'-24'-240' W. 2571, 22 long m the Northeast corner of said Section 27. Thence S. 01'-21'-40' E. 40'S. 61 feet along a North-South 1/4 line of said Section 27. thence S. 64'-22'-50' E. 927.50 feet (being a contactine of East North Territorial Road, 66.ft, wide) to the POINT OF ter with a 30 foot wide easement for ingress, egress and public utilities, fine of said easement is described as follows:

nence N 25°37′10″ E 115.00 feet; hence N 08°40′07″ E 75.00 feet; hence continuing N 25°37′10″ E 188 26 feet to the POINT OF ENDING: being a part of the Northeast 1/4 of Section 27. T1S, R6E, Northfield Township, Washtenaw Courty, Michigan: except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any:

gether with a 10 foot wide easement for public utilities, the centerline of said sement is described as follows:

weencing at the North 1/4 corner of Section 27, T1S, R6E, Northfield Township, themaw County, Michigan, said corner being located \$ 55/42/407 W 2671/22 Feet the Northeast corner of said Section 27; themce \$ 01/41/40 F 40/56 | feet along worth-South 1/4 line of said Section 27; thence \$ 64/2/507 E 927.50 feet (also give centerfine of East North Territorial Road, 66 ft. wide); thence N 25/37/10* E 60.00 feet to the NT OF BEGINNING:

ce S 64*22'50 W 87.00 feet to the POINT OF ENDING, being a part of the Northeast 1/4 of Section 27. T1S, R6E. Northfield Township, Wasthernaw County, Michigan, subject to easements and restrictions of

BENCH MARKSpike in the west side of utility pole, located ±70 feet southeast of the bituminous access drive to site and ±7 feet southwest of the bituminous parking lot.

Elevation: 939.87 (NAVD 88 Datum)

DATE: 8/13/15

ENG: JAF PM: JAF TECH: KMW 94044_144-

SHEET ! OF 2

CADD: AIH, TES, PDR

NOTE

STATE

on Obtain bearings based on True North as am (GPSN-000000) E OF WICHO

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FIGHER A ENGINEER Š

94044-144

00242 VIVE 1

ENGINEER.

JOB No.

CHANGE SHELTER TO CABINE CHANGE LEASE PARCEL SIZE

thence N 64"22"50" W 22 50 feet, thence N 56"2"3"10" E 40 00 feet, thence S 54"22"50" E 50 00 feet, thence S 54"2"35" E 50 00 feet, thence N 64"2"50" W 27 50 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 27. T1S, RRE, Northfield Township, Washtenaw County, Michigan, and containing 2,000 sq. ft. or 0.046 acres, more or less; subject to easements and restrictions of record, if veri<u>zon</u>wireless

.

"N TERRITORIAL SPENCER" SITE #144 -

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN SITE SURVEY, GENERAL INFORMATION

APPLICANT/LESSEE:

NEW PAR, A DELAWARE PARTNERSHIP dbo VERIZON WIRELESS 24242 NORTHWESTERN HIGHWAY SOUTHFIELD, MICHIGAN 48075 PHONE: (248) 915-300

LONGITUDE 83° 42' 31.5"

LATITUDE 42° 22' 21.2"

GROUND ELEV. © TOWER BASE = <u>936.10</u>

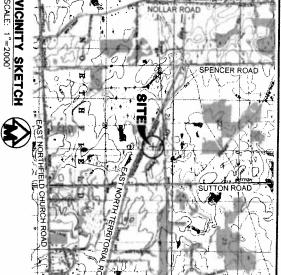
OCATION

EGAL DESCRIPTION OF LEASE PARCEL

mrenancing at the North 1/4 corner of Section 27, T1S, R6E, Northfield Township, sthenaw County, Michigan, said corner being located S 65°42'40' W 2671, 22 test sthenaw County, Michigan, said corner being located S 65°42'40' W 2675. 12 test song the North-South 1/4 line of Said Section 27, thence S 0.4°41'40' E 405.61 feet along North-South 1/4 line of Said Section 27; thence S 64°22'50' E 927.50 feet (also get the county of the centerline of East North Territorial Road, 65 feet wide); thence N 25°37'10' 15.00' feet, thence N 08°40'07' E 75.00 feet; thence N 25°37'10' E 168.25 feet to POINT OF BEGINNING.



MIDWESTERN 0 N 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services



POLE & CABINET ELEVATION

EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

-- PROPOSED
EQUIPMENT CABINET
-- PROPOSED FENCE

PROPOSED PROPANE TANK

70

GENERAL NOTES

- All site work construction shall be in accordance with the current standards and specifications of the Northfield Township, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, santiary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have a security system monitored 24 hours per day. The cabinet will also be constructed with bullet resistant
- There are no signs proposed for this project except for a. Emergency contact information purposes and FCC "call" sign placed There are two, low wattage (10W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy with one next to the cabinet and one next to the generator. Lights shall be connected to a technician operated on/off switch with a timer with a two-hour maximum is 4 inserver. on equipment cabinet door;
 FCC registration number located on fence gate.

Ġ

The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsever. Buyer variants no adverse radio interference with adjacent land uses. There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.

Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to $4\,\mathrm{times}$ per month. No loading or unloading area is needed

- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric. All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measure as needed or as directed by owner or government agency having jurisdiction.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic naterial prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mrafi SOOX or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils. ingress and egress by Lessee's personnel to the site shall be via an existing paved road and proposed gravel drive from East North Territorial Road.

7'(MAX)

PROPOSED ANTENNA/PLATFORM

PROPOSED LIGHTNING ROD

1,2

This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 05-15-2015.

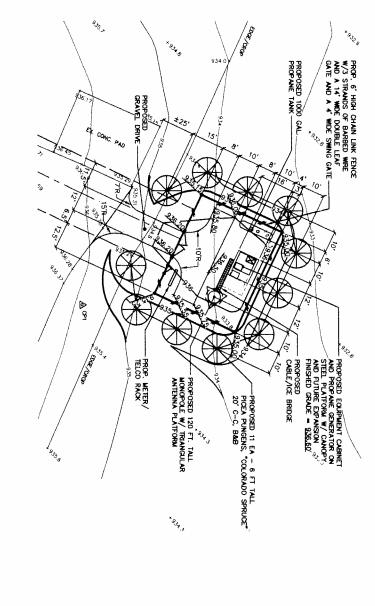
Maintenance Plan for Proposed Verizon Wireless Tower Site

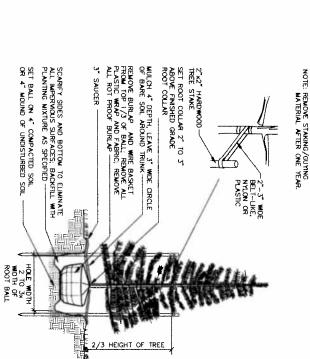
Verizon Wireless maintains all of their sites through its Operation Department. The Operations technician visits the Verizon Wireless sites at least once a month. The Verizon Wireless Operation technician will review the site at each visit and make arrangements to report and repair any and all issues with the site. The technician has a standard procedure that is followed when visiting a site. The technician has a standard procedure that is followed when visiting a site. The technician will look for issue with all matters such as the fence, road, cabinet, etc. Arrything that needs to be maintained is the responsibility of the Operations Department and they will make sure that the site is maintained to Verizon Wireless and Township Specifications.

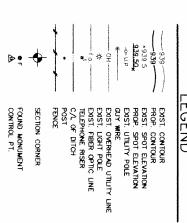
120' (TOP OF POLE)

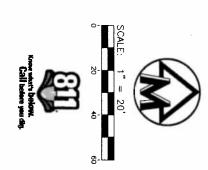
- FUTURE
ANTENNA/PLATFORM
(BY OTHERS)

PROPOSED MONOPOLE









JOB No. 94044-144		DATE: 8/13/15	
REVISION.	34044-1	REV. DATE	SHEET 2 OF 2
CHANGE	SHELTER TO CABINET	111/17/15	CADD: AIH, TES, POR
2. CHANCE	LEASE PARCEL SIZE	1/11/16	ENG: JAF
			PM: JAF
			TECH: KMW
			94044_144-SP1
			FB#:447

Veri<u>zon</u>wireless

SITE #144 - "N TERRITORIAL SPENCER" NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN SITE PLAN DETAIL APPLICANT/LESSEE:

NEW PAR, A DELAWARE PARTNERSHIF Obo VERIZON WIRELESS 24242 NORTHWESTERN HIGHWAY SOUTHFIELD, MICHIGAN 48075 PHONE: (248) 915-3000



MIDWESTERN O(N/S) (i,1,1,1,1,N)

RJP CONSULTING

March 15, 2016

Planning Commission Northfield Township 8350 North Main Street Whitmore Lake, MI 48189

RE: Verizon Wireless Total Radiation Output from Radio and Antenna System

700MHz LTE (60W radio output)

• 133W/MHz x 10MHz = 1330W ERP

2100MHz LTE (60W radio output)

• 188W/MHz x 20MHz = 3760W ERP

1900MHz LTE (60W radio output)

• 751W/MHz x 5MHz = 3755W ERP

Please call me at (248) 613-4399 if you have any questions.

Sincerely,

Bob Przybylo

RJP Consulting, Inc. o/b/o Verizon Wireless

RJP CONSULTING

March 15, 2016

Planning Commission Northfield Township 8350 North Main Street Whitmore Lake, MI 48189

RE: Verizon Wireless Network Propagation Maps

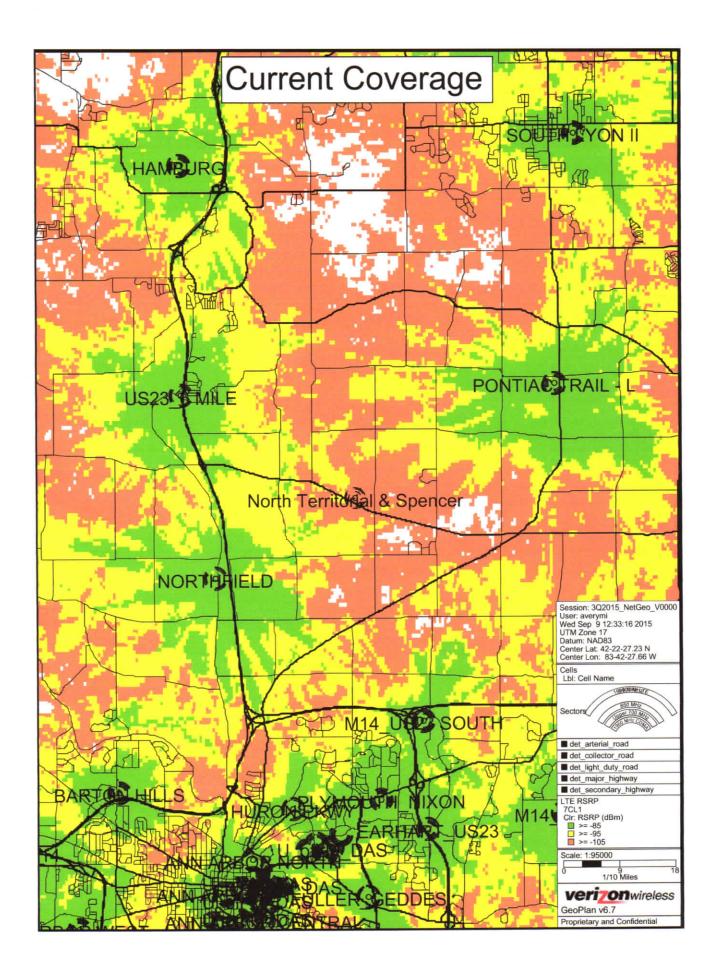
To Whom It May Concern:

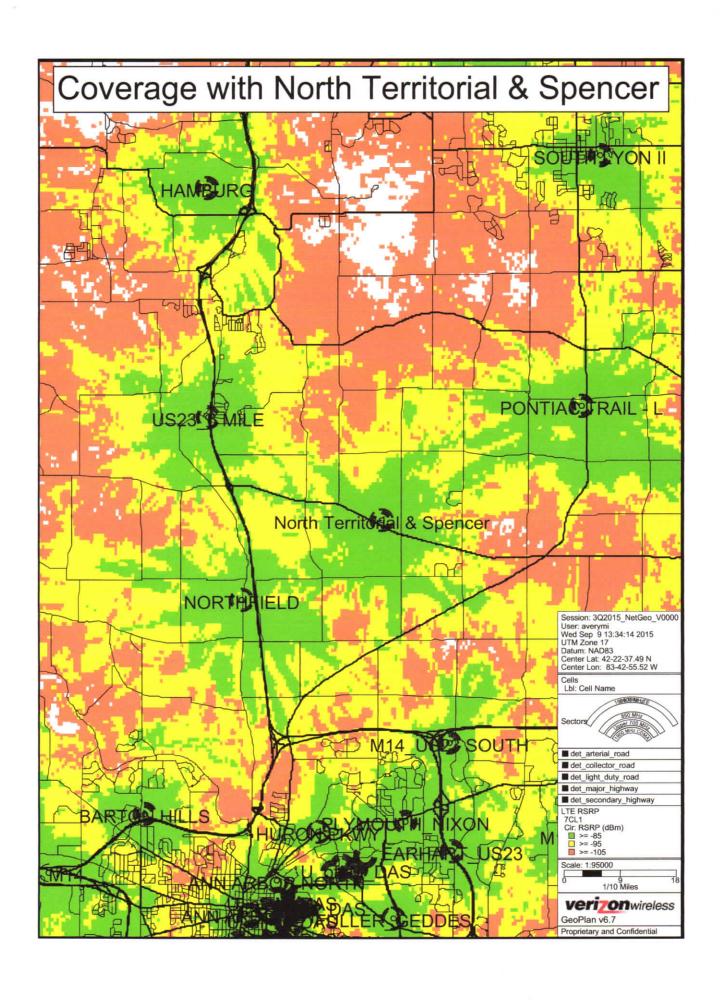
Please see the attached maps. The first map shows the existing network coverage. The second map shows the network coverage with the proposed site. As you can see, the proposed site dramatically improves coverage in the area. Please note the maps show the network coverage as required by Verizon Wireless standards including in-car, in-building, and outside for both voice calls and data usage. Please call me at (248) 613-4399 if you have any questions.

Sincerely,

Bob Przybylo

RJP Consulting, Inc. o/b/o Verizon Wireless





RJP CONSULTING

March 15, 2016

Planning Commission Northfield Township 8350 North Main Street Whitmore Lake, MI 48189

RE: Verizon Wireless Existing Towers

To Whom It May Concern:

Please see the attached map. It shows all of the existing towers within and near the township as well as type and height. These are depicted by the yellow push pins. The green push pins are existing Verizon Wireless sites in the area and the white push pin is the proposed site. Please call me at (248) 613-4399 if you have any questions.

Sincerely,

Bob Przybylo

RJP Consulting, Inc. o/b/o Verizon Wireless





February 22, 2016

Mr. Andrew Konyha Verizon Wireless

RE: Proposed 120' Sabre Monopole for N Territorial Spencer, MI

Dear Mr. Konyha,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles*. In the unlikely event of total separation, this will result in collapse within a radius of 60 feet.

Sincerely,

Robert E. Beacom, P.E., S.E Senior Design Engineer

(ATTACHMENT 3)

April 27, 2016

Planning Commission Northfield Township 8350 Main St Whitmore Lake, MI 48189

Subject: Arvin Sango North American Technical Center, Jomar Drive/E. North Territorial Rd.; Site

Plan Review #1; Plans Dated 04/13/2016 and received 4/15/16

Dear Commissioners:

Arvin Sango, Inc. proposes to construct an approximately 37,590 sq. ft. testing, analysis and design facility for automotive exhaust systems. The 6.10 acre site (per the Alta survey) is located in the Jomar Technology Park at the northeast corner of North Territorial Rd. and Jomar Dr. Two future additions are labelled on the site plan, a 5,759 sq. ft. addition on the west side of the facility and an 8,642 sq. ft. addition to the east side of the facility. We have generally included the additions in our review; however detailed site plans will be required before they may be constructed.



Northfield Township Planning Commission Arvin Sango North American Technical Center SPR #1 April 27, 2016 Page | 2

COMMENTS

Our comments that follow are based upon the requirements of the Northfield Township Zoning Ordinance, observation of the site and principles of good planning.

- 1. Use. The property is zoned RTM, Research/Technology/Manufacturing District. This district is intended to promote and encourage uses which support research, technology and manufacturing. Industrial research, development, and testing laboratories are permitted uses. Permitted accessory uses include "prototype or pilot processing, manufacturing and/or assembly" if strictly incidental and subordinate to an activity permitted and located in the RTM district, and if such use does not occupy more than 25% of the total floor area of the permitted use." The Township is currently considering an amendment that would increase the allowed amount of floor area for these accessory uses to be up to 49%. A detailed description of the use and operations proposed to be conducted on the site, including identifying the percentage of the building/floor area to be used for prototype or pilot processing, manufacturing or assembly (if any).
- 2. Dimensional Requirements. The minimum lot area in the RTM district is 5 acres, and the site is 6.1 acres. The proposed building meets or exceeds the minimum required setbacks and is less than the maximum permitted building height.
- **3.** Access and Circulation. The site will have two driveways at Jomar Drive; there will be no direct access from N. Territorial Road. The layout of the proposed detention pond on the west side of the lot prevents the curb cuts from lining up with the driveway across Jomar Drive. According to the Institute of Transportation Engineers' Trip Generation Manual, 9th Edition, a research and development use of this size and with 30 employees would generate 13 trips during the a.m. peak hour, and the estimated traffic generated falls below the threshold to require a traffic study. While the low traffic volumes expected should minimize traffic conflicts, if feasible, we would recommend that one of the site's driveways line up with the curb cut on the opposite side of Jomar Drive to reduce potential traffic turning conflicts.

The south driveway serves the employee and visitor parking lots. The location of this driveway conflicts with the entrance island in Jomar Drive since the island in the road blocks straight traffic flow and effectively limits turns at the south driveway to right in, right out. We recommend the south driveway be relocated or combined with the north driveway into a single drive, shifting it to the north to avoid the island. If some or all of the main parking lot were relocated to the west (Jomar Drive) side of the building, there would be greater flexibility for the driveway to be located to avoid conflicts with the entrance island. An added benefit would be that the stormwater basin that must be relocated out of the N. Territorial Rd. ROW could be better accommodated.

4. Parking. Research and testing laboratories, and manufacturing and processing operations, require one parking space for each 1.5 employees on maximum shift. The plan states that Arvin Sango will initially have 15 employees, requiring 23 parking spaces. The plan notes that the intent is to ultimately have 30 employees during the maximum shift, requiring 45 spaces. 45 car parking spaces and five motorcycles parking spaces are provided.

Northfield Township Planning Commission Arvin Sango North American Technical Center SPR #1 April 27, 2016 Page | 3

5. Outdoor Equipment and Screening. Outdoor storage is prohibited both by the RTM District regulations and the Declaration of Covenants, Conditions, and Restrictions for Jomar Technology Park, and none is indicated on the plan.

A fenced "utility yard" is proposed on the north side of the building. It would contain two 1,000-gallon fuel tanks, several dry coolers, a generator and a transformer, surrounded by fencing. Sheet MP4-102 shows a generator in the utility yard; if this is proposed, the generator must be added to Sheet S.3 Site Plan and noise control specifications submitted. Any required permits and spillage protection must be noted on the plan. The type, height and details of the fence must be provided on the plan, and it must be sufficient to screen the tanks and equipment from view.

<u>Dumpster enclosure details must also be included and conform to Ordinance requirements [Section 36-701(3)].</u>

- **6. Stormwater Management.** Stormwater ponds are proposed on all sides of the site. The pond that parallels N. Territorial Rd. and some of its landscaping project into the road right-of-way. We recommend that the pond be reconfigured to be out of the road right-of way, which is under the jurisdiction of the Washtenaw County Road Commission. (See comment 3. above.)
- 7. Natural Features. The site is in an approved technology park, and appears to have been used for a farm dwelling and associated buildings before the technology park was built. The Topographic/Demo Plan sheet identifies existing natural features on the site. The site is flat, with two small pockets of wetlands, a brush line along the east and scattered trees (several of which appear to be evergreens planted in the past).

The wetlands noted are labelled "unregulated wetlands" and thus are not at the threshold where the Zoning Ordinance would require a Natural Features Impact Assessment. Although brush along the east lot line is proposed to be removed, it appears that approximately 10 trees in this area will be preserved. Five trees in other locations are proposed to be removed. The variety and size of the trees to be preserved and those requested to be removed must be identified on the plan. If any of the trees to be removed qualify as landmark trees, a Natural Features Impact Statement must be provided. The project involves development of the entire site.

8. Landscaping. The Zoning Ordinance requires 1 canopy tree per 8 parking spaces. There are 45 proposed parking spaces, requiring 6 canopy trees. Six red maple trees are proposed around the parking lot, meeting the minimum requirement. Additional trees, shrubs and perennials are proposed around the site. Underground irrigation will be provided for all landscaping.

Balance Technology Inc., located across Jomar Drive from the proposed development, has planted trees along its N. Territorial Road frontage. Because of space constraints, similar frontage trees may not be practical, but we encourage the applicant to install additional clusters of naturalized shrubs to soften the appearance of the pond and the parking lot behind it, from the road. When the pond location is adjusted, space for frontage trees may be possible. Existing and proposed topography, and proposed planting dates must be added to the landscape plan.

Northfield Township Planning Commission Arvin Sango North American Technical Center SPR #1 April 27, 2016 Page | 4

- **9. Lighting.** Exterior lighting may not exceed 16 feet in height in parking lots with fewer than 100 spaces, so the proposed 25 foot high pole-mounted lights must be shortened to conform. The proposed fixtures are downcast LED lights. The photometric plan complies.
- 10. Building Facades/ Floor Plans. The main building entrance faces N. Territorial Road. The entrance feature uses silver metallic colored metal panels. The remainder of the building is comprised of white precast concrete panels. The elevations visible from the roads contain windows to break up the appearance of the building. A double blue accent stripe is present along the top of the building. The building renderings illustrate the entrance feature projecting from the main building face but the site plan's building footprint shows the same wall with a flat face. This discrepancy must be corrected. We recommend that the entrance be designed with more depth to create greater variety and interest on the long south façade.

The rendering of the back of the building should be revised to show and dimension the proposed fence that screens the tanks and equipment. Please note whether there will be any rooftop mechanical equipment, and if there will be any, provide and dimension screening. The gross and usable floor area must be noted on the plan. The color and materials for all exterior façade elements must be labelled on the plan, including the windows and doors. Samples of the proposed façade materials and colors should be presented to the Planning Commission for approval.

11. Signs. Two wall signs are proposed. Sec. 36-793 allows only one wall sign for a business, <u>thus 1 of</u> the wall signs will have to be removed. The dimensions and details of the sign should be provided.

RECOMMENDATION

Most of the items noted above are relatively minor, therefore, subject to the applicant addressing relocation of the storm basin out of the N. Territorial Road ROW and adjusting the south driveway to avoid conflict with the Jomar Drive entrance island to the satisfaction of the Planning Commission, we could recommend that the Planning Commission grant site plan approval. Site plan approval should be subject to the following items being addressed on revised and dated plans:

- 1. Detailed description of the use, including the gross and usable floor area of the building and percentage of the building to be used for prototype manufacturing, processing or assembly, confirming compliance with the Ordinance;
- 2. Relocation of the storm pond out of the N. Territorial Rd. ROW;
- 3. Relocation of the south driveway or consolidation of it into one with the north driveway, to allow two-way traffic movement, better line-up with the drive across the street, and eliminate the turning conflict;
- 4. Details for the dumpster enclosure, screen fence and generator specifications and location;
- 5. The type and size of the trees to be removed must be identified on the plan. If any of the trees to be removed qualify as landmark trees, a Natural Features Impact Statement must be provided.
- 6. Provide additional landscaping along N. Territorial Road;

- 7. Existing and proposed topography, and proposed planting dates on the landscape plan;
- 8. Reduce the height of light poles to 16 feet;
- 9. Building façade items must be addressed as follows:
 - a. Revise building entrance so the footprint and elevations match, and revise to create additional relief on the façade;
 - b. Revise the rear elevation to include the fence, add fence dimensions and details;
 - c. Label the color of all façade elements including windows and doors;
 - d. Note whether there will be any rooftop mechanical equipment, and if there will be any, provide and dimension screening.
 - e. Façade material and color samples should be presented to the Planning Commission for approval.
- 10. Removal of 1 wall sign, and note sign dimensions and details on the site plan in conformance to the Ordinance; and
- 11. Approval of the Township engineer; provision of permits and spill protection for the above ground tanks; and approval of all agencies with jurisdiction.

Respectfully submitted,

McKENNA ASSOCIATES

Sara J. Hodges, AICP Senior Vice President



ARCHITECTS. ENGINEERS. PLANNERS.

April 27, 2016

Northfield Township Building & Zoning Department 8350 Main Street, Suite A Whitmore Lake, Michigan 48189

Regarding: Arvin Sango North American Technical Center

Site Plan Review #1 OHM Job #0151-16-1011

We have reviewed the plans, received by this office on April 19, 2016, for the proposed site plan for the Arvin Sango North American Technical Center located at North Territorial Road and Jomar Drive in accordance with Township Guidelines and General Engineering Standards. A brief description of the project has been provided below followed by our comments.

The applicant is proposing to construct a 35,561 square foot industrial building on 6.1 acres at 955 North Territorial Road. Associated parking areas and storm water management with three infiltration trenches flowing to a detention basin in the northeast corner of the site are also proposed. Additional site elements include designated motorcycle parking and landscaping. Site access is proposed with two new paved driveways to Jomar Drive. Water supply is proposed by a private on-site well. Public sanitary sewer service is available to the site and is proposed to connect to the existing Northfield Township sewer system.

General

1. The south parking lot entrance (nearest to North Territorial) is located across from the boulevard section of Jomar Drive. This entrance should be moved further North past the boulevard section, or it must be designated as a right-in/right-out entrance.

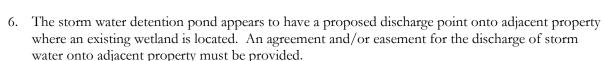
Paving and Grading

- 2. Designated fire lanes shall be indicated on the plans. Adequate turning space for a standard fire apparatus must be provided and will be subject to review and approval by the Northfield Township Fire Department.
- 3. It is recommended that the applicant consider grading the north parking lot to a single low area with a single spillway into the detention pond instead of the four (4) separate spillways. This will help with the requirement of providing storm water pre-treatment before the drainage area flows into the detention pond.

Drainage

- 4. Storm water pre-treatment (sediment forebay, infiltration trench, etc.) must be included for all drainage areas. Currently the north parking lot and building roof surface flow directly into the detention basin with no pre-treatment.
- 5. The infiltration trench on the south side of the property along North Territorial Road appears to be partially located within the Washtenaw County Road Commission Right-of-Way. This must be revised so that the storm water management system is completely within the applicant's property limits.

April 27, 2016 Northfield Township Arvin Sango North American Technical Center Site Plan Review #1 Page 2 of 3



Utilities

7. The property is proposed to be served by public sanitary sewer and an existing sanitary sewer service lead is identified for connection on the plans. An REU factor will need to be assigned for this facility based on the proposed use and building size in accordance with the Northfield Township Utility Ordinance. Once the proposed building use classification has been determined, the REU factor will be calculated during the detailed engineering review of the construction plans.

Permits and Other Agency Approvals

It should be noted that copies of all permits and permit applications shall be forwarded to this office. Before final engineering approval can be issued, the applicant must submit all necessary permits/approvals, including, but not limited to, the following agencies:

- Northfield Township Fire Department approval for fire code compliance.
- Northfield Township Building Department.
- Washtenaw County Water Resources Commission for soil erosion and sedimentation control.
- Washtenaw County Department of Public Health for well construction

Conclusion and Recommendations

As submitted, the site plan appears to be in substantial compliance with the Northfield Township Site Plan requirements. We take no exception to the proposed site plan and recommend the Planning Commission consider approval of the site plan conditional upon the above-mentioned comments being addressed administratively.

Additionally, in an effort to assist the applicant with preparation of construction plans, we are providing the following comments that should be considered prior to submittal of construction plans for detailed engineering review: Please note that these comments are not all inclusive and additional comments may be generated based on the construction plan information provided for review.

- 1. The north arrow is shown on the grading plan sheet location map but not on the actual grading plan.
- 2. A minimum of two (2) N.A.V.D. 88 benchmarks are required on, or within 200 feet of, the site. There is currently only one (1) benchmark shown on the plans.
- 3. Locations of light duty and heavy duty pavement sections shall be indicated on the plans.
- 4. Locations and a typical detail of the proposed curb and gutter shall be provided on the plans.
- 5. All existing contour lines shall be labeled with the corresponding elevation.
- 6. The angle of the proposed parking spaces shall be provided.
- 7. Proposed sidewalk and handicap parking spaces shall be ADA compliant. Additional spot grades and slopes are needed to verify compliance with ADA requirements.
- 8. Sidewalk widths shall be dimensioned on the plans.
- 9. All curve radii should be labeled on the plans.
- 8. Drainage flow arrows shall be shown on the plans. It is currently unclear which direction the culvert near the entrance of the property and the pipes connected to the proposed manhole are flowing.
- 9. Invert elevations shall be provided on the plans.
- 10. The following comments apply to the provided Detention Calculations on Sheet 6:
 - a. Areas for all impervious surfaces shall be provided in Worksheet 1 (W-1). This change shall apply to all of the worksheets. For example, the pond surface was not included in the calculations. As a result, the calculated volumes were greater.

April 27, 2016 Northfield Township Arvin Sango North American Technical Center Site Plan Review #1 Page 3 of 3



- b. The same areas and curve numbers in W-4 and W-5 shall be used in W-6 and W-7, respectively.
- c. The slope percentage for sheet flow should be 1.33% instead of 2% in W-8.
- d. The S^{0.5} column calculation in W-8 should be the square root of the slope not the square root of the slope percentage.
- e. The summary values in W-9 shall match the values in the previous worksheets.
- f. Infiltration trench storage volume calculations shall be completed and shall correctly correspond to the values in W-11.
- 11. The fire protection pond calculation tables should match on the utility plans sheet and the detention calculations sheet.
- 12. Individual drainage areas for each infiltration trench or for the detention basin shall be identified on the plans.
- 13. Soil erosion and sedimentation control measures shall be indicated on the plans

Please feel free to contact Jacob Rushlow at (734) 466-4517 or <u>jacob.rushlow@ohm-advisors.com</u> if you have any questions or concerns regarding this review.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E. Township Engineer

cc: Howard Fink, Township Manager (via e-mail)

William Wagner, Public Safety Director (via e-mail)

Marlene Chockley, Planning Commission Chair (via e-mail)

Sally Hodges, AICP, McKenna Associates (via e-mail)

Kurt Weiland, Building Official (via e-mail)

Tim Hardesty, Northfield Township (via e-mail)

Matt Nyse, ACS (via e-mail)

Tim Currie, PE, PS, Civil Engineering Solutions, Inc. (via e-mail)

File

 $P:\ 0.126_0.165\ SITE_Northfield Twp\ 2016\ 0.151161010_955_N_Territorial\ Site\ Plan\ Arvin_Sango_North_American_Technical_Center_SP1.docx$



APR 1 4 2016

NORTHFIELD TOWNSHIP

Application #	
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NORTHFIEL	D TOWNSHIP	
SITE PLAN REVI	IEW APPLICATION	
PROJECT NAME: Arvin Sango North American Tech	nical Center	
PROJECT ADDRESS: Jomar Road, Whitmore La	ke, Mi	
Applicant Information:	Owner Information:	
Name: ACS, Inc. Attention Matt Nysse	Name: Arvin Sango, Inc. Thom Christen	
Address: 3330 University Avenue, Suite 200, Madison, WI 53705	Address: 2905 Wilson Avenue; Madison, IN 47250	
Phone: 608-663-1590	Phone: (248) 318-3262	
Email: mnysse@acscm.com	Email: thomas.christen@arvinsango.com	
If the applicant is not the property owner, then a statement f	from the owner MUST be attached authorizing the application.	
Proof of ownership OR Statement if applicant is not owner is attach	ned.	
If applicant is not the owner, describe applicant's interest in the pro- Developer and construction manager.	perty	
PROPERTY I	DESCRIPTION	
Legal Description: ☐ Attached ☑ On Site Plan	Parcel ID(s): 02-20-100-026	
Description of Proposed Use: Testing analysis and design of automotive exaust systems.		
Total Acreage of Site:	Total Floor Area:	
6.02	Existing: 0	
	Proposed: 37,590 Square Feet	
Height of Structure(s) (in stories & feet):	Sanitary Facilities: 🗓 Sewer 🗆 Septic	
1 story, with mezzanine, 24 feet	Water: ☐ Municipal 图 Private Well	
Zoning Classification(s):		
□ RC □ AR □ LR □SR1 □SR2 □MR □VC □LC □	GC □ES □HC □GI □LI D¥Other RTM	
SITE PLAN REV	VIEW OPTIONS	
Administrative Site Plan Review:	Site Plan Review:	
Expansion or reduction of an existing, conforming structure	☑ New Construction	
less than 2,000 sq. ft. / 5% of floor area ☐ Additional parking, loading / unloading spaces and landscape improvements	☐ Building Addition	
Development Plan Review:	Amendment to Approved Site Plan or Development Plan:	
☐ Planned Unit Development	☐ Site Plan	
☐ Planned Residential Development	☐ Development Plan	
☐ Site Condominium Plan		
Site or Development Plan Review in conjunction with: Rezoni	ng Request	

Telephone: 734-497-5000 Facsimile: 734-497-0123

	Application #
	ED SIGNATURE
Applicant's Signature:	npanying information are true and correct. Date: 4/1/16
FOR OFFIC	CE USE ONLY
Application Received Date:	Planning Commission Received Date:
Planning Commission Action: Approved Date:	☐ Denied Date:
Fee Received: Cash Check #	

HORIZON DEVELOPMENT COMPANY, LLC

50555 PONTIAC TRAIL WIXOM, MI 48393

PH: (248) 669-8800 FAX: (248) 669-0850

April 11, 2016

Northfield Township 8350 Main Street Whitmore Lake, MI 48189

Attn: Planning Commission Members

Re: Arvin Sango North American Technical Center

Owner consent for Site Plan Review Application

955 East Territorial Road, Whitmore Lake, MI (6.10 Acres, B-02-20-100-020

Dear Planning Commission Members:

Please allow this letter to serve as Horizon Development Company, LLC's ("Owner") authorization for Arvin Sango ("Applicant") to submit a Site Plan Review Application relative to the property located at 955 East Territorial Road, Whitmore Lake, MI (6.10 Acres, B-02-20-100-020).

Should you require additional information, please don't hesitate to contact me.

Regards,

HORIZON DEVELOPMENT COMPANY, LLC

Kevin J. Schonsheck Authorized Representative

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOMAR TECHNOLOGY PARK

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOMAR TECHNOLOGY PARK is made as of the _____ day of August, 2000, by JEM CONSTRUCTION, LLC, a Michigan limited liability company ("Developer") which does hereby declare that the real property owned by Developer and the persons identified in Article XI Consent set forth below, and located in the Township of Northfield, County of Washtenaw, State of Michigan, commonly known as JOMAR TECHNOLOGY PARK and more specifically described herein, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth.

ARTICLE I

Unless otherwise defined or unless the context otherwise requires, the following capitalized terms, when used in this Declaration, shall have the following meanings:

"Annual Assessment" means the aggregate of all assessments levied annually by the Association on all Owners for the purpose of paying expenses of the Association, other than any Special Assessments or any Parcel Assessments.

"Articles" means the articles of incorporation of the Association to be filed with the Michigan Department of Consumer and Industry Services as they may be amended from time to time.

"Assessment" means, the Annual Assessment, any Special Assessment or any Parcel Assessment levied by the Association, without distinction among them.

"Association" means Jomar Technology Park Association, a Michigan nonprofit corporation.

"Board" means the Board of Directors of the Association.

"Bylaws" means the corporate bylaws of the Association, as they may be amended from time to time.

"Common Area" means all real and/or personal property which the Association and/or the Developer now or hereafter owns for the common use and enjoyment of the Owners, and all real and/or personal property within or in the vicinity of the Park in which the Association and/or the Developer has an interest for the common use and enjoyment of the Owners, including, without limitation, a right of use, but shall not include any real or personal property contained within the boundaries of any Parcel except as provided herein. Initially, the Common Area shall consist of Jomar Drive, and the signage island located in the middle of Jomar Drive at the Park entrance.

"Construction Noise" means noise resulting from the construction of improvements on any Parcel.

"Declaration" means this Declaration of Covenants, Conditions and Restrictions for Jomar Technology Park,

"<u>Developer</u>" means JEM Construction, LLC, a Michigan limited liability company, or any of its successors or assigns who or which shall acquire all or any portion of the undeveloped portion of the Property from the Developer for development purposes.

"Member(s)" means a member or members of the Association, consisting of all of the Owners.

"Mortgagee" means any person or entity holding a mortgage or security interest on any Parcel or on all or any portion of the Property.

"Owner" means the Developer (for so long as it owns all or any portion of the Property) and any record holder, whether one or more persons or entities, of the fee simple title to any Parcel, including, without limitation, the Developer and land contract vendors (but not land contract vendees) of Parcels.

"Parcel" means any portion of the Property now or hereafter constituting a separate legally existing parcel. Upon the execution of this Declaration, the Park consists of the following six Parcels: Parcel A, Parcel B, Parcel C, Parcel D, Parcel E and Parcel F.

*Parcel Assessment" means any assessment levied by the Association pursuant to Section 7.05 hereof.

"Park" means the research, technology and manufacturing park located within the Property and commonly known as Jomar Technology Park.

"Property" means all or any portion of the real property which is subject to this Declaration, which real property is specifically described in Section 2.01 hereof.

"Proportionate Share" means the percentage allocated to each Parcel, as designated below:

Parcel A - 15.6%

Parcel B - 10.0%

Parcel C - 10.6%

Parcel D - 31.2%

Parcel E - 17.0%

Parcel F - 15.6%

In the event any Parcel is divided into two or more resulting parcels, the above percentage applicable to such Parcel shall be allocated between or among the resulting new parcels in a manner determined jointly by the Owner seeking to divide such parcel and the Association.

"Public Assessment" shall mean any special assessment for roads, sanitary sewers, water mains or similar public improvements which are levied and assessed by a governmental entity against all or any part of the Property.

"Special Assessment" shall mean any assessment levied by the Association on all or any portion of the Parcels pursuant to Section 7.04 hereof.

"Township" means the Charter Township of Northfield, County of Washtenaw, State of Michigan.

"Transient Noise" means noise occurring for a period of less than thirty (30) seconds and emanating from intermittent, irregularly timed sources, e.g. passing vehicles.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION; WITHDRAWALS AND ADDITIONS

Section 2.01 <u>Legal Description of the Property.</u> The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the Township and is legally described on the attached Exhibit A.

Section 2.02 <u>Initial Parcel Designation</u>. The Property currently contains six (6) separate Parcels, designated Parcel A. Parcel B. Parcel C. Parcel D. Parcel E and Parcel F on the attached Exhibit B.

Section 2.03 <u>Land Division and Restrictions</u>. The Developer shall be entitled at any time and from time to time, at its sole cost and expense, if in compliance with Section 8.01 of this Declaration and any applicable Township ordinances and State laws, to divide, subdivide, split, plat and/or replat all or any portion of the Property if then owned by Developer, and to fite covenants, conditions and restrictions and/or amendments thereto with respect to any such portion or portions of the Property; provided, however, all such Property shall remain subject to the terms and conditions of this Declaration.

ARTICLE III

PURPOSE

The purpose of this Declaration is to:

- (a) establish uniform standards for the development, operation and use of the Park for the benefit of all the Owners;
- (b) ensure development of the Park as a totally supported work facility with the physical setting and environment conducive to attracting technology oriented firms which are at the forefront of local, national, and international economic growth;
- (c) ensure development of each Parcel in a manner consistent with the overall focus and development of the Park:
- (d) encourage environmentally conscientious development of the Park and the individual Parcels within the Park:
- (e) protect the Owners and occupants of the Park against improper and undesirable use of any individual Parcel within the Park;
- (f) encourage the erection of attractive, high quality improvements located on the most desirable and appropriate areas within the Park and each individual Parcel;
- (g) ensure and provide professional, conscientious, and consistent management of the Park during its growth and development; and
- (h) generally provide for the creation and continuing maintenance of a facility that can successfully attract established and emerging local, national, and international firms.

ARTICLE IV

PERMITTED USES

Section 4.01 <u>Use of Parcels</u>. The use of the Parcels shall be restricted to uses permitted by the applicable zoning classification under the Township Zoning Ordinance then in effect with respect to any given Parcel. No Owner shall use such Owner's Parcel in any manner inconsistent with the purposes of the Park or this Declaration or in any manner which will interfere with or impair the rights of any other Owner in the use and enjoyment of such Owner's Parcel or the Common Area.

Section 4.02 <u>Use of Common Area</u>. The use of the Common Area shall be restricted to park landscape, entry features and signs, directional graphics systems, drainage, landscape medians, security, safety, bicycle and pedestrian paths, roads, utilities, project lighting or any other use to which Owners holding an aggregate Proportionate Share greater than one-half (1/2) may approve in writing, subject to any applicable limitations set forth in the By-Laws.

Section 4.03 Extension Agreement. KX Investments, LLC ("KX Investments") shall install a sign reasonably acceptable to Developer and Balance Technology, Inc. within the signage island located at the entrance to Jomar Drive

ARTICLE VII

ASSESSMENTS

Section 7.01 <u>Creation of the Lien and Obligation of Assessments.</u> Each Owner of a Parcel (by execution of this Declaration if a signatory hereto, or by acceptance of a deed for such Owner's Parcel, whether or not it shall be so expressed in any such deed or other conveyance) covenants and agrees to pay to the Association any Assessments to expressed in any such Parcel and collected from time to time as hereinafter provide. All Assessments, together with be fixed or levied on such Parcel and collected from time to time as hereinafter provide. All Assessments, together with interest thereon as provided in Section 7.08 and costs of collection thereof (including reasonable attorneys' fees and interest thereon as provided in Section 7.08 and costs of collection thereof (including reasonable attorneys' fees and interest thereon as provided in Section 7.08 and costs of collection thereof. No Owner of a Parcel may waive disbursements), shall be a charge on any such Parcel and shall be a continuing lien upon the Parcel may waive each such Assessment is made, and shall also be the obligation of the Owner thereof. No Owner of a Parcel may waive each such Assessment is made, and shall also be the obligation of the Common Area or by abandonment. Neither the or otherwise escape fiability for any Assessment by non-use of the Common Area or by abandonment. Neither the Common Area nor any portion of the Property which does not constitute a Parcel shall be liable for any Assessment.

Section 7.02 <u>Purpose of Assessments</u>. The Association shall use the proceeds of the Annual Assessments and any Special Assessments levied on all the Parcels exclusively for the purpose of promoting the health, safety, security and welfare of the Owners and, in particular, for the improvements and maintenance of the Common Areas and of any easement in favor of the Association, including, without limitation, the cost of taxes, insurance, labor, equipment, easement in favor of the Association, including, without limitation, the cost of taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such purposes as are permissible activities materials, management, maintenance and supervision thereof, as well as for such purposes as are permissible activities of, and are undertaken by, the Association. Replacement of Common Area improvements in the normal course and of, and are undertaken by, the Association. Replacement of Common Area improvements in the normal course and of onormal wear and tear shall be deemed to constitute maintenance and not capital replacement, e.g., replacement of dead landscaping and worn mechanical parts.

Section 7.03 Annual Assessments. Commencing with calendar year 2000 (or the remaining portion thereof following the date upon which this Declaration is recorded in the Washtenaw County Records), each Owner shall pay the Association the product of such Owner's Proportionate Share applicable to such Owner's Parcel and the Annual Assessment fixed by the Board, for each calendar year or applicable prorated portion thereof. The Board shall determine Assessment fixed by the Board, for each calendar year or applicable prorated portion thereof. The Board shall determine the Annual Assessment on the basis of the projected financial needs of the Association, not less than thirty (30) days prior to the commencement of the calendar year to which such Annual Assessment shall apply, or in the case of a partial to the commencement of the calendar year to which such Annual Assessment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (10) days calendar year, not less than thirty (30) days prior to the date upon payment in respect thereof is due. Within ten (1

Section 7.04 <u>Special Assessments.</u> In addition to the Annual Assessment, the Association may levy in any calendar year a Special Assessment, applicable to that year only, for the purpose of defraying, in whole, or in part, the cost of any construction, reconstruction, unexpected repair or replacement of a capital improvement for the benefit of all of the Parcels or any Common Area, as approved by the Board, including the necessary fixtures and personal property related thereto; provided, however, that the Association may not levy any Special Assessment without the written consent of the Owners holding an aggregate Proportionate Share greater than or equal to two-thirds (2/3rds), voting in person or by proxy at a special meeting of the Association called by the Board in accordance with the Bylaws for such purpose, or by proxy at a special meeting of the Association called by the Board in accordance with the Bylaws for such purpose. In the event the Association so consents to any Special Assessment, the Board shall, within ten (10) days after the date of the special meeting held therefor, give each Owner of a Parcel written notice of the Special Assessment. The Special Assessment shall be levied upon all of the Parcels, and such notice shall set forth (i) the amount of the Special Assessment, (ii) such Owner's Proportionate Share, (iii) the total amount due from such Owner, which shall equal the product of the foregoing clauses (i) and (ii), and (iv) the times and manner for payment thereof.

Section 7.05 <u>Parcel Assessments</u>. The costs of maintenance, replacement or repair required by Section 9.02(b) hereof, and/or the cost of enforcement of this Declaration pursuant to Section 9.02 hereof, incurred by the Association shall be assessed against the Parcel(s) upon which such maintenance, replacement or repair, or against the Parcel(s) reasonable discretion of the Board, benefitting from such maintenance, replacement or repair, or against the Parcel(s) against which such enforcement is sought, as the case may be. Any such Parcel Assessment shall be apportioned among the Parcel(s) involved in the manner determined appropriate by the Board in its sole discretion. If no allocation among the Parcel(s) involved in the manner determined appropriate by the Board in its sole discretion. If no allocation is made, such Assessment shall be uniformly assessed against all of such Parcel(s). The Board shall send the Owner(s) is made, such Assessment shall be uniformly assessed against all of such Parcel(s). The Board shall send the Owner(s) for such of any Parcel(s) subject to a Parcel Assessment written notice thereof, which notice shall set forth the reasons(s) for such parcel Assessment, the amount of such Parcel Assessment applicable to such Owner's Parcel and the time and manner payment thereof. Any such Parcel Assessment shall not constitute either an Annual Assessment or a Special

Assessment, but shall be a lien on such Parcel(s) and the obligation of the Owner(s) thereof and shall become due and payable in all respects, together with interest and fees for the cost of collection, as provided in Sections 7.07 and 7.08 hereof, and shall be subordinate to mortgage liens to the extent provided by Section 7.11 hereof.

- Section 7.06 <u>Board Discretion.</u> Subject to any Member approvals required hereunder, the Board shall fix any Assessment in its reasonable discretion, and the decision of the Board regarding any Assessment shall be dispositive.
- Section 7.07 Payment of Assessments. Each Owner shall pay any Annual Assessment, Special Assessment or Parcel Assessment levied against such Owner's Parcel commencing on the date or dates fixed by the Board, and in advance in installments, as determined by the Board and set forth in the written notice to the Owners announcing such Annual Assessment, Special Assessment or Parcel Assessment.

Section 7.08 Non-Payment of Assessments.

- (a) In the event any Owner shall fail to pay-all or any portion of any Assessment within ten (10) days after the due date for such payment established by the Board, the Association shall send such Owner written notice of such failure. In the event such Owner shall continue to fail to pay any Assessment within ten (10) days of the date of such notice, the Association shall have a lien on the Parcel owned by such Owner for the amount of any such deficiency. After the expiration of such ten (10) day period, the Association may file a claim of such lien in the Washtenaw County Records. Such claim shall be executed by an officer or duly designated agent of the Association, and shall set forth a legal description of the encumbered Parcel, the name of the Owner(s) of such Parcel and, amount of the deficiency, the date when due and a statement that such lien shall apply to the interest and other sums specified in Section 7.08(b) hereof. Upon full payment of all sums secured by such claim of lien, including any such interest or other sums, the Association shall, within five (5) days thereafter, record a discharge of such lien.
- (b) If the deficient portion of such Assessment is not paid within thirty (30) days after the date when due, such deficiency shall bear interest from the date due at the rate of ten percent (10%) per annum, and the Association may at any time thereafter bring an action to foreclose the lien against the Parcel(s) in like manner as a foreclosure of a mortgage on real property, and/or a suit on the obligation against the Owner(s) of such Parcel(s). For purposes of any such action or suit, such deficiency shall include such interest at such rate through the date of any judgment and the cost of preparing and filing and pursuing the complaint in such action or suit, including, without limitation, reasonable attorneys fees and disbursements.
- Section 7.09 <u>Allocation of Assessments</u>. All Annual Assessments and Special Assessments shall be allocated among the Parcels in accordance with each Parcel's Proportionate Share.
- Section 7.10 <u>Duties of the Board</u>. Upon the determination of the amount of any Assessment, the Board shall prepare a roster of the Parcels and the portion of such Assessment applicable thereto, which roster shall be kept in the office of the Association and shall be open to inspection by any Owner. The Association shall, upon demand at any time, furnish to any Owner liable for any Assessment a certificate signed by an officer of the Association, setting forth the amount of such Assessment applicable to the Parcel of such Owner and whether such Owner has paid such Assessment.
- Section 7.11 <u>Subordination to Lien of Mortgages.</u> The lien for any past due Assessment shall be subordinate to the lien of any first mortgage to a federal or state chartered bank, life insurance company, federal or state savings and loan association, licensed mortgage company or real estate investment trust. Such subordination shall apply only to past due Assessments payable prior to a sale or transfer of such Parcel pursuant to a decree of foreclosure of such mortgage. No sale or other transfer shall relieve any Parcel from liability for any Assessment thereafter becoming due, nor from the lien arising out of the failure of any Owner to timely pay any such subsequent Assessment.
- Section 7.12 <u>Public Assessment</u>. With respect to any Public Assessment imposed on all Owners of Parcels in the Park for improvements within, or on behalf of, the Park, the portion of such Public Assessment applicable to each Owner shall be based upon the Proportionate Share for such Owner's Parcel. With respect to Public Assessments imposed on the Owners of Parcels in the Park by any governmental authority contrary to such manner of allocation, the Owners shall pay the Public Assessments imposed on them or their respective Parcels and submit evidence of payment of the same to the Association. The Association shall total the amount paid by all of the Owners of the Property for the Public Assessment and allocate such total among all the Owners based on each Owner's Proportionate Share. If such reallocation requires an Owner to pay more than the amount which was assessed against and paid by said Owner to a governmental entity pursuant to the Public Assessment, the Association shall assess a Parcel Assessment against such

Owner in the amount of such difference. From the Parcel Assessments collected from such Owners, the Association shall pay amounts due to any Owner based on the reallocation described herein. This reallocation shall not apply to charges, assessments or taxes other than Public Assessments.

ARTICLE VIII

RESTRICTIONS

Section 8.01 <u>Parcel Size.</u> No building or structure shall be established on any Parcel less than five (5) acres in area. No Parcel or other parcel on the Property shall be divided or subdivided without the prior written approval of the Board; provided, however, Developer shall have the right to divide any Parcel owned by Developer without Board approval. Developer approval shall not be required to combine existing Parcel E and Parcel F into a single Parcel.

Section 8.02 <u>General Restrictions.</u> All Parcel coverage ratios, setback and height requirements, signage, landscaping and similar building restrictions shall be the same as those contained in the Township zoning ordinance then in effect, unless a variance or other necessary Township approval is obtained.

Section 8.03 <u>Outdoor Storage</u>. No outdoor storage of materials and equipment (excepting passenger vehicles and light trucks) to be used in the principal business conducted by any Owner on its Parcel, or products resulting from business is permitted. All such materials, equipment, and products for any permitted use shall be stored entirely within closed buildings or other approved structures.

Section 8.04 <u>Nondisturbance</u>. Excepting Transient Noise and Construction Noise, no buildings or structures on any Parcel, or the use of any such Parcels are permitted which will produce sound at a level in excess of fifty-five (55) decibels (as measured at any Parcel line) as determined by instruments, or lint, glare, odor, fumes, or vibration which are discernible at a lot line without the aid of instruments. Uses which have the potential of producing any of the above disturbances may be permitted if adequate measures are taken within the buildings or structures located on any such disturbances may potential disturbances to levels which are not discernible at a lot line without the aid of instruments.

Section 8.05 <u>Drainage and Water Retention.</u> All improvements within the Park shall comply with the all applicable governmental storm drainage and storm water retention requirements. For purposes of drainage, water retention and groundwater recharge, each Parcel or group of Parcels shall be developed with a drainage basin, a water retention pond or lake as required by the jurisdiction or governmental agency governing drainage. If planned as a unit, two or more or lake as required into a single drainage basin. The practice of combining drainage basins is encouraged. No Owner of a Parcel shall be required to submit any drainage or water retention plans to the Board or Developer for approval.

Section 8.06 <u>Utilities.</u> All electrical and telecommunication transmission lines within the Park, other than those existing as of the date of this Declaration, shall be installed and maintained underground to the extent practicable, as determined by the Board.

Section 8.07 Restrictions and Covenants Running with the Property. The foregoing agreements, covenants, conditions and restrictions shall constitute a servitude in and upon the Property and every part thereof, shall run with the Property and inure to the benefit of and be enforceable by the Developer, its successors and assigns, the Association, and any Owner (including the Developer); provided, however, once the Developer is no longer an Owner, the Developer may maintain an action to enforce this Declaration in its capacity as Developer only if the Developer reasonably believes may maintain an action to enforce this Declaration in its capacity as Developer only with applicable legal requirements, or to that it is necessary to do so to protect itself from possible liability, to compty with applicable legal requirements, or to further a purpose relating to the development and sale of Parcels within the Park. The failure by any eligible person or further a purpose relating to the development and sale of Parcels within the Park. The failure by any eligible person or further a purpose relating to the development, condition, obligation, reservation, right, power or charge herein contained shall entity to enforce any restriction, covenant, condition, obligation, reservation, right, power or charge.

ARTICLE IX

MAINTENANCE; ENFORCEMENT

Section 9.01 Owner Maintenance Responsibilities. Each Owner shall be responsible, at such Owner's sole cost and expense, for maintenance, repair and replacement of the interior and exterior of the building or buildings and all other

structures and improvements located on such Owner's Parcel, including, without limitation, the complete obligation to maintain all buildings, landscaping, parking areas, site lighting within parking areas, wells, water lines, sanitary disposal systems or other structures located on each Parcel in good and sufficient repair, in accordance with the maintenance standards set forth in Section 9.03 hereof, and shall keep the exterior of any such building or other structures properly maintained and in well-kept and aesthetically pleasing condition at all times. Maintenance, repair and replacement of shared access drives and shared parking areas shall be apportioned between or among the benefitted Parcel Owners, in proportion to the areas of their respective Parcels. The maintenance and enforcement functions of the Association set forth in Section 9.03 hereof shall be administered and performed by the Association acting through its Board.

Section 9.02 Association Maintenance Responsibilities.

- (a) The Association shall be responsible, at its sole cost and expense, for maintenance, repair and replacement of all improvements located within the Common Area, including, without limitation, roads, landscaping, footpaths and bike paths, private rights-of-way and utilities not maintained by any governmental agency or public utility. The Association's expenses shall not include the costs incurred by the Developer for extending connections for certain utility services along Jomar Drive as provided in Section 5.02(a) or for providing the sign at the entrance of Jomar Drive as provided in Section 4.02, but the Association's expenses shall include the cost for all other Common Area improvements not in existence upon the execution of this Declaration by the Developer including, without limitation, installation of lighting along Jomar Drive if required by the Township or agreed to by the Board.
- (b) The Association shall not be initially responsible for performing any maintenance, repair or replacement of the buildings, structures or other improvements on any Parcel which is not part of a Common Area, or for trash removal from any Parcel. The Association, however, by acting through the Board and in order to avoid blight and preserve the beauty, value and quality of the Park, shall have the right to assume the exterior maintenance, repair and replacement responsibilities of any Owner failing to comply with Section 9.01 hereof, including, without limitation, painting, roof repair and replacement, repair or replacement of gutters and/or down spouts, repair of exterior building surfaces, and yard cleanup, landscaping and/or maintenance; provided, however, the Owner shall be notified and given an opportunity to cure the alleged nonconformance as provided herein. The members of the Board shall from time to time observe site and landscape maintenance within the Park. In the event that the Board determines, in the exercise of reasonable discretion and by majority vote of members of the Board in attendance at a meeting thereof specifically called for such purpose, that the maintenance of a Parcel does not conform to the standards set forth in Section 9.03 hereof, the Board shall send written notice to the Owner of such Parcel setting forth the nature of the nonconformance and requesting a plan for remediation of such nonconformance. In the event such Owner fails to commence such remediation within fifteen (15) days after the date of such notice, the Board may, on behalf of the Association, cause such remediation to occur at such Owner's expense and may treat the charge as a Parcel Assessment.

Section 9.03 Maintenance Standards. The Board shall have the responsibility to administer and enforce the following maintenance standards:

- (a) All trash and garbage shall be placed in designated containers, or within each Owner's Parcel contained service area and all trash areas shall be screened and properly landscaped. The size of containers shall be set by the Board and any schedule for trash removal shall reflect the capacity of the local agencies for trash removal. Yards and landscape areas shall be kept free of trash, leaves and dead landscaping materials.
- (b) All landscaped areas, including, without limitation, sodden areas, shall be regularly irrigated, as required, and shall receive regular maintenance including trimming, fertifization, mowing and replacement of diseased plant materials, as required. All irrigation systems shall be underground, automatic, kept in good repair. Perimeter landscaping shall be maintained so as to avoid blight and preserve the beauty, quality and value of the Park and to maintain a uniform and sightly appearance.
- (c) All parking lots, sidewalks, and other hard surface areas shall be swept and cleaned regularly and cracks and damaged areas of sidewalks shall be repaired or replaced as required by the Parcel Owner. Damaged or eroding areas of any parking surface shall be replaced as required and an overall resurfacing of any parking area shall be done as necessary. Broken bumper stops and/or curbing shall be replaced as required and drainage inlets, storm sewers and any surface drainage facilities shall be maintained in good repair and shall remain clear of debris so as to enable the proper flow of water.

- (d) Levels of light intensity in the parking areas of all exterior walkways shall be maintained at safe levels and bulbs shall be replaced expeditiously as failure occurs. Light standards shall be maintained in good repair and shall be kept functional at all times.
- (e) All exterior surfaces shall be maintained (including, without limitation, painting, where appropriate) on a regular schedule as required, to maintain exterior appearance in a clean, neat and orderly manner.
 - (f) All signs shall be maintained in good repair so as to be clear and legible.
- The Ponds and any fountains, pumps and other structures located within the Ponds shall be repaired and maintained by the Owners of any Parcel containing the Ponds in good condition and in accordance with any Township requirements and in a manner necessary to satisfy minimum fire suppression requirements of all Parcels within the Park. Any decision regarding the Ponds shall be made by the Owner of any Parcel within which all or part of the affected Pond is located. The Owner of any Parcel containing a Pond shall have the right to make decisions and take action at such Owner's expense concerning any matters pertaining to said Ponds, including the selection and installation of fountains in such Ponds. All Owners agree to pay upon demand their Proportionate Share of any costs or expenses incurred by any Owner whose Parcel includes all or part of a Pond, if such costs or expenses are incurred solely for Pond maintenance or upkeep relating to fire suppression or fire suppression preparedness. If an Owner whose Parcel contains a Pond fails or refuses to maintain the Ponds in accordance with applicable legal requirements and/or in a manner necessary to satisfy minimum fire suppression requirements for all Parcels within the Park, the Association shall do so, then assess the cost thereof to all Owners based upon their respective Proportionate Shares; provided, however, the affected Owner shall receive prior written notice of the Association's proposed action and shall have the right to approve such action, which approval shall not be unreasonably withheld, conditioned or delayed. Except for payment of their Proportionate Share as provided herein, the Owner of a Parcel containing a Pond shall in no event be liable to the Developer, the Association, any other Owner, or any other party, for any failure to maintain any Pond on its Parcel in accordance with applicable legal requirements and/or in a manner necessary to satisfy minimum fire suppression requirements for any Parcels within the Park. Fire suppression shall have the definition set forth in Section 5.07.

Section 9.04 <u>Enforcement of Declaration</u>. The Association shall, by acting through the Board, have the right to take any action accessary to ensure and enforce compliance by each Owner with the covenants and restrictions contained in this Declaration.

Section 9.05 <u>Inaction</u>; <u>Easement</u>. The Association shall not be compelled to take any action pursuant to either Section 9.02(b) or 9.04 hereof, and the failure of the Association to take any such action shall not be deemed a waiver of the Association's right to take any such action at a future time nor shall the Association be liable to any Owner or any other person or entity for failure to take any such action. The Association shall have the easements in furtherance of such other person or entity for failure to take any such action. The Association shall have the easements in furtherance of such right established in Section 5.04 hereof and no exercise of such right shall be deemed to be a trespass or other infringement of the rights of any Owner, lessee or other person or entity and shall not render the Association liable to any person or entity whatsoever on account of such exercise.

ARTICLE X

GENERAL PROVISIONS

Section 10.01 <u>Duration</u>. The Covenants, Conditions and Restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and be enforceable by the Developer (as provided in Section 8.07 herein), the Association or the Owner of any Parcel subject to this Declaration, their respective legal representatives, heirs, the Association or the Owner of any Parcel subject to this Declaration, their respective legal representatives, heirs, the Association or the Owner of any Parcel subject to this Declaration is received, after which time the successors and assigns, for a term of lifty (50) years from the date this Declaration is received, after which time the successors and restrictions of this Declaration shall automatically be extended for successive ten (10) year periods unless an instrument signed by the the Owners holding an aggregate Proportionate Share of greater than or equal to two-thirds an instrument signed by the the Owners holding an aggregate Proportionate Share of greater than or equal to two-thirds (2/3rds) shall have been recorded, agreeing to change or terminate this Declaration in whole or in part.

Section 10.02 <u>Remedies for Violation</u>. Except as otherwise provided herein, violation or breach of any condition, covenant or restriction herein contained shall give the Developer (as provided in Section 8.07 herein), the Association or any Owner, in addition to all other available remedies, the right to proceed at law or in equity to compel compliance with the terms of the Declaration, and to prevent the violation or breach of any of the covenants and restrictions contained

herein, and the expense of such litigation (including, without limitation, reasonable attorneys' fees and disbursements) shall be borne by the losing party.

Section 10.03 Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed by first class mail, postage prepaid, to the last known address of the person or entity who or which appears as the Owner on the records of the Association at the time of such mailing.

Section 10.04 <u>Severability</u>. Invalidation of any of the provisions of this Declaration by operation of law, the judgment of any court having jurisdiction or any other reason shall in no way affect the validity or enforceability of any other provision of this Declaration.

Section 10.05 <u>Conflicts</u>. To the extent that there is any conflict between this Declaration and the zoning ordinance for the Township, the more restrictive of this Declaration or such ordinance shall control.

Section 10.06 <u>Amendment.</u> This Declaration may be amended at any time and from time to time with the consent of Owners having an aggregate Proportionate Share of two-thirds (2/3rds) or greater. Any such amendment shall be effected by execution and recordation of an instrument setting forth such amendment, executed by an officer of the Association authorized by the Board to do so.

Section 10.07 <u>Usage.</u> Whenever used, the singular shall include the plural and the singular, and the use of any gender shall include all genders.

Section 10.08 <u>Effective Date.</u> This Declaration shall become effective upon its recordation in the Washtenaw County Records.

Section 10.09 <u>Counterparts</u>. This Declaration may be executed in one or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

ARTICLE XI

CONSENT

Each individual and entity whose name appears below owns an interest in the Property, and each is executing this Declaration to confirm their acknowledgment, consent and agreement to all agreements, covenants, restrictions, terms and conditions contained in this Declaration, and to subject and burden that portion of the Property which they own to this Declaration in all respects. Each such individual and entity represents and warrants that their interest in the Property is not subject to any mortgage or similar lien or encumbrance.

IN WITNESS WHERE OF, the record fee simple title holders of the Property on the date hereof have executed this Declaration as of the day and year first above written.

[Signatures begin on the next page]

WITNESSES:	DEVELOPER:
Patricia Fellows	By: JOSEPH MARTIN, Trustee Authorized Member
STATE OF MICHIGAN)SS COUNTY OF On this day of August 2000, before me pers sworn, did say that he is the Authorized Member of J the company named in and which executed the within company.	onally appeared JOSEPH MARTIN, Trustee, who being by me duly EM CONSTRUCTION, LLC, a Michigan limited liability company, instrument, and that said instrument was signed on behalf of said
ELAINE M. RAVIDA Notary Public, Wayne County, MI My Commission Expires 03/15/2004	County, Michigan My Commission Expires:
WITNESSES:	LAND CONTRACT PURCHASER OF PARCEL A: HORIZON DEVELOPMENT COMPANY, LLC, a Michigan limited liability company
·	By: Name: Title:
STATE OF MICHIGAN)SS COUNTY OF) On this day of August 2000, before me per by me duly sworn, did say that he is the LLC, a Michigan limited fiability company, the compa instrument was signed on behalf of said company.	ny named in and which executed the within instrument, and that said
	, Notary Public County, Michigan My Commission Expires:

WITNESSES:	OWNER OF PARCEL B:
	KATHERINE NOHR
STATE OF MICHIGAN) SS	
COUNTY OF	and the second s
On this day of August 2000, be same person described in and who execute and deed.	pefore me personally appeared KATHERINE NOHR, to me known to be the ed the within instrument, and who acknowledged the same to be her free act
	Notary Public,
	My Commission Expires:
WITNESSES:	OWNER OF PARCELS E and F:
WINCOSES.	BALANCE TECHNOLOGY, INC., a Michigan corporation
	By: THOMAS PLUNKETT Its: President
STATE OF MICHIGAN)	
COUNTY OF	
On this day of August 2000, became person described in and who execute and deed.	before me personally appeared THOMAS PLUNKETT, to me known to be the ed the within instrument, and who acknowledged the same to be his free act
	Notary Public,
	My Commission Expires:
	Mil Countingaiou Chinas.

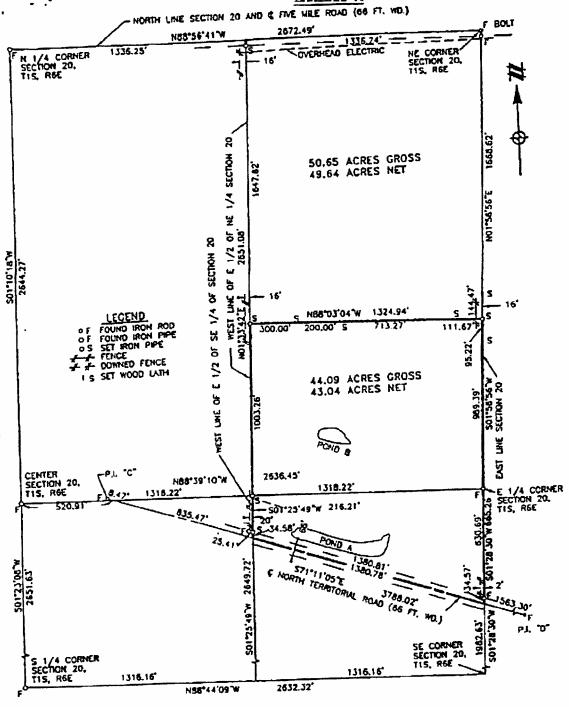
WITNESSES:	PROSPECTIVE OWNER OF PARCEL C
Patricia Follows	By: THOMAS M. BLOOM Its: Manager
STATE OF MICHIGAN	
) \$5 	
	ersonally appeared THOMAS M. BLOOM, to me known to be the n instrument, and who acknowledged the same to be his free act
	Notary Public Notary Public Notary Public
	My Commission Expires:

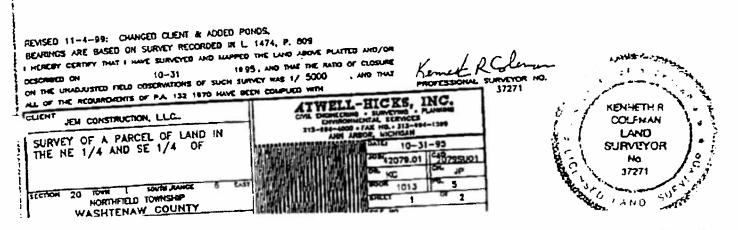
Drafted by and when recorded return to:

Gregg A. Nathanson, Esq. Couzens, Lansky, Fealk, Ellis, Roeder & Lazar, P.C. 39395 W. Twelve Mile Road, Suite 200 P.O. Box 9057 Farmington Hills, Michigan 48333-9057

O:\BMB\jomaridc.wbp

ELAINE M. RAVIDA Notary Public, Wayne County, MI My Commission Expires 03/15/2004 EXHIBIT A





BEGINNING at the E 1/4 corner of Section 20, T1S, R6E, Northfield Township, Washtenow County, Michigan; thence S01°28'30'W 665.26 Township, Washtenow County, Michigan; thence N71°11'05'W feet along the east line of said Section; thence N71°11'05'W 1380.78 feet along the west line of the E 1/2 of the SE N01°25'49'E 250.79 feet along the west line of said Section; thence 1/4 of said Section to the E-W 1/4 line of said Section; thence 1/4 of said Section to the E 1/2 of the NE 1/4 of said Section along the west line of the E 1/2 of the NE 1/4 of said Section N01°33'42'E 1003.26 feet; thence S88°03'04'E 1324.94 feet; thence N01°33'42'E 1003.26 feet; thence S88°03'04'E 1324.94 feet; thence S01°56'56'W 989.39 feet along the east line of said Section to the NO1°33'42°E 1003.26 feet; thence S88'03'04 E 1324.94 feet; thence S01°56'55'W 989.39 feet along the east line of sold Section to the Place of Beginning, being a part of the E 1/2 of the NE 1/4 and part of the E 1/2 of the SE 1/4 of said Section 20, containing part of the E 1/2 of the SE 1/4 of said Section 20, containing part of the E 1/2 of the SE 1/4 of said Section 20, being subject 44.09 acres of tond, more or less (43.04 acres net), being subject to the rights of the public over the southwesterly 33.00 feet thereof as occupied by North Territorial Road, tagether with and subject to essements and restrictions of record. subject to easements and restrictions of record, if any.

DESCRIPTION OF 33' ROAD R.O.W. (NORTH 1/2 OF N. TERRITORIAL ROAD)

COMMENCING at the East 1/4 corner of Section 20, T1S, R6E, Northfield Township. Washtenow County. Michigan; thence S01°28'30"W 630.59 feet along the East line of said Section for a PLACE OF 630.59 feet along the East line of said Section for a PLACE OF BEGINNING; thence continuing 'S01°28'30"W 34.57 feet along soid East Itence N71°11'05"W 1380.78 feet along the centerline of North Iten; thence N71°11'05"W 1380.78 feet along the West line Territoriol Road; thence N01°25'49"E 34.58 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section; thence of the East 1/2 of the Southeast 1/4 of said Section 20 North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Territorial S71°11'05"E 1380.81 feet along the North line of North Lin

WITHESSES

N 1/4 CORNER SECTION 20

FOUND 1" IRON PIPE WITH PIECES OF BRICK ARGUND IT
32" OAK 33.60 SET PK IN W. FACE
16" PINE 540"W 30.24 SET PK N. FACE
26" WILLOW 520"E 29.88 SET PK W. FACE
4" ELM N45"E 30.31

FO. HAR & BOSS WASHER NW FACE

FOUND 1/2" IRON BAR 6" BELOW BITUMINOUS SURFACE NORTH 1.2
FOUND 1/2" ROO HORTH 1.2
FOUND 1/2" ROO HORTH 17.49
17.49
N60"E 51.95 PK
17.49
N60"E 70.25 PK
17.49
N60"E 70.25 PK
17.49
N60"E 70.25 PK
N60"E 70.25 PK
N65"W 31.69 17.49 51.95 PK S. SIDE 70.25 PK NE SIDE

HE CORNER SECTION 20

34.37 FD HAIL HE FACE 59.42 FD HAIL S. FACE 48.34 FD HAIL & WASHER FOUND BOLT 10" HICKORY 24" CHERRY MULTIPLE WILLOW MIST N55 W 3"X8" 33.00 CAPPED REBAR

E 1/4 CORNER SECTION 20

FOUND 1 1/2" RON PIPE 9.75 SET PK E. FACE 57.51 SET PK E. FACE 65.04 FD PK S. FACE 71" CHERRY HON PIPE 14" TRIPLE CHERRY SOS"E 8. LAIN ETM 15.80 FD NAIL E FACE SOFE

P.L. "D"

FOUND 3/4" IRON BAR UTBUTY POLE SJ5"E 67,74 SET PK N, FACE 1.4 SOUTH S'LY EDGE OF BITULENOUS CENTERLINE H'LY RR CROSSING POST 104.5 43.0 580W STEEL FENCE CORNER

CENTER SECTION 20

50.20 FD PK N, FACE 38.12 FD PK NE FACE 57.20 FD PK E. FACE 28.38 FD PK E. FACE FOUND 1/2" IRON PIPE 20" OAK \$50"# 37" OAK \$40"E 20" OAK 32" OAK 12" CHERKY 10" ELM N65 W

S 1/4 CORNER SECTION 20

FOUND 6" X 1/2" IRON PIPE STUCK 2 1/2" IN GROUND IN OLD E-N FENCE ON EAST SIDE OF CREEK. PULLED PIPE AND FOUND NOTHING METALIC BUT BITS OF FENCE WIRE IN AREA. REPLACED PIPE.

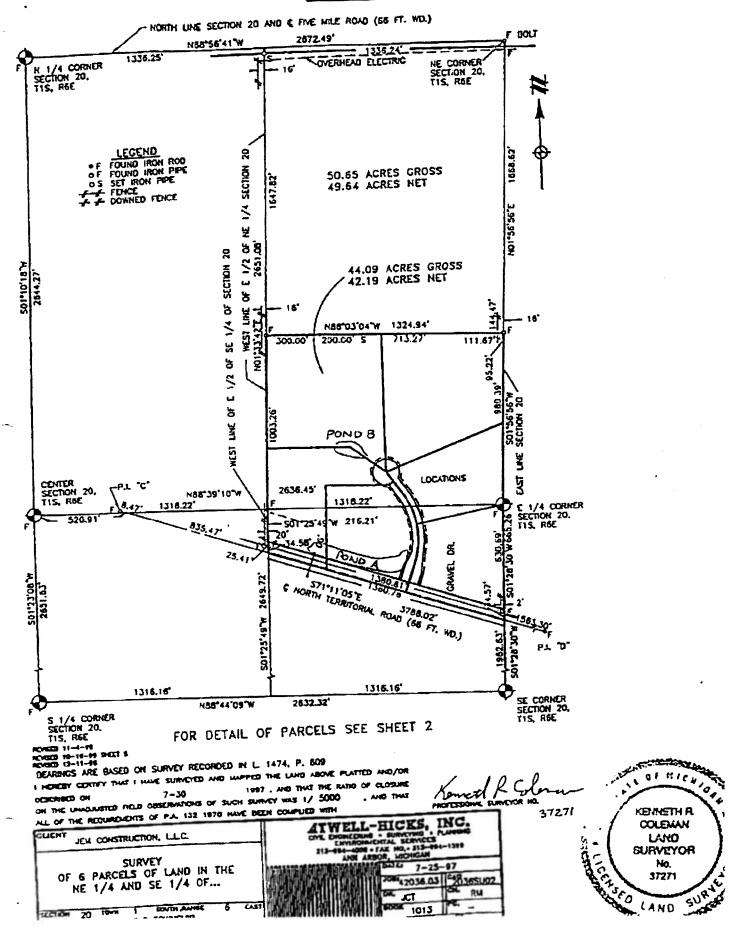
14"X16" TWIN COTTONWOOD HORTH HSOLE

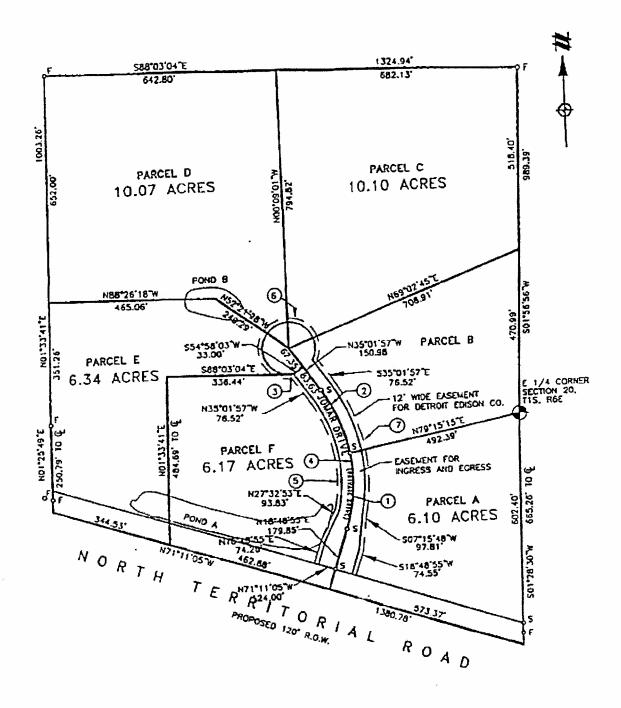
22.20 FD PK SE SIDE 16.28 FD PK N. SIDE 11.78 FD PK SE SIDE 15 ELM 6 ELM 48 WILLOW NEO E 17.08 SET DOL HEAD HAR N. SIDE VI.6

N-5 HIGHWAY FENCE WEST FOUND IRON PIPE IN FENCE EAST

WELL-HICKS, INC. OMNETONS - FUNCTOR - PLANTING LIVEROMETRIAL SERVICES LIVEROMETRIAL SERVICES AND ADDR. WCHOCAM ADDR. WCHOCAM AND ADDR. WCHOC
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EXHIBIT B





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	73.00	14.24	.22	508'06'31 E	53*50'51
	150.00	422.92	407.52	N11727'05 W	7'09'
4	405.00	333.37	324.04	N54"58"03"E	297'42'19
5	87.00	452.05	90.00	511702'17'E	47'59'19"
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WILL CY	WETRICTION, LLC		I CNS. DK	THE PARTY OF THE P	INC.
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0F 6 PA	SURVEY RCELS OF LANG	IN THE	CIVE DIG	HYPOMADITAL SURVICE 4-4004 - FAX 90 313- ANN ARSON, MICHIGA	25-97

DESCRIPTION OF A 6.10 ACRE PARCEL OF LAND (PARCEL A)

DESCRIPTION OF A 5.31 ACRE PARCEL OF LAND (PARCEL B)

BEGINNING at the East 1/4 carner of Section 20, 113. Ref. Northfield Township, Washlarmor County, Michigen thence 579°13°13°N 492°139 feet; thence 201.09 feet along the centerfine of Jones Drive and the are of a circular curve to the left, radius 450.00 feet; chard bearing of Jones Drive and less thence \$35°13°N 150.38 feet; thence N69°02743°C.

708.91 feet; thesce 501°56°36°N 470.39 feet to the Place of Beginning, being port of the East 1/4 of soid Section 20, containing 3.31 cares of Beginning, being port of the East 1/4 of 120°10°N 200.20 feet; thence 501°56°36°N 470.39 feet to the Place of Beginning, being port of the East 1/4 of 120°10°N 200.40 feet of the Place of Beginning, being port of the East 1/4 of 120°10°N 200.40 feet of 150°N 200°N 200.40 feet of 150°N 200°N 200

REVISED 11-4-99 REVISED 12-11-98 ATWELL-HICKS, INC. PROMETRIAL SERVICE JEM CONSTRUCTION, LLC. SURVEY 7-23-97 OF 6 PARCELS OF LAND IN THE NE 1/4 AND SE 1/4 OF ... 42036.03 CB3652/02 RM 1013 SOUTH JUNG SECTION 20 TON

DESCRIPTION OF A 10.10 ACRE PARCEL OF LAND (PARCEL C)

DESCRIPTION OF A 10.10 ACRE PARCEL OF LAND (PARCEL C)

Commencing at the East 1/4 corner of Section 20, 115, R6E Northfield Township, Washtenaw County, Michigant thence N01'56'55' 470.99 feet along the East line of Luid Section 20 for a PLOC OF BECRNING; thence \$58'07'35'N 708.91'feet; thence \$10'00'01'N' A 10'00'01'N' A 1

DESCRIPTION OF A 10.07 ACRE PARCEL OF LAND (PARCEL D)

REVISED 11-4-99 REVISED 12-11-98

ATWELL-HICKS, INC. THENT JEM CONSTRUCTION, LLC. ANN ARROR, MICHIGAN 7-2 7-23-97 SURVEY OF 6 PARCELS OF LAND IN THE 2036.03 CD 365U92 HE 1/4 AND SE 1/4 OF ... SE JCT 1013 LAST TOUTH JEANICE SECTION 20 TOWN 1 HORTHFIELD TOWNSHIP

DESCRIPTION OF A 6.34 ACRE PARCEL OF LAND (PARCEL E)

DESCRIPTION OF A 6.34 ACRE PARCEL OF LAND (PARCEL E)

Commencing of the East 1/4 cerner of Section 20, 115, R6E, Northfield Township, Weatherner

County, Weatherner

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11 (1909) The County of Section 20, 115, R6E, Northfield Township, Weatherner

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REVISED 11-4-99 REVISED 12-11-98 ATWELL-HICKS, INC. CHIL ENGINEERING . SURVIVING . CHANGEMENTAL SERVICES JEM CONSTRUCTION, LLC. CUENT ANN AREOR MICHEGAN SURVEY 7-23-97 OF 6 PARCELS OF LAND IN THE 42036.03 70369.002 NE 1/4 AND SE 1/4 OF ... SE JCT 1013 MANUEL MENOL 20 FOR 1 PAL HORTHFIELD TOWNSHIP WITCHING COUNTY

DESCRIPTION OF A 6.17 ACRE PARCEL OF LAND (PARCEL F)

DESCRIPTION OF 60' ROAD R.O.W. (NORTH 1/2 OF N. TERRITORIAL ROAD)

Commencing at the East 1/4 corner of Section 20, T15, R6E, Northfield Township, Washlenow County, Michigan; thence \$01°28'30'W 602.40 feet along the East line of said Section 20 for PLACE OF BECINNING; thence continuing \$01°28'30'W 62.86 feet along wold East line of Section 20; thence N71°11'05'W 1380.78 feet along the centerline of North Territorial Road, of Section 20; thence N71°11'05'W 1380.78 feet along the west line of the East 1/2, of the Southeast 120 feet proposed; thence N01°25'48'E 62.87 along the West line of the East 1/2, of the Southeast 1/4 of soid Section 20; thence \$71°11'03'E 1380.83 feet to the Place of Beginning, being part 1/4 of soid Section 20, and being subject to consented and restrictions if any.

REVISED 11-4-99 TVISED 12-11-98	ATWELL-HICKS, INC.
JEM CONSTRUCTION, LLC.	CHYPERMICHTAL SERVICES
OF 6 PARCELS OF LAND IN THE	ANN AND R. MICHELAN 7-23-97
NE 1/4 AND SE 1/4 OF	JCT RM

WITNESSES

N 1/4 CORNER SECTION 20	AE BRICK A	ROUND IT PK	u w face
FOUND 1" IRON PIPE WITH PIECES 32" CAK 15" PINE 25" WILLOW	N15W S40W S20'E N45'E	33.60 SET PK N. 20.24 SET PK N. 29.88 SET PK W. 30.31 FD. NAIL	
4. Ern			
FOUND BOLT	535 E N75 E	34.37 FD NAL 59.42 FD NAL	NE FACE S. FACE S. ADES WASHER
10" MICKORY 24" CHERRY MULTIPLE WILLOW 5"X8" CAPPED REBAR	N357W SOUTH	48.34 FO RAIL 33.00	& BOSS WASHER
CENTER SECTION 20		wh 697 8	ı FLCF
FOUND 1/2" IRON PIPE 20" OAK 32" OAK 12" CHERRY	550°W 540°E N65°W N40°W	50.20 FD PK N 38.12 FD PK N 57.20 FD PK N 28.38 FD PK	
10" EM			
E 1/4 CORNER SECTION 20			
FOUND 1 1/2" IRON PIPE	NO8"E	9.75 SET PK 57.51 SET PK	
14" TRIPLE CHERRY 36" OAK 8" TWIN ELM	N82'€ 506'€	65.04 FD PK 15.80 FD NAL	
8. IMIN CT.			
S 1/4 CORNER SECTION 20	- energy 2 1	/2' IN CROUND II	N OLD E-W FENCE
5 1/4 CORNER SECTION 20 FOUND 6' X 1/2" IRON PIPE ON EAST SIDE OF CREEK. PI OF FENCE WIRE IN AREA. RE	PLACED PIPE	NO FOUND NOTH	NG MEINEN DO.
14"X16" TWIN COTTONWOOD	NORTH NSC°E	16.28 FD PF	N. SIDE
15" ELM 6" ELM 48" WILLOW	NEO'E S55'W WEST	17.08 SET U	BL HEAD NAT H. SIDE
N-S HIGHWAY FENCE FOUND IRON PIPE IN FENCE	EAST	50 1/2'	
<u>р1, °С°</u>	ou OITIN	INOUS SURFACE	
FOUND 1/2" IFON BAR 6" NORTH EDGE OF BITUMENOU	FYZI	ELOS DK	3, SDE
FOUND 1/2" ROD 42" OAK UTILITY POLE	N6018 S5011	70.25 PK	HE SIDE
UTILITY POLE NE. CORNER OF CONC. HEA S. LEG OF "ARROW" SIGN	N65W	31.69	
P.L. "0"			- au N. FICE
FOUND 3/4" IRON BAR UTILITY POLE	5.3.5° SOU		T PK N. FACE
CENTERLINE HILT RR CROS	Энігг Ови 1082		•
STEEL FENCE CORNER	200		

VISED 11-4-99 VISED 12-11-98	ATWELL-HICKS, INC.
JEM CONSTRUCTION, LLC.	CYR. SINVECTORISCHTAL SERVICES
SURVEY	ANI ARRON, INCHIDAM
THE SUNCE OF LAND IN THE	42036.03 (30365
NE 1/4 AND SE 1/4 OF	WHIRE MILLIAM AND AND THE POPULATION OF THE POPU

DESCRIPTION OF A VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY (JOMAR DRIVE)

Commencing at the East 1/4 corner of Section 20. T1S, R6E, Northfield Township, Washtenaw County, Michigant thence S01°28'30'W 602.40 feel along the East Line of said Section 20; thance N71°11'05'W 504.64 feet along the North proposed 60 foot right-of-way line of North Territorial N71°11'05'W 504.64 feet along the North proposed 60 foot right-of-way line of North Territorial Road (120 feet proposed) for a PLACE OF BECINNING; thence continuing N71°11'05'W 100.00 feet; thence N18°48'55'E 73.34 feet; thence N27°32'53'E 94.53 feet; thence 344.88 feet along the arc of nontangential circular curve to the left, radius 417.00 feet, chard bearing N11°20'20'W 335.14 a nontangential circular curve feet; thence N35°01'57'W 83.63; thence 402.90 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right, radius 483.00 feet, thence 405.13 feet along the arc of a nontangential circular curve to the right.

DESCRIPTION OF A 12' WIDE UTILITY EASEMENT

Commencing at the East 1/4 corner of Section 20, T1S, R8E, Northfield Township, Washtenow County, Michigan; thence \$01°28'30'W 602.40 feet along the East Line of soid Section 20; thence \$171°11'05'W 616.64 feet along the North proposed 60 foot right—of—way line of North Territorial Road (120 feet proposed) for a PLACE OF BEGINNING; thence N18°48'55'E 74.26 feet; thence N27°32'53'E 93.83 feet; thence 333.37 feet along the arc of a nontangential circular curve to the 127°32'53'E 93.83 feet; thence 333.37 feet along the arc of a nontangential circular curve to the right, radius 87.00 feet, chard bearing N11°27'05'W 324.04 feet; thence N35°01'57'W 76.52; thence 452.05 feet along the arc of a non-tangential circular curve to the right, radius 495.00 feet, chard bearing \$11°02'17'E 402.58 feet; thence circular curve to the right, radius 495.00 feet, chard bearing \$11°02'17'E 402.58 feet; thence 518'48'55'W 74.55 feet; thence N71°11'05'W 12.00 feet along the feet; thence \$18'48'55'W 74.55 feet; thence N71°11'05'W 12.00 feet along the feet; thence N07°15'48'E 97.19 feet; thence 405.13 feet along the arc of a nontangential circular curve to the left, radius 483.00 feet, chard bearing N11°00'11'W 393.36 feet; thence N35°01'57'W curve to the left, radius 483.00 feet; thence 405.13 feet along the arc of a nontangential circular curve to the left, radius 73.00 feet; thence \$35°01'37'E 83.63; thence 344.88 feet along feet, chard bearing \$11°20'20'E 335.14 feet; thence 527°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.53 feet; thence \$18*48'55'W 73.34 feet; thence N71°11'05'W 12.00 feet thence \$27°32'53'W 94.

REVISED 11-4-99 REVISED 10-19-99 REVISED 12-11-98

ATWELL-HICKS, INC. CHICANA - SURVICTME - PLANMIN HYPROMINICITAL SURVICES 14-4000 - FAX 100.4 313-494-1319 ANN ASSOR, MICHIGAN CUENT JEM CONSTRUCTION, LLC. SURVEY 12-11-95 OF 6 PARCELS OF LAND IN THE 42035.03 C48355U02 NE 1/4 AND SE 1/4 OF ... JCT LOUTH RANCE 1013 HOOF T 70 NORTHFIELD TOWNSHIP HE COUNTY

SITE PLAN FOR:

ARVIN SANGO NORTH AMERICAN TECHNICAL CENTER

ARVIN SANGO, INC.

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PROJECT CONTACTS

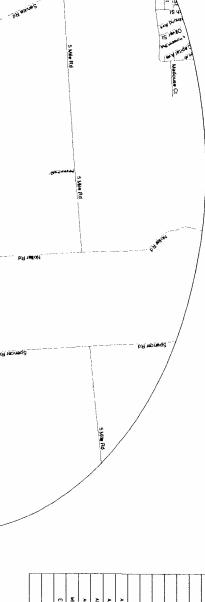
OWNER
ARVIN SANGO
CONTACT: THOMAS CHRISTEN
1308 BEDLER CT.
0XFORD, MICHIGAN, -8371
PH: (248)318-3252 DEVELOPER

ACS
CONTACT: MATT NYSSE
3330 UNIVERSITY AVENUE
SUITE 200
MADISON MI, 53705-2167
PH: (608)683 1590

ENGINEER

CONTACT: TIM CURRIE PE CIVIL ENGINEERING SOLUTIONS, INC P.O. 80X 243 NEW HUDSON, MI 48165 PH: (248)264-6906 FAX: (810)448-5903

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LANDSCAPE DETAILS	L 2
LANDSCAPE PLAN	6.1
SITE LICHTING CALCULATIONS	ES1-001
ENLARGED PLUMBING PLAN	MP4-102
BUILDING ELEVATIONS	AE2-001
EXTERIOR RENDERINGS	AE1-802
EXTERIOR RENDERINGS	AE1-801
FIRST FLOOR PLAN	AE1-100
SESC PLAN	\$.7
DETENTION CALCULATIONS	5.8
GRADING PLAN	5.5
UTILITY PLAN	5.4
SITE PLAN	5.3
TOPOGRAPHIC / DEMO PLAN	5.2
COVER SHEET	\$1
SHEET TITLE	SHEET NUMBER
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CIVIL ENGINEERING SOLUTIONS, Inc.

,WI 53705 663-1590 Fax: (608) 663-1591

LANDSCAPE DETAILS	L 2
LANDSCAPE PLAN	E1
SITE LIGHTING CALCULATIONS	ES1-001
ENLARGED PLUMBING PLAN	MP4-102
BUILDING ELEVATIONS	AE2-001
EXTERIOR RENDERINGS	AE1-802
EXTERIOR RENDERINGS	AE1-801
FIRST FLOOR PLAN	AE1-100
SESC PLAN	\$.7
DETENTION CALCULATIONS	5.6
GRADING PLAN	5.5
UTILITY PLAN	5.4
SITE PLAN	5.3
TOPOGRAPHIC / DEMO PLAN	5.2
COVER SHEET	51

P.O. BOX 243
5671 GRAND RIVER AVE.
NEW HUDSON, M. 48165
PH: (248)264-6506
FAX: (819)448-5903
Izawadd@civilengineeringsolutions.us

San	

2 SITE PLAN SUBMITTAL 4-13-2010
1 OWNER REVIEW 2-22-2010

GOVERNMENT AGENCY PERMITS

	HP OF NORTHFIELD, COUNTY OF WASHTENAW, STATE OF MICHIGAN	
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EXHIBIT A LEGAL DESCRIPTION (SURVEYED LAND):

LEGAL DESCRIPTION

Per 1884 policy

OVERALL AREA MAP

SHEET TITLE	DATE	SCALE	DRAWNBY		KEY PLAN	
				. 1		

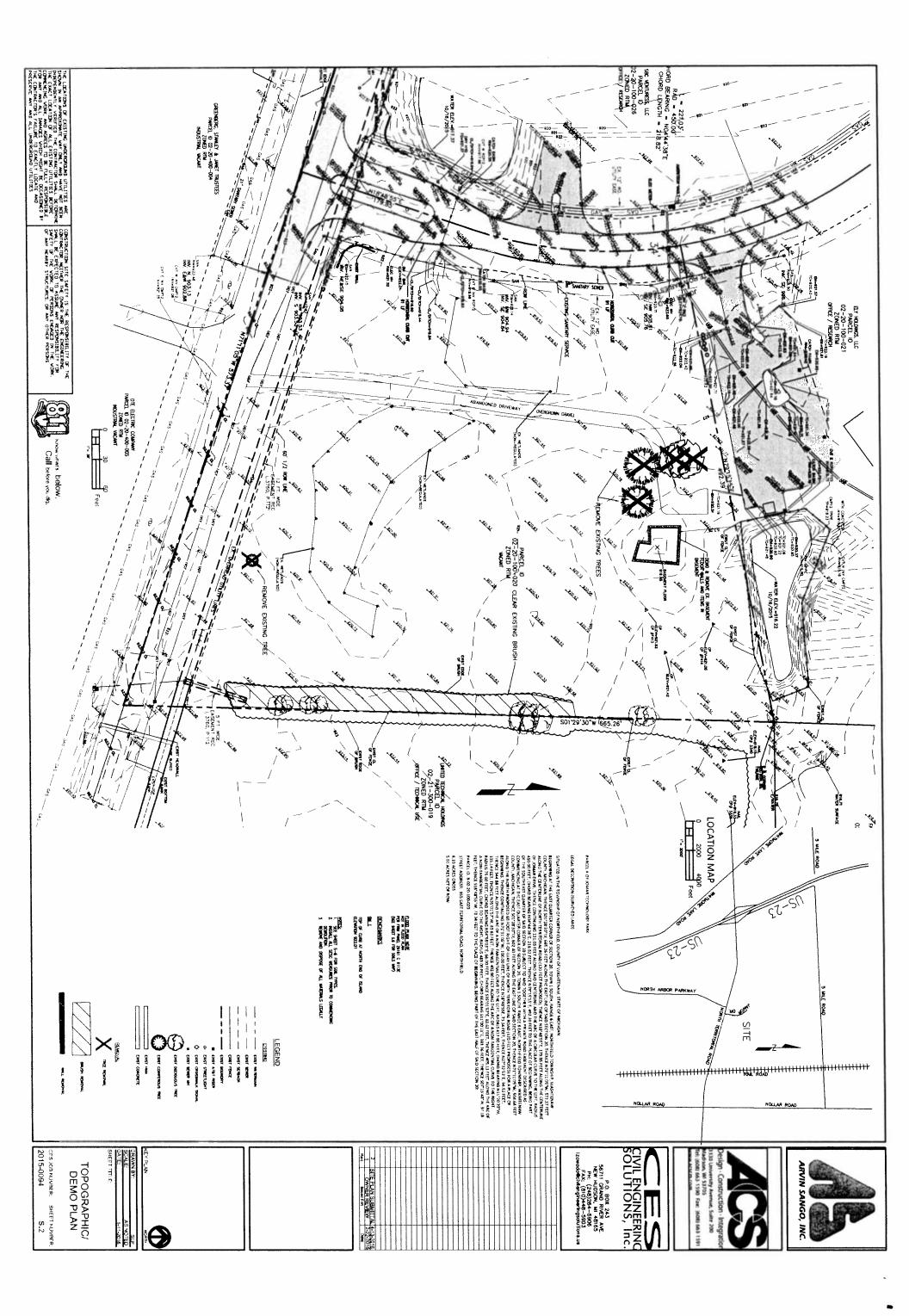


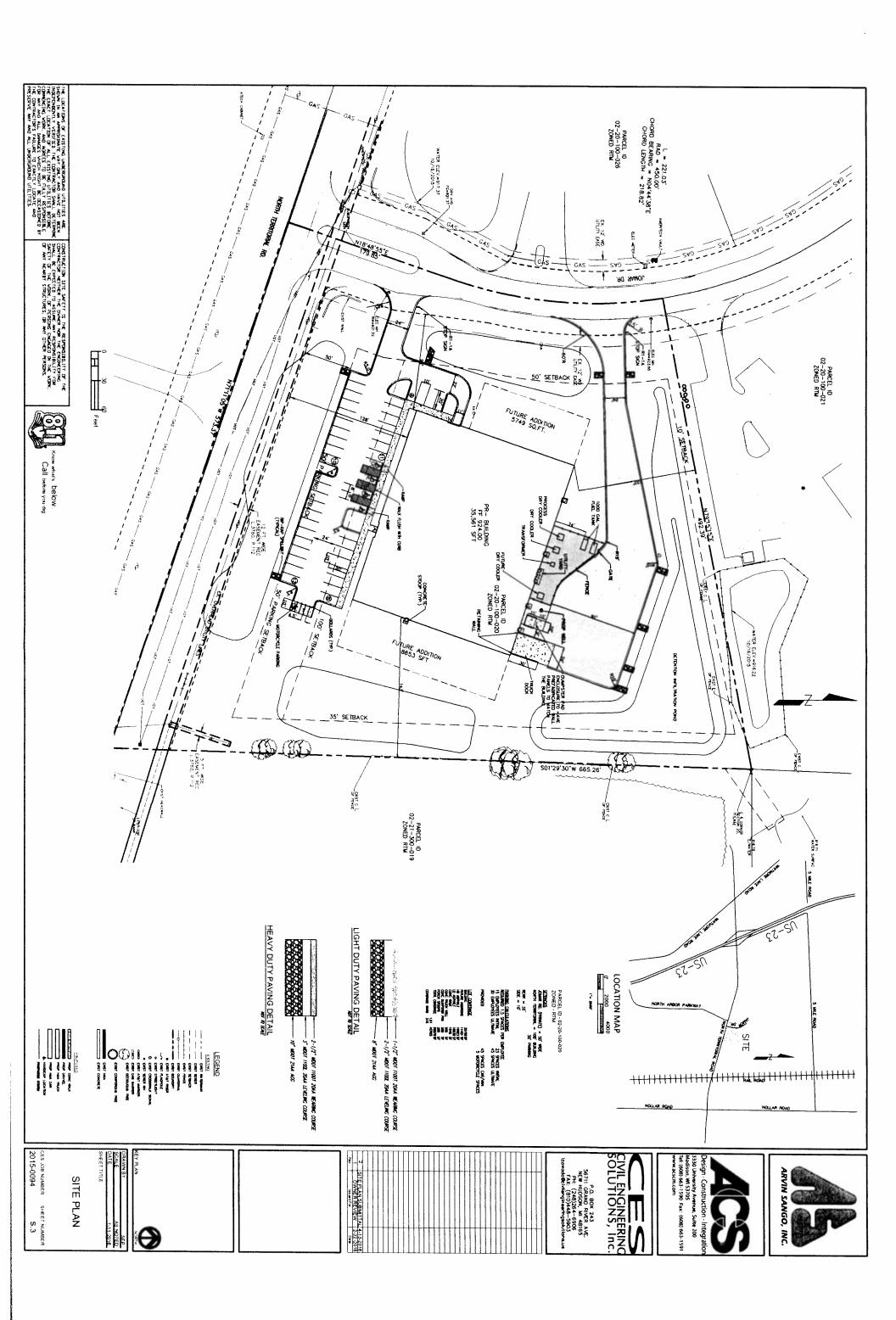


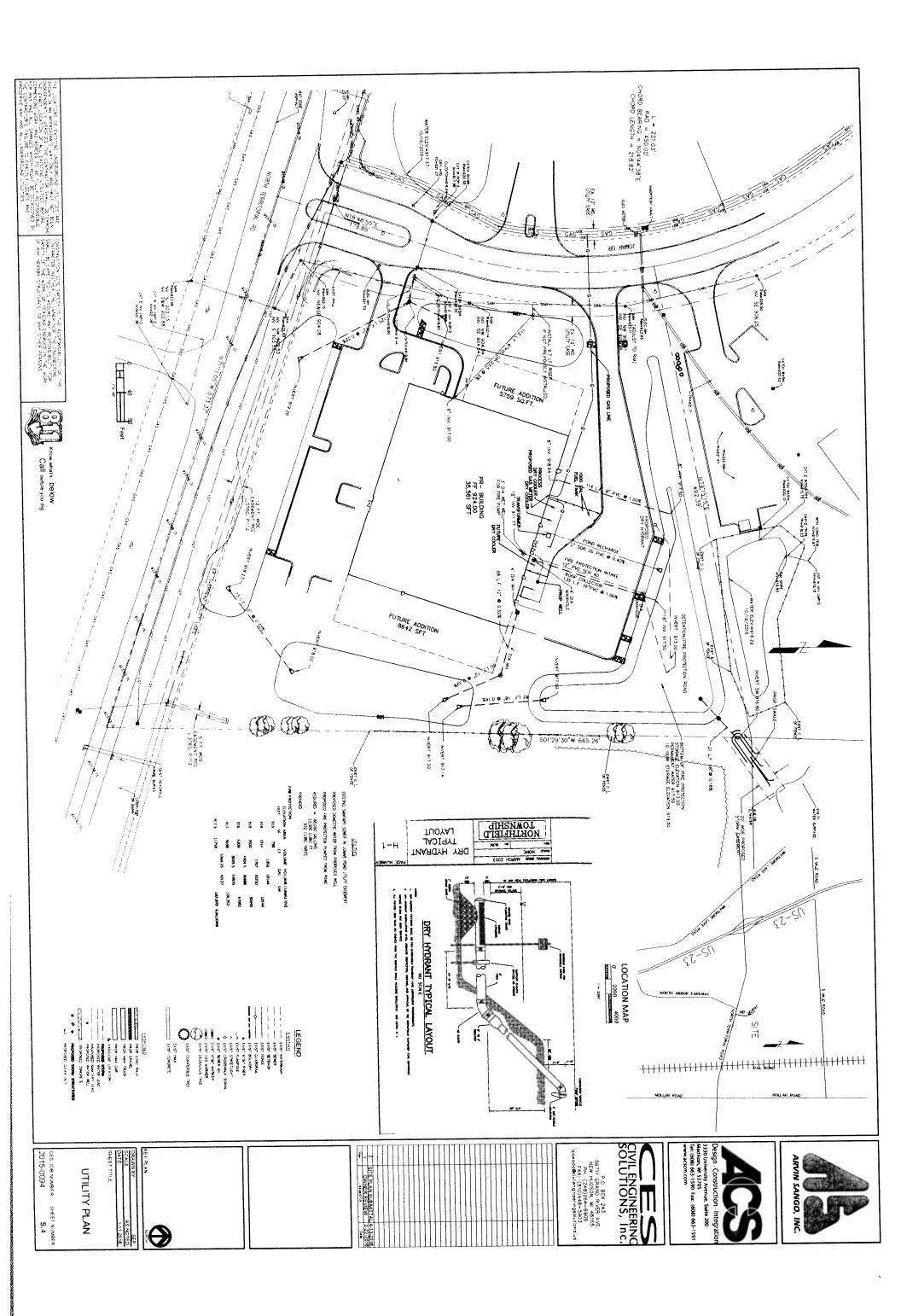
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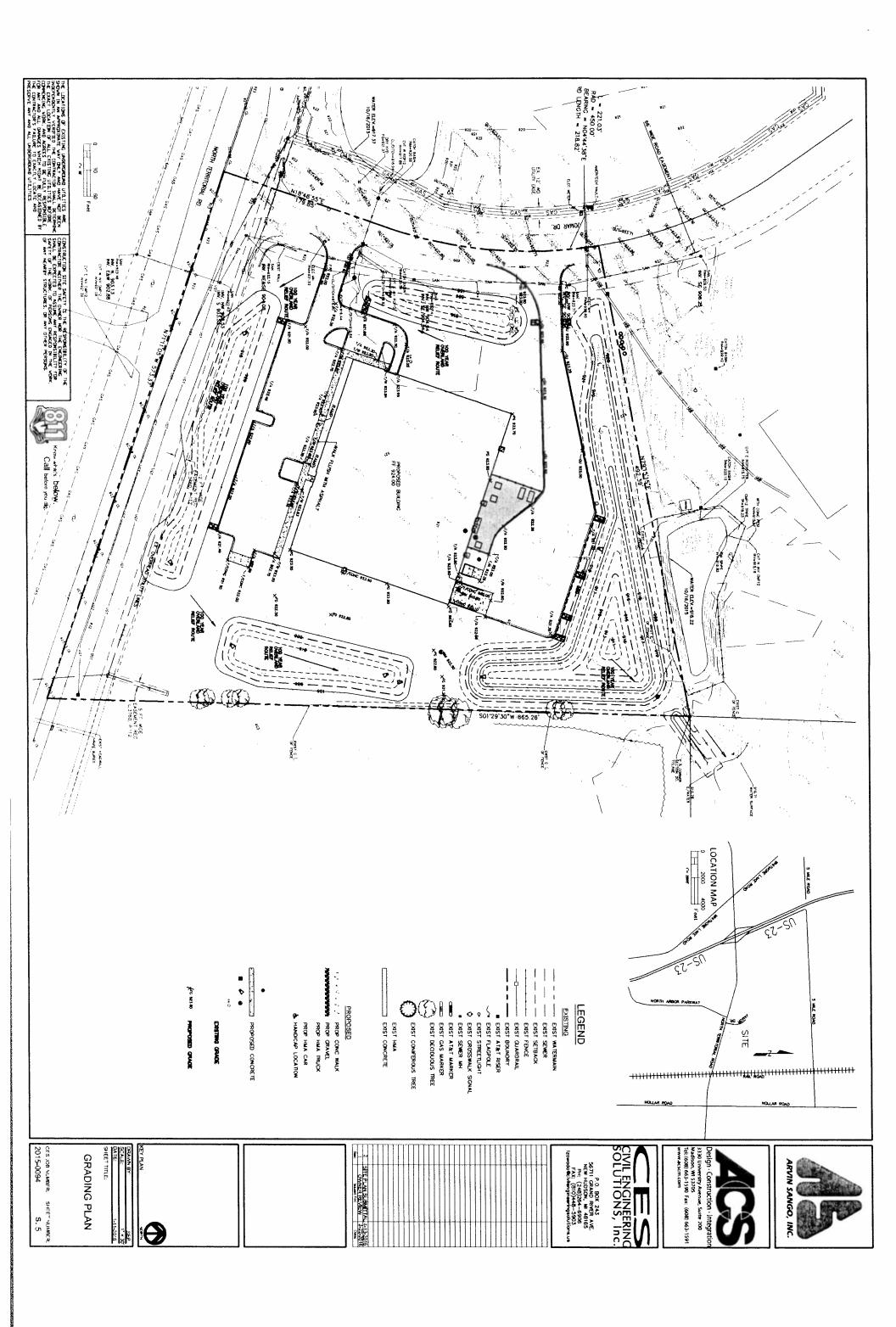
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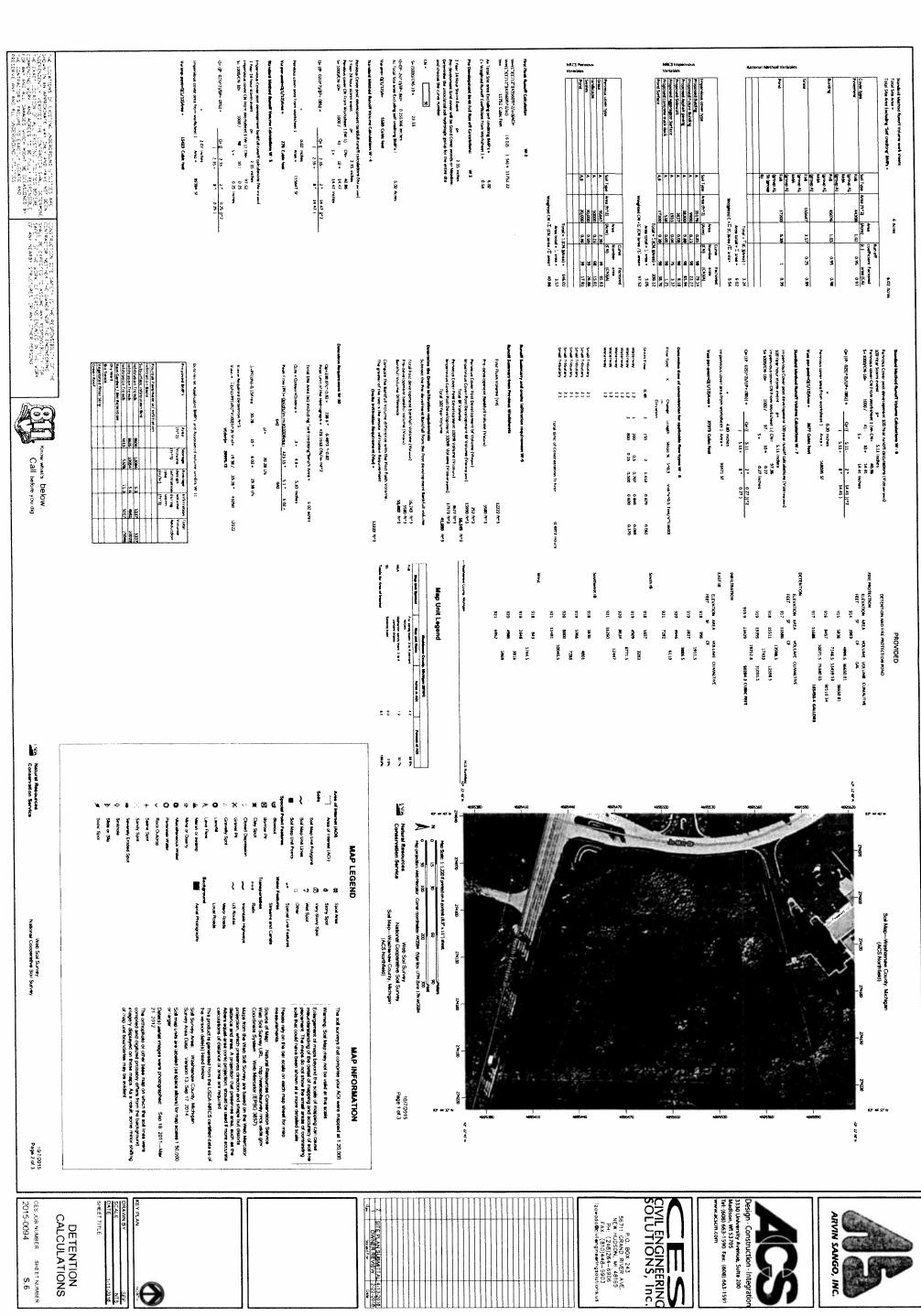
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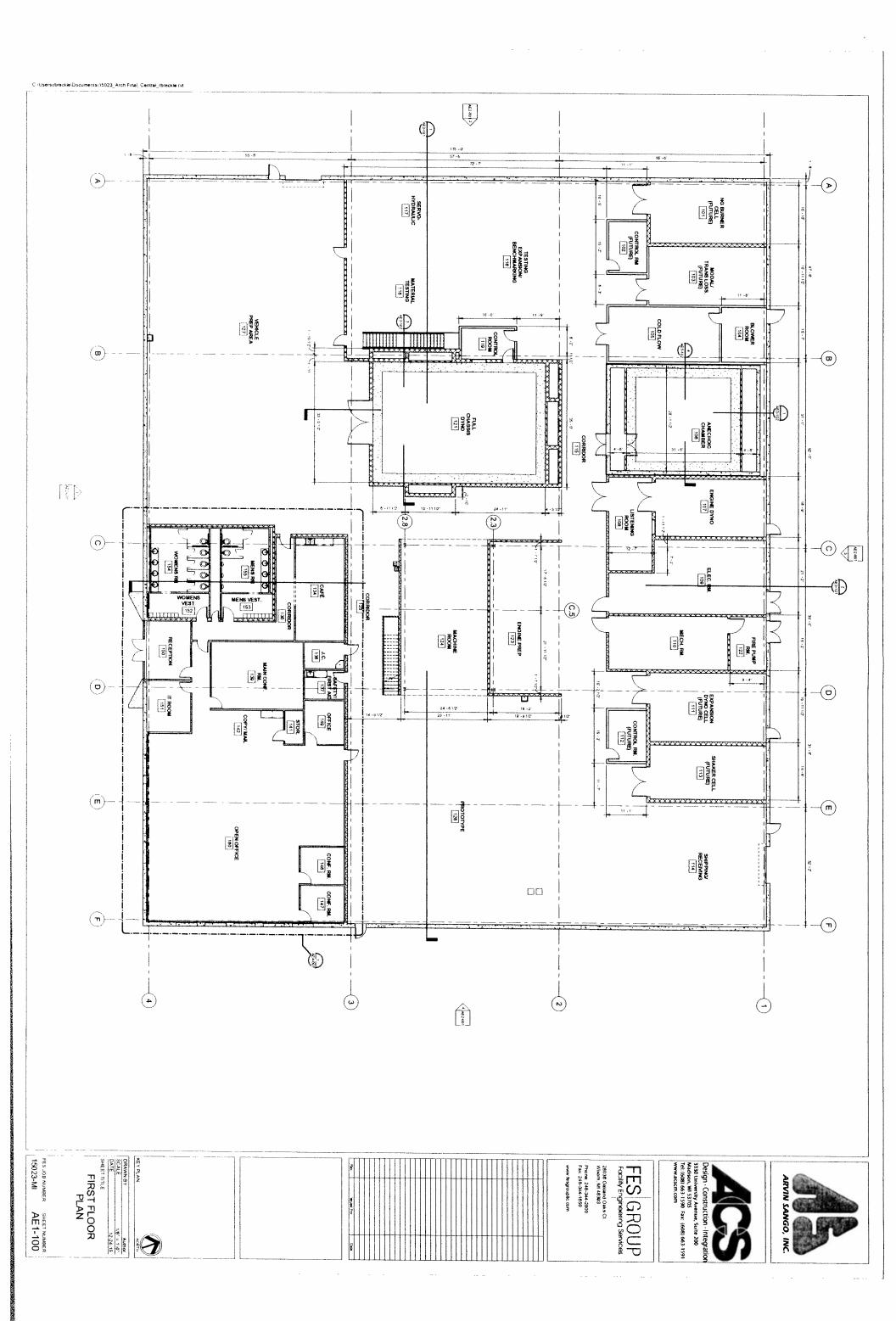


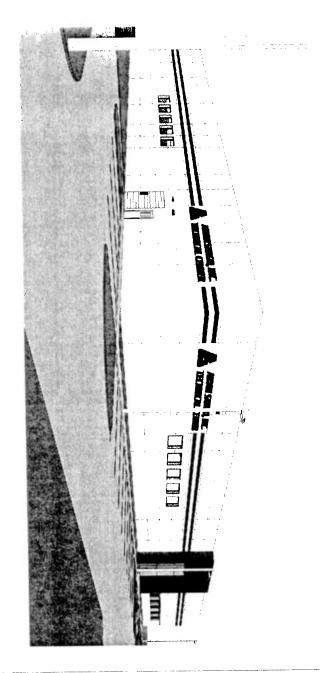


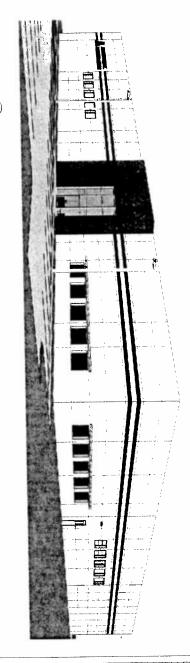












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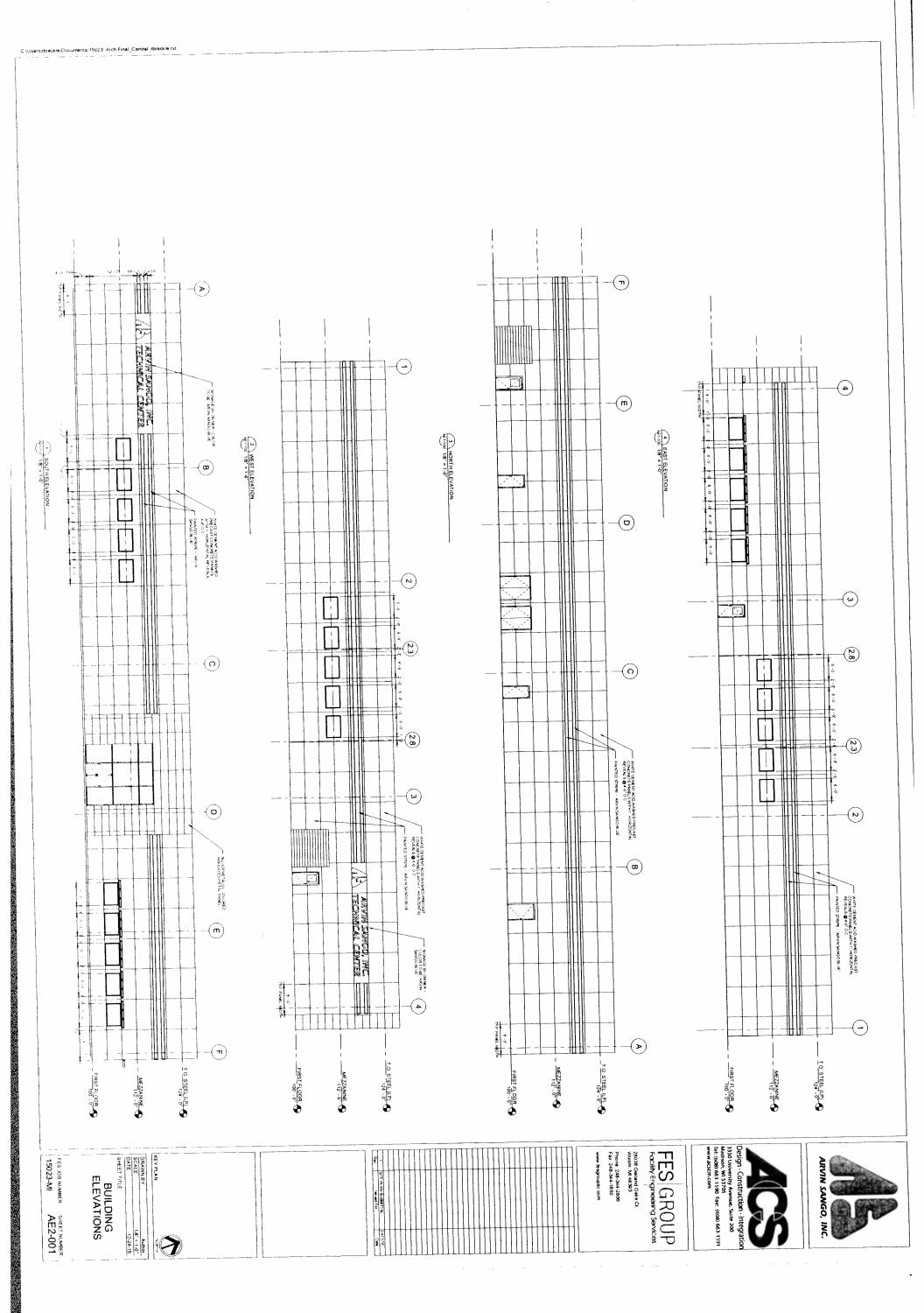
280.36 Oakland Oaks Cl. Wisom, M. 48.393 Phone 248-344-2800 Fax. 248-344-1050 www.fesgroupilc.com

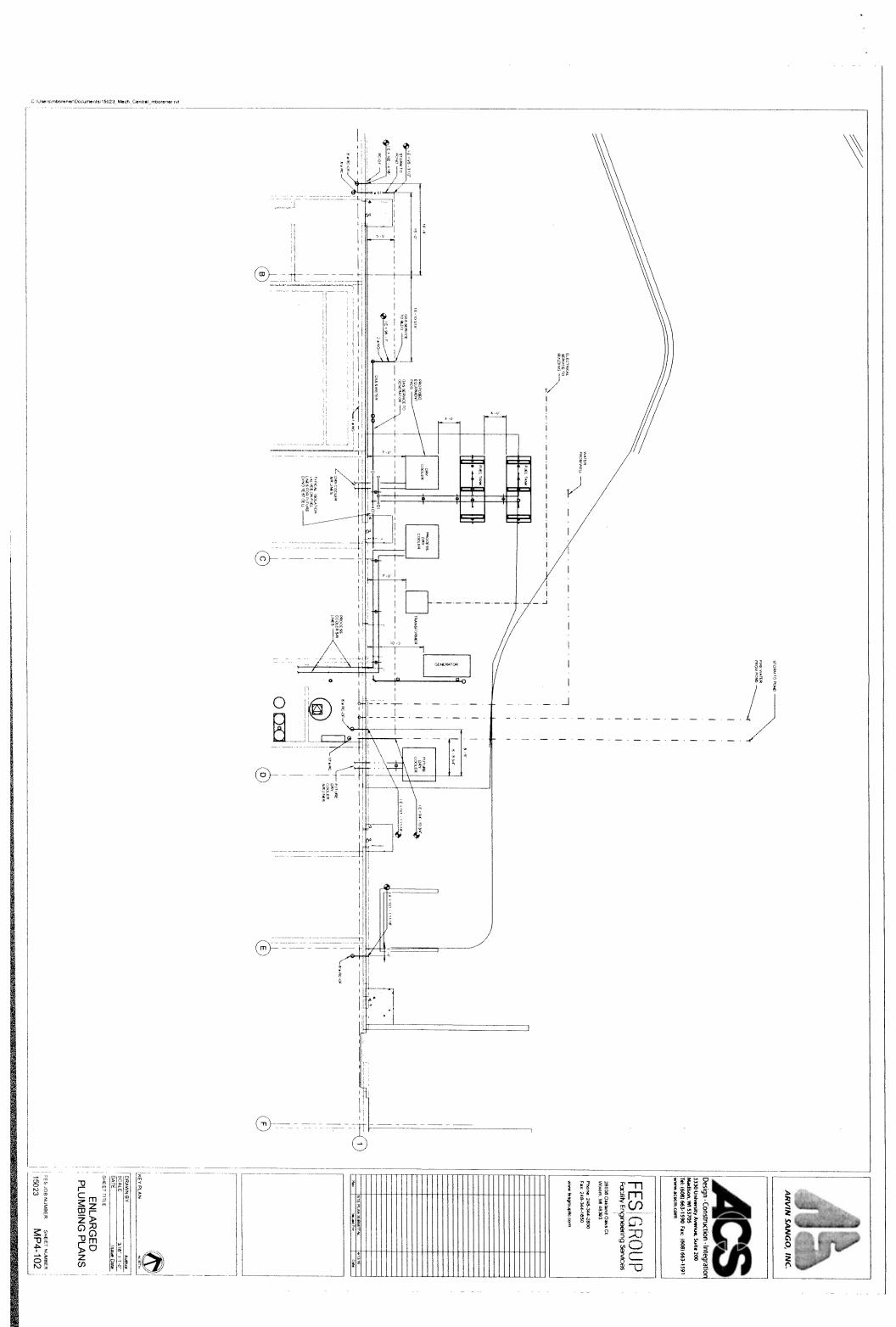
FES GROUP

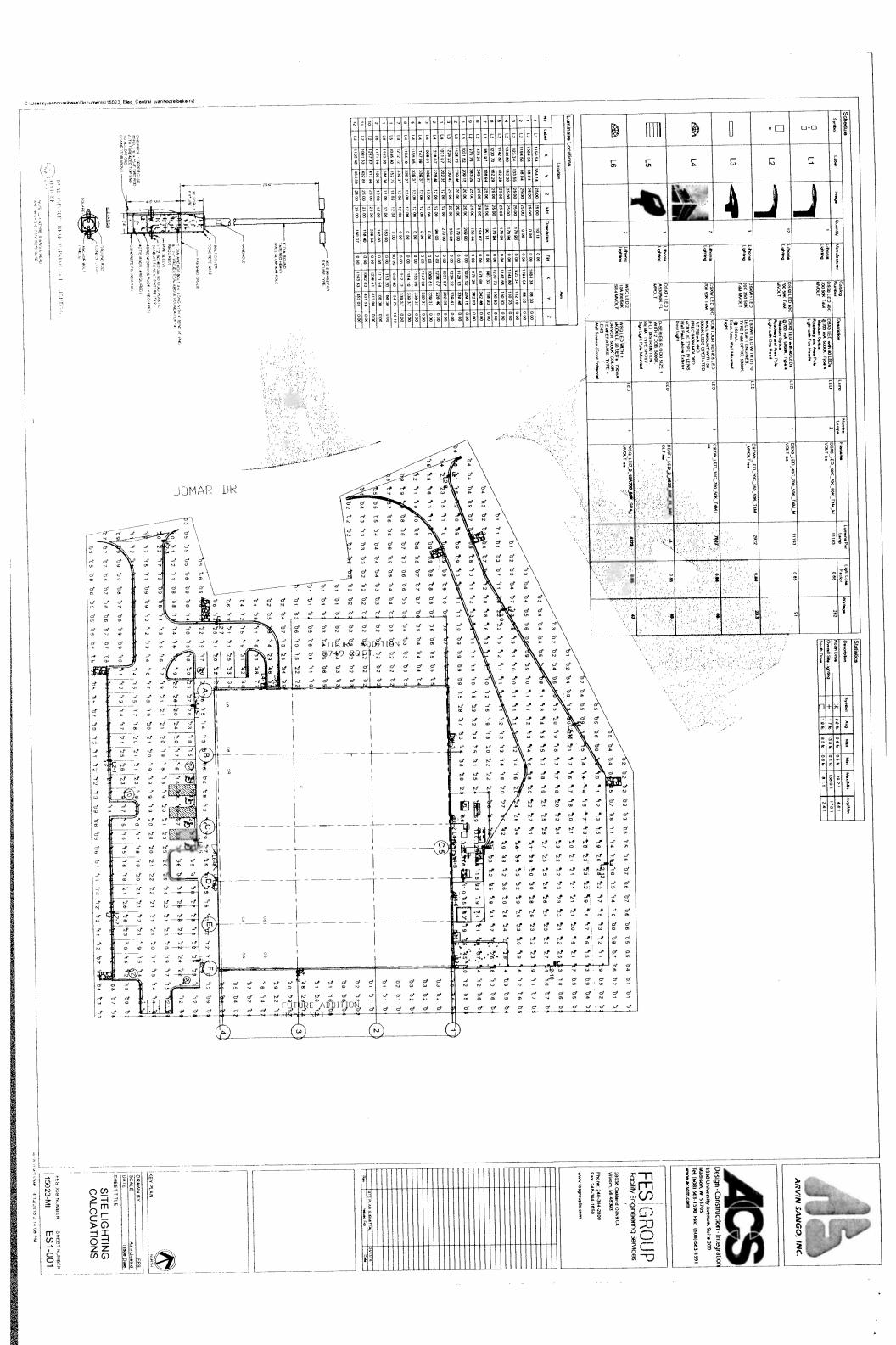


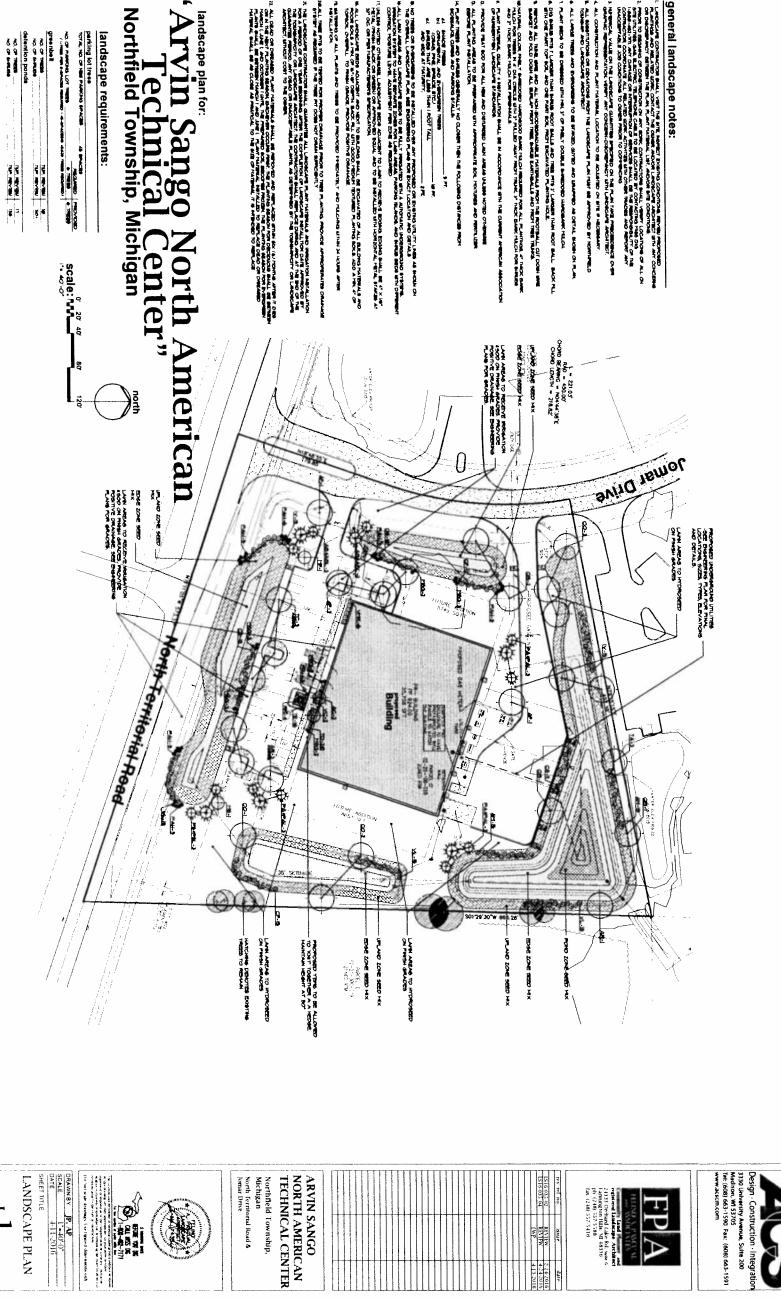


TECHNICAL CENTER VIEW FROM N TERRITORIAL FROM SOUTHWEST BUILDING CORNER VIEW FROM JOMAR DRIVE 3 VIEW FROM BACK OF BUILDING No. AN THE SANCAL CENTER DRAWNEY
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DATE
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RENDERINGS 15023-MI AE 1-802 28036 Oskland Osks Cl. Witcom. MI 48393 Phone: 248-344-2800 Fax: 248-344-1850 www.fesgrouplic.com 3330 University Avenue, Suite 200 Madison, W1 53705 Tel: (608) 663-1590 Fax: (608) 663-1591 www.acscm.com FES GROUP Facility Engineering Services ARVIN SANGO, INC. Author









LS16.035.02

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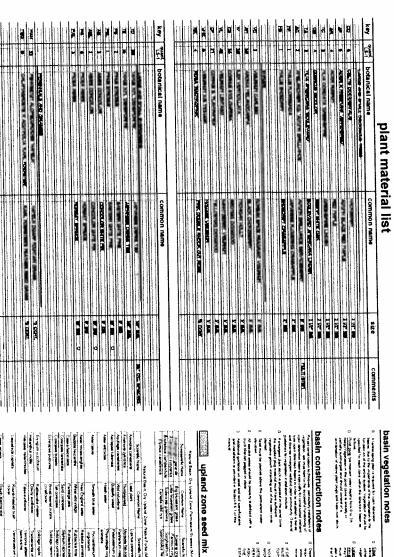
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Versity Avenue, Suite 200 , W1 53705 | 663-1590 Fax: (608) 663-1591



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		Ĕ	basin maintenance notes		
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	C Contract pages (benefit the second on 100 researches)		shows on the pign is a recommended that the		Former that an angered observable application of
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•	town)		Company of management		woody disting it are the out should be feur mother
à	CONTRACTOR DETECTION OF THE SECOND PROPERTY O	Q	Check the autient regularly fer chegging and course		above the ground rurison and the stumps should be
	THE RESIDENCE OF SOURCE COMPOST OR		when receivedly expectally after large storm events		James with hardrade remediately after culting
	TOPICS MUST BE ADDED	-	inspect the some around marrisgs outlet structures		Manager for sychian (grown)
			gently and afternan events. If stone had	9	Playing must be moreoved for two years after
	D NO MOW ZONE: SKIMS MUST BE PLACED		accumulated sessioners regardates and at thems to an		extisting read. Replacement will be necessary se
			STATE OF LABOUR DOCUMENTS AND ADDRESS OF THE PARTY AND		determined by the agency knowng jurisdiction over the
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Peterda	Acres arve	=	Value and	Face grave	×

*	ub planting detail	3 x andth of mothati					
	set shrub gently tamp if needed	do not errend soit unless planting in poor or severely disturbed soit or building rubble use water to settle	center rootball in planting hole (eave bottom of planting hole firm.	break up (acarity) sides of planting hole b	mulch 21:01 depth with shredded hardwood bark mulch shall be neutral in color	set top of cootball level with grade or slightly above grade if in day soil	fold down or pull back sting. burlap or please exposing rootball remove all non-degradable materials do not remove soil from the rootball
	perennial planting detail	30v45/8n/s		2 旅游水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水水	PLANTAGE MATTREE	HARDWOOD BARK MULCH SHALL BE NEUTRAL W COLOR	A DEBTA DO BE SUBERNED

tree planting detail

mujor 2: 3' depth with shreided hardwood bask mujor shall be neutral in color leare 3' crote of late soil at base of tree trunk break up (scarify) sides of planting hose

fold down or pull back string, burlap or plastic exposing rootball remove all non-degradable materials do not remove soil from the rootball

break up (scarrly) sklete of planting hole

Plant Material List, Planting Details and Notes

evergreen planting detail



ARVIN SANGO NORTH AMERICAN TECHNICAL CENTER

North Territorial Road & Jomar Drive Northfield Township, Michigan

DRAWNBY SCALE DATE	The state of the s	gree . See
JP. A9 1-11-2016		
	The second of th	

JOB NUMBER LS16.035.02 SHEET NUMBER 2 of 2

1.2

LANDSCAPE PLAN

8) 663-1590 Fax: (608) 663-1591 cscm.com

		S t						Planr	ning Commission Future Goals	and Objectives - 2016	
D i	C	a n a a	C h o c	l a q u:	R	C o u s		Please	e prioritize the following items from 1-11 e use each number only one time.	with (1) being the items of MOST IMPORTANCE and (11) being of the LEAST II	MPORTANCE.
g n a n	n i c k	J C Z O	k I e y	i n t o	o m a n	s i n o		Rank	Objective	Comments	Origin
1	6	5	1	2	1	3		2.7	Discussion of Business Oriented Zonings	Identify if these zoning reflect the reality of Northfield Township, are there reflection of the township possible and if not what can be done to better reflect the realities of our community. (ask for Planner/Staff Recommendation)	Entire Commission
2	5	8	2	1	2	4		3.4	Discussion of Main Street concepts and an evaluation of business opportunities and challenges in the downtown area.		Commissioner Chockley & Chairman Dignan
5	4	4	5	4	5	7		4.9	Land use analysis of our current zoning and master plan to determine what a potential build out might look like		Commissioner Chockley
6	2	2	11	3	11	1		5.1	Density of the Agricultural District	Consider the impact of changing 5 acre vs. 2.5 acre zoning in some areas where it would be feasible.	Commissioner laquinto & Vice-Chair Chick
3	1	10	4	8	10	2		5.4	Agricultural Survey - Study of the economic impact of agriculture in the township	Audit of working farms in the township, animals & crops that are source of income for their owners. What they produce or raise. The number of hobby farms that produce for their owners consumption or use. How many acres in the township are actively being farmed not for hobby purposes.	Vice-Chair Chick & Commissioner Chockley
4	9	6	3	6	4	8		5.7	PDR/TDR Viability in Northfield Township	(ask for Planner/Staff Recommendation)	Commissioner Chockley, Chairman Dignan, Planner/Staff
8	10	1	8	7	3	5		6.0	Streamlining CUP/Site Plan Process	(ask for Planner/Staff Recommendation)	2015 Priorities
7	3	9	6	5	7	11		6.9	Township Trail Plan including neighboring Trail Heads	Work in conjunction with Parks & Rec. Discuss Process, Action & Funding options for connecting both bike & hiking trails.	Chairman Dignan & Vice-Chair Chick
9	7	3	7	9	9	6		7.1	Landscaping Ordinance	Review & Revisions	Vice-Chair Chick & Commissioner Chockley
10	8	7	9	10	6	9		8.4	Public Lands Zoning	(ask for Planner/Staff Recommendation)	Chairman Dignan
11	11	11	10	11	8	10		10.3	Scenic Vista's Inventory/Identification		Vice-Chair Chick
								Retrea	at/Workshop Topics (Objectives):		
								Explor	e other rehounded lake towns & what a	Illowed them to redevelop into what they are today.	
									-	ommunity with a successful rural preservation plan look like?	:
	-				-		+		does a developer look for when exploring		

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting April 20, 2016

1. CALL TO ORDER

The meeting was called to order by Secretary Mark Stanalajczo at 7:04 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick Present (arrived at 7:10 P.M.

Marlene Chockley Present

Brad Cousino Present

Kenneth Dignan Absent with notice Sam Iaquinto Absent with notice

Larry Roman Present Mark Stanalajczo Present

Also present:

Township Manager Howard Fink Assessing & Building Assistant Mary Bird Planning Consultant Sally Hodges, McKenna Associates Recording Secretary Lisa Lemble Members of the Community

4. APPROVAL OF AGENDA

 Motion: Roman moved, Chockley supported, that the agenda be adopted as presented.
 Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, commented on the status of the Biltmore Development proposal and urged the Commission to concentrate on preservation of open space, farmland, and natural features.

[Chick arrived at this point].

Craig Warburton, 450 W. Joy Road, criticized the recently adopted by-laws.

6. CORRESPONDENCE

None.

7. REPORTS

7A. Board of Trustees

Chick reported that on April $12^{\rm th}$ the Board approved zoning ordinance amendment regarding churches.

7B. ZBA

Has not met since the last Planning Commission meeting.

7C. Staff Report

Fink reported a site plan has been submitted by Arvin Sango, an automobile parts supplier, for a new development in the JoMar technology park, Driftwood Marina has requested zoning compliance approval and will require site plan approval, the community garden site work has begun, and the owners of the Van Curler property and their broker have verbally agreed to a purchase agreement as approved by the Township Board.

7D. Planning Consultant

Hodges reported that the ZBA has recommended that the Planning Commission review and revise the zoning ordinance's criteria for granting zoning variances.

8. PUBLIC HEARINGS

None.

9. OLD BUSINESS

9A. Lake Overlay Zoning.

Hodges reviewed her April 13th memo and recommended that Wildwood Lake not be included in any overlay district because their front yard setbacks there are generally in compliance. She recommended separate overlay districts for Whitmore Lake and Horseshoe Lake.

Commissioners discussed whether the requirement for setbacks from the lake should be increased from 20 to 25 feet to correspond to regulations in other zoning ordinance sections, including concerns about protecting lake quality and groundwater recharge areas and comparison to Green Oak regulations.

▶ Motion: Stanalajczo moved, Roman supported, to direct the planner to include the recommendations presented tonight for the lake overlay districts in a zoning ordinance text format for Planning Commission consideration.

Motion carried 5-0 on a roll call vote.

9B. Discussion of Policy for Petitioner's Requests to the Planning Commission.

Fink reviewed the process currently used for petitioners to submit requests from initial staff responses to informal inquiries made at the public counter through zoning compliance review and the role of the Zoning Board of Appeals. He explained that—as

Northfield Township Planning Commission Minutes of Regular Meeting Public Safety Building; 8350 Main Street April 20, 2016

in the case of the request from Living Water Church—a process of discernment is sometimes necessary to determine the proper avenue to pursue—rezoning, ZBA request, text amendment, etc. He said requests about which the Township Manager and the planning consultant do not agree should require either a formal application from the party making the request or the matter should be brought to the Planning Commission for determination.

It was agreed this information should be put into writing, but Roman said an ordinance change should not be an easy thing to do based on the request of one party, and there are currently too many zoning districts in the Township.

Considering more performance/impact-based zoning criteria and reducing the number of zoning districts were briefly discussed. It was agreed that Hodges will prepare information for the Planning Commission to consider.

10. NEW BUSINESS

None.

11. MINUTES

April 6, 2016, Regular Meeting

Stanalajczo corrected a motion under Old Business.

▶ Motion: Chick moved, Stanalajczo supported, that the minutes of the April 6, 2016, regular meeting be approved as amended, and to dispense with the reading. Motion carried 5—0 on a voice vote.

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

In answer to a question from David Gordon, Hodges clarified that "a majority of the seated Commissioners" required to amend or adopt a master plan is four Commissioners, not three. Craig Warburton commented on the way zoning requests are brought to the Commission.

14. COMMENTS FROM THE COMMISSIONERS

Stanalajczo asked that everyone keep men and women in uniform in their thoughts and prayers.

15. ANNOUNCEMENT OF NEXT MEETING

May 4, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

 Motion: Roman moved, Chick supported, that the meeting be adjourned.
 Motion carried 5—0 on a voice vote.

The meeting was adjourned at 8:11 P.M.

Prepared by Lisa Lemble.	
Corrections to the originally issued minutes are indicated	as follows:
Wording removed is stricken through;	
Wording added is <u>underlined</u> .	
Adopted on, 2016.	
Kenneth Dignan Chair	Mark Stanalaiczo Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/