

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
Thursday, November 18, 2021  
7:30 p.m.

**THIS MEETING WILL BE HELD IN PERSON WITH  
ONLINE PARTICIPATION OPTIONS**

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

- 1) Approval of Agenda
- 2) Consent Agenda
  - a. Approval of October 28, 2021 Regular Meeting Minutes
  - b. November 4, 2021 Combined Meeting Minutes
  - c. DPW Report
  - d. Financial Report
  - e. Zoning Report
- 3) Lantern Village SAD
- 4) Howell Storage Preliminary Site Plan
- 5) Marion Oaks Consent Judgement Update
- 6) LESA Summer Tax Collection Agreement
- 7) Township Parking Lot
- 8) Park Walking Path
- 9) Cemetery Expansion
- 10) Tamarack Place PUD Agreement
- 11) Crystal Wood Trees

Correspondence and Updates

Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on Monday, December 6, 2021.

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
OCTOBER 28, 2021

DRAFT

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

MEMBERS ABSENT: None

OTHERS PRESENT: Phil Westmoreland, Spicer

\*\*\*\*\*  
CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm. The meeting was also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF AGENDA

Items #13—Racetrack and #14—Lucy Road were added to the agenda. Tammy Beal motioned to approve the agenda as amended. Sandy Donovan seconded. **Motion carried.**

CONSENT AGENDA

Scott Lloyd motioned to approve the consent agenda. Les Andersen seconded. **Motion carried.**

2022 HAPRA BUDGET

Tim Church, HAPRA Executive Director, was present to answer any questions about the proposed 2022 HAPRA budget. Les Andersen motioned to approve the proposed 2022 HAPRA budget as presented. Greg Durbin seconded. **Motion carried.**

HEALTH INSURANCE PRESENTATION

Jack Schmitz from Burnham & Flower was present on behalf of this agenda item. Les Andersen motioned to continue with the current BC/BS Simply Blue HSA PPO Gold \$2800, as presented, with the township funding the deductible through an HSA. Tammy Beal seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Andersen, Donovan—all yes. **Motion carried 7-0.**

LANTERN VILLAGE SAD

Les Andersen motioned to adopt a resolution to schedule a public hearing for creation of the Lantern Village Road Paving Special Assessment District for November 18, 2021, at 7:30 pm, as presented. Tammy Beal seconded. Roll call vote: Donovan, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Resolution passed 7-0.**

## TOWNSHIP PARKING LOT

Phil Westmoreland said the project will start next week and should be complete prior to the buck pole on November 15. Dan Lowe said he feels it's too late in the season. Les Andersen motioned to continue with the project with the option to pause depending on the weather. Sandy Donovan seconded. **Motion carried 6-1** (Lowe—no.)

Mr. Westmoreland said he will check with the contractor on what the cost difference might be if the project wasn't started until the spring.

## PARK WALKING PATH

Les Andersen said the cost for the walking path in Losco Township was approximately \$63,000 for a ¼ mile. Bob Hanvey said he has concerns about maintenance issues. Greg Durbin said there could be liability/insurance issues. Bob Hanvey will work on a layout to present to the board at a future meeting.

## CEMETERY EXPANSION

Greg Durbin is still working on getting information regarding a columbarium. Tammy Beal reported that the tree in Harger was cleaned up this week. Les Andersen asked about the property adjacent to Lakeside and possibly contacting the owner to see if there's any interest in selling to the township.

## MARION OAKS CONSENT JUDGEMENT UPDATE

No new information on this item.

## TAMARACK PLACE PUD AGREEMENT

Bob Hanvey said he received the Master Deed & Bylaws from the attorney, but not the PUD agreement.

## CRYSTAL WOOD TREES

Dan Lowe said he would have more information for the next meeting.

## PARLIAMENTARY PROCEDURE TRAINING—NOVEMBER 2, 2021 AT 6:30 PM

The training is scheduled for Thursday, November 4 at 6:30 pm.

## RACETRACK

Bob Hanvey said he received a call from the developer regarding REUs. He also received a call from Foster & Swift because they've been asked to represent the developer. The board members felt that would be a conflict of interest as Foster & Swift represents the township on certain matters.

## LUCY ROAD

Dan Lowe said the property has been surveyed and he contacted Miss Dig. The stakes have been run over multiple times and some stone has been dumped. He said it needs to be graded and bermed. Tammy Beal will check on fence posts. Rick Haslock volunteered to grade it, and will work with Dan Lowe and Phil Westmoreland on that. Scott Lloyd said the township should put up "No Trespassing" signs.

## CORRESPONDENCE & UPDATES

Trunk-or-Treat is scheduled for Sunday, October 31 from 6-8 pm.

The buck pole will be on Monday, November 15, from 4-8 pm.

The Livingston County update is included in the packet.

**CALL TO THE PUBLIC**

No response.

**ADJOURNMENT**

Les Andersen motioned to adjourn at 8:40 pm. Tammy Beal seconded. **Motion carried.**

Submitted by: S. Longstreet

\_\_\_\_\_  
Tammy L. Beal, Township Clerk      Date

\_\_\_\_\_  
Robert W. Hanvey, Township Supervisor      Date

DRAFT

**MARION TOWNSHIP  
COMBINED MEETING  
BOARD OF TRUSTEES, PLANNING COMMISSION, ZONING BOARD OF APPEALS  
NOVEMBER 4, 2021**

**MEMBERS PRESENT:**

**BOARD OF TRUSTEES** Sandy Donovan, Bob Hanvey, Tammy Beal, Greg Durbin,  
Les Andersen, Scott Lloyd

**PLANNING COMMISSION** Larry Grunn, Cheryl Range, Jim Anderson, Bob Hanvey, Bruce Powelson

**ZONING BOARD OF APPEALS** Larry Fillinger, Larry Grunn, Linda Manson-Dempsey, Diane Bockhausen,  
Ed Galubensky, Jean Root

**OTHERS:** Dave Hamann, Sandi Longstreet, Jessica Timberlake

**ABSENT:** Dan Lowe

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**CALL TO ORDER**

Bob Hanvey called the meeting to order at 6:30 pm.

**PLEDGE OF ALLEGIANCE**

**BOARD MEMBERS PRESENT**

The board members introduced themselves.

**PARLIAMENTARIAN ELEANOR (COCO)SIEWERT'S PRESENTATION**

- Adopt rules of order that work for your organization.
- Robert's Rules of Order in Brief #12 addition is great for newly-elected officials.
- Don't use the term "Old Business" on an agenda, use "Unfinished Business."
- Tie vote among members loses.
- Public cannot amend minutes, once the minutes are approved the only changes that can be made are clerical, not content.
- Audience remarks do not have to be put in the minutes. Just put "so and so" spoke.
- If someone from the public wants something put in the minutes, the Chairman will ask the entire board if they want it added to the minutes.
- When board members abstain from voting, they shall not engage in conversation on the topic during the discussion period. They cannot go out into the audience and speak on the topic either.
- If something comes up during a meeting, the board can motion to go into a closed session, it does not have to be listed on the agenda.
- Minutes are a reflection of what happened during a meeting, not what was said.
- Three minutes is plenty for public comment, public cannot donate their three minutes to someone else.
- Use the term "seconded" after a motion, not support, because you may want to vote against the motion.
- To amend a motion, it takes a majority to change it, not just the maker and seconder.

- Chairman should repeat the motion after it is made. Once a motion is seconded, it's the entire board's motion. Once the Chairman has called the vote, the members cannot change their vote.

**CALL TO THE PUBLIC**  
None heard

**ADJOURNMENT**  
Motion by Linda Manson-Dempsey at 8:30 pm to adjourn, seconded by Larry Grunn. Motion carried.

Submitted by: Tammy L. Beal

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Tammy L. Beal, Township Clerk      Date

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Robert W. Harvey, Township Supervisor      Date

DPW Reports 2021

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
<b>WATER</b>													
NEW	7	11	9	14	4	6	2	1	5	20			79
EXISTING													
REPLACEMENT									1				
<b>IRRIGATION</b>													
NEW	2	8	9	15	2	5	5	1	8	7			62
EXISTING													
<b>SEWER</b>													
NEW	7	11	8	13	5	6	4	1	5	21			81
EXISTING													
<b>TOTAL</b>	<b>16</b>	<b>30</b>	<b>26</b>	<b>42</b>	<b>11</b>	<b>17</b>	<b>11</b>	<b>3</b>	<b>19</b>	<b>48</b>			<b>223</b>

# #101 General Fund Transactions by Account

As of October 31, 2021

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
<b>001 · CASH - GENERAL - FNB</b>				
	10/04/2021	11620	Colonial Life	-452.74
	10/04/2021	11621	Colonial Life	-452.74
	10/04/2021	11622	Spicer Group Inc	-4,933.25
	10/04/2021	11623	AT&T -General	-416.41
	10/04/2021	11624	Culligan of Ann Arbor	-28.80
	10/06/2021	11628	Chloride Solutions	-1,554.35
	10/06/2021	11629	Marion Township Flex Fund	-200.00
	10/07/2021	11625	VOYA Institutional Trust	-300.00
	10/07/2021	11626	Marion Township Flex Fund	-1,593.33
	10/07/2021	0010986	LESLIE D. ANDERSEN	-339.42
	10/07/2021	0010987	JAMES L. ANDERSON JR.	-88.10
	10/07/2021	0010988	SCOTT R. LLOYD	-168.31
	10/07/2021	0010989	DANIEL F. LOWE	-461.29
	10/07/2021	0010990	BRUCE V. POWELSON	-92.35
	10/07/2021	0010991	CHERYL A. RANGE	-184.70
	10/07/2021	E81219	TAMMY L. BEAL	-2,642.39
	10/07/2021	E81220	GAIL A. BURLINGAME	-2,938.27
	10/07/2021	E81221	SANDY DONOVAN	-3,270.13
	10/07/2021	E81222	GREGORY L. DURBIN	-1,093.09
	10/07/2021	E81223	LAWRENCE W. GRUNN	-132.14
	10/07/2021	E81224	DAVE HAMANN	-2,751.97
	10/07/2021	E81225	ROBERT W. HANVEY	-3,768.06
	10/07/2021	E81226	ROBERT JABER	-2,728.10
	10/07/2021	E81228	LOREEN B. JUDSON	-4,127.25
	10/07/2021	E81229	THOMAS A. LLOYD	-516.36
	10/07/2021	E81230	SANDRA J. LONGSTREET	-2,362.34
	10/07/2021	E81231	KITSEY A. RENNELLS	-2,679.42
	10/07/2021	E81232	JESSICA S. TIMBERLAKE	-2,247.58
	10/07/2021	11627	ALERUS PAYMENT SOLUTIONS	-4,068.68
	10/07/2021	11630	VERIZON WIRELESS	-57.26
	10/11/2021	11631	DEBRA FOURNIER	-100.00
	10/12/2021	11632	DTE ENERGY	-542.34
	10/12/2021	11633	FOWLerville NEWS & VIEWS	-192.50
	10/12/2021	11634	BURNHAM & FLOWER AGENCY	-58.50
	10/12/2021	11635	VOID	0.00
	10/12/2021	11636	CARLISLE/WORTMAN, Inc.	-712.50
	10/12/2021	11637	Howell Area Parks & Recreation Authority	-27,500.00
	10/12/2021	11638	INTERNAT'L INSTITUTE OF MUNICIPAL CLEF	-290.00
	10/14/2021	11639	Tri Star Electrical	-395.00
	10/20/2021	11640	MICHIGAN ASSESSORS ASSOC.	-270.00
	10/20/2021	11641	Colonial Life	-452.74
	10/20/2021	11642	Charter Communications	-431.21
	10/25/2021	11643	AMBER DZIURGOT	-100.00
	10/26/2021	11644	Blue Cross Blue Shield of Michigan	-15,127.70

# #101 General Fund Transactions by Account

As of October 31, 2021

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
10/26/2021	11645	CONSUMERS ENERGY	-36.64
10/26/2021	11646	Tri-County Assessor's Association	0.00
10/26/2021	11648	Tri-County Assessor's Association	-40.00
10/27/2021	11649	STAPLES	-465.95
10/27/2021	11650	KEARNS MECHANICAL LLC	-798.00
10/28/2021	11651	QUADIENT LEASING USA, INC - machine leas	-382.35
10/28/2021	11652	B&L Services	-370.00
10/28/2021	11653	DAVID HAMANN	-117.04
10/28/2021	11654	ROBERT JABER JR.	-441.80
10/28/2021	11655	SANDRA LONGSTREET	-49.98
10/28/2021	11656	AT&T -General	-415.07
			-95,938.15

**GENERAL FUND CHECKING**

Previous Balance	\$	1,995,589.20
Receipts	\$	33,438.21
Interest	\$	162.69
	\$	<u>2,029,190.10</u>
Expenditures	\$	174,998.98
Balance	\$	<u>1,854,191.12</u>

**CEMETERY FUND**

Previous Balance	\$	52,134.40
Receipts	\$	500.00
Interest		
	\$	<u>52,634.40</u>
Expenditures	\$	726.90
Balance	\$	<u>51,907.50</u>

**PARKS & RECREATION FUND**

Previous Balance	\$	28,482.44
Receipts	\$	-
Interest		
	\$	<u>28,482.44</u>
Expenditures	\$	575.88
Balance	\$	<u>27,906.56</u>

**WATER - NEW USER**

Previous Balance	\$	502,381.28
Receipts	\$	50,271.00
Interest	\$	42.36
	\$	<u>552,694.64</u>
Expenditures	\$	31,500.00
Balance	\$	<u>521,194.64</u>

## SEWER OPERATING &amp; MANAGEMT

Previous Balance	\$	158,521.64
Receipts	\$	5,941.15
Interest		
	\$	<u>164,462.79</u>
Expenditures	\$	6,915.72
Balance	\$	<u>157,547.07</u>

## SEWER - NEW USER

Previous Balance	\$	708,810.89
Receipts	\$	122,000.00
Interest		
	\$	<u>830,810.89</u>
Expenditures	\$	-
Balance	\$	<u>830,810.89</u>

## SPEC ASSESS. FUND

Previous Balance	\$	127,062.07
Receipts	\$	2,411.37
	\$	<u>129,473.44</u>
Expenditures	\$	70,334.00
Balance	\$	<u>59,139.44</u>

## ESCROW FUND

Previous Balance	\$	107,391.88
Receipts	\$	500.00
	\$	<u>107,891.88</u>
Expenditures	\$	6,757.25
Balance	\$	<u>101,134.63</u>

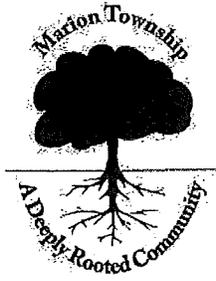
## SUMMARY TOTALS

General Fund	\$	1,854,191.12
Cemetery Fund	\$	51,907.50

Parks & Rec Capital Chk	\$	27,906.56
Water - New User	\$	521,194.64
Sewer Operating & Mana	\$	157,547.07
Sewer - New User	\$	830,810.89
Special Assess. Fund	\$	59,139.44
Escrow Fund	\$	101,134.63
<b>TOTAL</b>	\$	<hr/> <b>3,603,831.85</b>

2021 ZONING REPORT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Homes	8	15	15	12	5	7	2	3	9	7			83
Condo Units				3		2				15			20
Accessory Bldgs.			3	2	1	2		2					10
Decks		1	5	9	6	5	4	8	4	4			46
Pools	1	1	4	1	2	1	2						12
Additions	1	1	3	3	1	2	1	1					13
Land Balancing													0
Other			2	2		2	1	1	3	1			12
<b>TOTAL LAND USES</b>	10	18	32	32	15	21	10	15	16	27	0	0	196
Waivers	1	3	5	10	11	14	1	3	3	7			58
Finals	7	5	6	11	8	29	12	23	17	15			133
Site Plans						1							1
Pre-Planning Meetings					1								1
Sewer Inspections	2	4	12	7	11	12	0	4	2	2			56



**MARION TOWNSHIP**  
www.mariontownship.com

## OBJECTION TO SPECIAL ASSESSMENT DISTRICT CREATION

Lantern Village Road Paving Special Assessment District

Parcel Number: 4710-\_\_\_\_-\_\_\_\_-\_\_\_\_

Property Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Date: \_\_\_\_\_

I object to the creation of a special assessment district to fund road paving in the Lantern Village Special Assessment District

Property Owner Signature: \_\_\_\_\_

**tammybeal@mariontownship.com**

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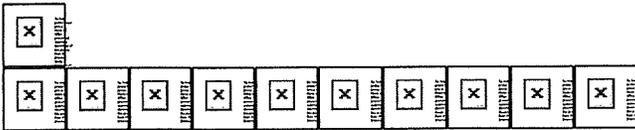
**From:** Sindy Santure <sindys@att.net>  
**Sent:** Monday, November 8, 2021 8:32 AM  
**To:** tammybeal@mariontownship.com  
**Subject:** November 18th vote for Special Assessment

Good Morning Tammy.

Thank you so much for your information on how we can record our vote for the 18th since we will be out of town

We live at 3515 Mandry and our vote is No to not proceed with the project.

Have a great Monday!!



Address	Parcel Number	Owner Name	Frontage	%	Object
334 HARDMAN DR	4710-04-100-020	MILLER LIVING TRUST	63	1.28%	
341 HARDMAN DR	4710-04-100-021	KNAFFLE CRAIG & KRISTEN	33	0.67%	
3481 MANDRY DR	4710-04-100-023	HIVELY RICHARD W & IRIS E	33	0.67%	
3454 MANDRY DR	4710-04-100-047	STOCK DOUGLAS & JUDITH E	33	0.67%	
3599 MANDRY DR	4710-04-102-005	ALDRICH DAVID & STEPHANIE	199	4.05%	
378 HARDMAN DR	4710-04-102-007	BROWN KELLY & TRENT	173	3.52%	
356 HARDMAN DR	4710-04-102-008	GONZALO GARRETT D & JOANNA R	135	2.75%	
353 HARDMAN DR	4710-04-102-009	MOEN DAVID S	280	5.70%	
3598 LANTERN VIEW CT	4710-04-102-010	HOWARD WILLIAM B & CATHERINE M	333	6.78%	
3596 MANDRY DR	4710-04-102-011	HARRINGTON JEFFREY & STEPHANIE	303	6.17%	
3579 MANDRY DR	4710-04-102-012	KLINGSTEN JAMES A & BARBARA R	135	2.75%	
3565 MANDRY DR	4710-04-102-013	IGIELSKI THOMAS E	113	2.30%	
3549 MANDRY DR	4710-04-102-014	MCGOWAN PATRICK	110	2.24%	
3533 MANDRY DR	4710-04-102-015	PHINNEY GEORGE S & CHARLENE M	125	2.54%	
3515 MANDRY DR	4710-04-102-016	SANTURE DAVID D & SINDY L	150	3.05%	3.05%
3501 MANDRY DR	4710-04-102-017	ELLIOTT BARBARA K	146	2.97%	
3500 MANDRY DR	4710-04-102-018	LUSK LARRY W & BETTY L LIVING TRUST	296	6.03%	
3516 MANDRY DR	4710-04-102-019	MILLER BARBARA	135	2.75%	
3550 MANDRY DR	4710-04-102-020	SVATORA LAWRENCE G	291	5.92%	
3575 LANTERN VIEW CT	4710-04-102-021	MCBAIN KYLE & POPPE AMANDA	135	2.75%	
3547 LANTERN VIEW CT	4710-04-102-022	BREHMER DANIELLE	243	4.95%	
3564 LANTERN VIEW CT	4710-04-102-023	NASH JENNIFER & GEOFFREY	131	2.67%	
3546 LANTERN VIEW CT	4710-04-102-024	SIMET DAVID M & LAURA L	133	2.71%	
3528 LANTERN VIEW CT	4710-04-102-025	FOX DENNIS & CAROL L	114	2.32%	
3510 LANTERN VIEW CT	4710-04-102-026	MUELLER GARY & KATHRYN	298	6.07%	
3495 MANDRY DR	4710-04-102-027	STUROS REID & SHANNON	163	3.32%	
379 HARDMAN DR	4710-04-102-028	SCANLAN SEAN & MAUREEN	390	7.94%	
3633 LANTERN VIEW CT	4710-04-102-029	VINCE JEFFERY S & KAREN E	219	4.46%	
Total Frontage			4912	100.00%	3.05%
20% frontage			982.4		

## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

July 1, 2021

Mr. Robert Hanvey  
Marion Township  
2877 W Coon Lake Road  
Howell, MI 48843

Re: Lantern Village Rehabilitation Estimate

Dear Mr. Hanvey,

The following is an estimate for rehabilitating Lantern Village, per a resident's request:

### Lantern Village

The proposed project would include paving the public roads within Lantern Village. The total project is approximately 0.53 miles long and based on our records the existing road cross section consists of 2" of HMA (hot mix asphalt), 6" of gravel, and 6" of sand. Staff recommends the entire existing road surface be removed, then pave 4" of HMA over the prepared surface. The new road surface is anticipated to be higher than the existing road and small portions of driveways may have to be replaced in kind. The estimate includes the associated driveways, restoration, and undercutting, as necessary. The estimated cost for this work is **\$250,000**.

The above estimate is based on visual inspection and our records for the road. Staff recommends pavement cores be performed in order to determine the existing conditions and determine the proposed section. The above price is based on estimated contract prices for our 2022 Pavement Preservation Program (PPP) and is subject to change.

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

Sincerely,



Robert Daavettila, PE  
Construction Engineer

**MARION TOWNSHIP**

**RESOLUTION TO CREATE  
THE LANTERN VILLAGE ROAD PAVING  
SPECIAL ASSESSMENT DISTRICT**

WHEREAS, the Township Board of Marion Township, Livingston County, Michigan, acting in the interest of the users of Lantern Village roads and of the proposed special assessment district described hereinafter, determined to proceed under the provisions of PA 188 of 1954, as amended, to provide road maintenance together with a proposed special assessment district for assessing the costs of the proposed service, and to schedule a public hearing upon the Assessment Roll, and

WHEREAS, the estimated cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the hearing upon same was published in the Fowlerville News and Views, a newspaper of general circulation in the township, and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk, and

WHEREAS, in accordance with the aforesaid notices, a hearing was held on November 18, 2021 commencing at 7:30 PM and all persons given the opportunity to be heard in the matter, and

WHEREAS, the following written objections were received and filed:

Parcel Number	Frontage	% Frontage	Owner Name
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WHEREAS, the written objections constitute less than twenty percent of the frontage, and

WHEREAS, as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW THEREFORE BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby approve the provision of road maintenance and total cost estimate of \$250,000.
2. That this Township Board does hereby create, determine and define as a special assessment district to be known as Lantern Village Road Paving Special Assessment District within which the costs of such improvements shall be assessed according to the benefits, the following described area within said township:



**PARCEL NUMBERS**

334	HARDMAN DR	4710-04-100-020
341	HARDMAN DR	4710-04-100-021
3481	MANDRY DR	4710-04-100-023
3454	MANDRY DR	4710-04-100-047
3599	MANDRY DR	4710-04-102-005
378	HARDMAN DR	4710-04-102-007
356	HARDMAN DR	4710-04-102-008
353	HARDMAN DR	4710-04-102-009
3598	LANTERN VIEW CT	4710-04-102-010
3596	MANDRY DR	4710-04-102-011
3579	MANDRY DR	4710-04-102-012
3565	MANDRY DR	4710-04-102-013
3549	MANDRY DR	4710-04-102-014
3533	MANDRY DR	4710-04-102-015
3515	MANDRY DR	4710-04-102-016
3501	MANDRY DR	4710-04-102-017
3500	MANDRY DR	4710-04-102-018
3516	MANDRY DR	4710-04-102-019
3550	MANDRY DR	4710-04-102-020
3575	LANTERN VIEW CT	4710-04-102-021
3547	LANTERN VIEW CT	4710-04-102-022
3564	LANTERN VIEW CT	4710-04-102-023
3546	LANTERN VIEW CT	4710-04-102-024
3528	LANTERN VIEW CT	4710-04-102-025
3510	LANTERN VIEW CT	4710-04-102-026
3495	MANDRY DR	4710-04-102-027
379	HARDMAN DR	4710-04-102-028
3633	LANTERN VIEW CT	4710-04-102-029

3. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered all the parcels of land to be assessed together with the names of the respective owners thereof, and an estimated total amount to be assessed against each parcel of land which amount shall be the relative proportion of the whole sum levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor shall affix thereto his certificate stating that it was made pursuant to this resolution and that in making such assessment roll he has, according to his best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.
4. That all resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution are hereby rescinded.
5. That the Township Clerk shall schedule a hearing on the Assessment Roll for December 9, 2021 at 7:30 P.M., and provide notice as required by PA 188 of 1954.

Upon roll call vote, the following voted "Aye":

The following voted "Nay"

The Supervisor declared the motion carried and the resolution duly adopted.

I, the undersigned, the duly qualified and acting Clerk for the Township of Marion, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Board of Trustees at a meeting held on the 18<sup>th</sup> day of November 2021, and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_  
Tammy Beal, Marion Township Clerk

\_\_\_\_\_  
Date

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

***TRANSMITTAL***

**TO:** Board of Trustees

**DATE** November 18, 2021

**PROJECT** **Preliminary Site Plan**  
Howell Storage Expansion  
SPR#02-21

**VIA** Hand Delivery

WE ARE SENDING:  Herewith  Under Separate Cover

**THE FOLLOWING:**

- Site Plan review for SPR#02-21 Howell Storage 10/18/2021
- Carlisle/Wortman Review letter dated 10/07/2021
- Spicer review letter dated 10/05/2021
- LCDC review email dated 10/11/2021
- HFA review letter dated 10/11/2021
- Planning Commission Minutes from October 26, 2021 meeting

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

**REMARKS:**

The attached Site Plan for SPR#02-21 Howell Storage Expansion is for Preliminary Site Plan review only! This information is for **Review and approval**. Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file



Approved by: \_\_\_\_\_  
Larry Grunn, Chairperson

Date: \_\_\_\_\_

**MARION TOWNSHIP PLANNING COMMISSION  
IN-PERSON / VIRTUAL MEETING MINUTES  
OCTOBER 26, 2021 / 7:30PM**

**DRAFT**

MEMBERS PRESENT:

- LARRY GRUNN – CHAIRPERSON *(In-Person)*
- JAMES ANDERSON – VICE CHAIR *(In-Person)*
- CHERYL RANGE – SECRETARY *(In-Person)*
- BOB HANVEY – *(In-Person)*
- BRUCE POWELSON – *(In-Person)*

OTHERS PRESENT:

- DAVE HAMANN – ZONING ADMINISTRATOR *(In-Person)*
- JOHN ENOS – CARLISLE WORTMAN *(In-Person)*

MEMBERS ABSENT:

NONE

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF OCTOBER 26, 2021 PLANNING COMMISSION MEETING AGENDA

Jim Anderson made a motion to approve the agenda for the October 26, 2021 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

APPROVAL OF SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING MINUTES

Bruce Powelson made a motion to approve the September 28, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC

No comments were made.

NEW BUSINESS:

**1) SPR#02-21 HOWELL STORAGE EXPANSION 4710-02-400-010 JIM ABRAHAM**

Jim Abraham arrived to the meeting. Mr. Abraham explained that he would like to leave his parking lot gravel instead of pouring cement/concrete. Doing this would help with some of the drainage issues and will also allow for easier expansion in the future. Mr. Abraham would also like to put in some temporary storage units as well, to offer more storage options for residents. John Enos is OK with leaving the parking lot gravel, but reminded the commissioners that typically cement is the way to go. Jim Abraham also stated that he is no longer going to store campers, only storage units. He also assured the commissioners that snow plowing will not be a problem this winter and he already has a few different options in place. Jim Anderson recommended that Jim Abraham get involved with the DEQ to make sure that he will not be encroaching on any nearby wetlands. Jim Abraham also has a storm septic device that will help with rain storm overflow. There is maintenance done regularly each year to ensure proper operation. They also have a Knox-box and fire extinguishers for emergencies.

Dave Hamann reminded everyone that this is a preliminary site plan review and the commissioners will see this site plan again for a final review. John Enos stated that Phil Westmoreland from Spicer did recommend approval for this, as long as the stated issues were addressed. Bob Hanvey asked Mr. Abraham if he was asking for approval for the temporary units. Mr. Abraham said that he was asking for approval for the temporary and permanent units. John Enos stated that Mr. Abraham may have to go to the ZBA for a variance.

Cheryl Range made a motion to recommend approval to the Board of Trustees for the Howell Storage Expansion SPR# 02-21, with the issues from Spicer and Carlisle Wortman being resolved. Jim Anderson seconded. **MOTION CARRIED**

SPP ~~Abraham~~  
02-21

**MARION TOWNSHIP**  
APPLICATION FOR SITE PLAN REVIEW

RECEIVED  
SEP 13 2021

MARION TOWNSHIP

Date: 9/13/21  
Parcel I.D. Number: 4710-02-400-010

Property Owner(s) Name (Print or Type):  
Jim Abraham  
Mailing Address (Print or Type):  
1650 Pinckney Rd Howell, MI  
City, State, ZIP (Print or Type): 48843  
248 343-8855  
Phone (Print or Type):

Applicant(s) Name (Print or Type):  
Jim Abraham  
Mailing Address (Print or Type):  
1650 Pinckney Rd. Howell MI  
City, State, ZIP (Print or Type): 48843  
248 343-8855  
Phone (Print or Type):

Name of Proposed Development: Howell Storage Expansion  
Location of Proposed Development (address): 1650 Pinckney Rd. Howell MI  
48843  
N E S (W) Side of Pinckney Rd. Road between  
Francis Rd. and I-96 Roads

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

Brief Description of the Proposed Development and / or Project (Land Use):  
Expansion and improvement of self-storage facility  
I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed designee to enter the above-described property for the purpose of gathering information related to this application.  
Owner(s) of Record Signature: James Abraham  
Applicant(s) Signature (if other than owner):  
Date: 9/13/21

**DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY**

Date Received: 9/13/ Received By: [Signature] Application Fee: \$7000 / \$5000  
escrow

**PRELIMINARY SITE PLAN REVIEW**

**AGENCY REVIEWS AND COMMENTS FROM:**

County Road Commission: Yes \_\_\_ No \_\_\_ County Health Department: Yes \_\_\_ No \_\_\_

County Drain Commissioner: Yes \_\_\_ No \_\_\_ Fire Department: Yes \_\_\_ No \_\_\_ Other Agencies: Yes \_\_\_ No \_\_\_

Township Attorney: Yes \_\_\_ No \_\_\_ Township Engineer: Yes \_\_\_ No \_\_\_ Township Planner: Yes \_\_\_ No \_\_\_

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received BY: \_\_\_\_\_ Application Fee: \_\_\_\_\_

**FINAL SITE PLAN REVIEW**

**AGENCY REVIEWS AND COMMENTS FROM:**

County Road Commission: Yes \_\_\_ No \_\_\_ County Health Department: Yes \_\_\_ No \_\_\_

County Drain Commissioner: Yes \_\_\_ No \_\_\_ Fire Department: Yes \_\_\_ No \_\_\_ Other Agencies: Yes \_\_\_ No \_\_\_

Township Attorney: Yes \_\_\_ No \_\_\_ Township Engineer: Yes \_\_\_ No \_\_\_ Township Planner: Yes \_\_\_ No \_\_\_

APPROVED

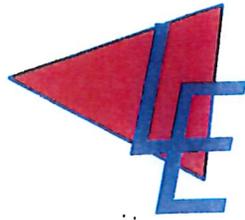
APPROVED WITH CONDITIONS

DENIED

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# LAWRENCE ENGINEERING P.C.

CIVIL ENGINEERING • SURVEYING

October 18, 2021

Marion Township  
2877 W. Coon Lake Rd.  
Howell, MI 48843

**RE:** Howell Storage Expansion  
Site Plan Review

To Whom It May Concern

Per Spicer Group review letter dated October 5<sup>th</sup>, 2021 Lawrence Engineering P.C. offers the following:

1. Noted
2. Provided on sheet 2.
3. Location map not to scale.
4. Sheet 5
5. Noted
6. Provided
7. Noted as existing.
8. Stormceptor added to plans.
9. Noted

If you have any questions please contact me at (810)750-5280.

Sincerely,

Melissa Lawrence, P.E.  
President  
Lawrence Engineering, P.C.

Drainage Area	
Total Area (acres)	1.48
Imperviousness %	0.9
Water Quality Objective	
TSS Removal (%)	80.0
Runoff Volume Capture (%)	
Oil Spill Capture Volume (Gal)	
Peak Conveyed Flow Rate (CFS)	
Water Quality Flow Rate (CFS)	

Up Stream Storage	
Storage (ac-ft)	Discharge (cfs)
0.000	0.000
Up Stream Flow Diversion	
Max. Flow to Stormceptor (cfs)	
Design Details	
Stormceptor Inlet Invert Elev (ft)	901.50
Stormceptor Outlet Invert Elev (ft)	901.49
Stormceptor Rim Elev (ft)	909.00
Normal Water Level Elevation (ft)	901.49
Pipe Diameter (in)	12
Pipe Material	RCP - concrete
Multiple Inlets (Y/N)	No
Grate Inlet (Y/N)	No

Particle Size Distribution (PSD)		
Removing the smallest fraction of particulates from runoff ensures the majority of pollutants, such as metals, hydrocarbons and nutrients are captured. The table below identifies the Particle Size Distribution (PSD) that was selected to define TSS removal for the Stormceptor design.		
Roads/Hardstand		
Particle Diameter (microns)	Distribution %	Specific Gravity
0.2	0.1	2.65
22.6	9.9	2.65
99.9	40.0	2.65
340.7	40.0	2.65
1000.0	9.9	2.65
2000.0	0.1	2.65



**Stormceptor**

The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for each rainfall event, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

**Design Methodology**

Stormceptor is sized using PCSWMM for Stormceptor, a continuous simulation model based on US EPA SWMM. The program calculates hydrology using local historical rainfall data and specified site parameters. With US EPA SWMM's precision, every Stormceptor unit is designed to achieve a defined water quality objective. The TSS removal data presented follows US EPA guidelines to reduce the average annual TSS load. The Stormceptor's unit process for TSS removal is settling. The settling model calculates TSS removal by analyzing:

- Site parameters
- Continuous historical rainfall data, including duration, distribution, peaks & inter-event dry periods
- Particle size distribution, and associated settling velocities (Stokes Law, corrected for drag)
- TSS load
- Detention time of the system

**Hydrology Analysis**

PCSWMM for Stormceptor calculates annual hydrology with the US EPA SWMM and local continuous historical rainfall data. Performance calculations of Stormceptor are based on the average annual removal of TSS for the selected site parameters. The Stormceptor is engineered to capture sediment particles by treating the required average annual runoff volume, ensuring positive removal efficiency is maintained during each rainfall event, and preventing negative removal efficiency (scour). Smaller recurring storms account for the majority of rainfall events and average annual runoff volume, as observed in the historical rainfall data analyses presented in this section.

**Rainfall Station**

State/Province	Michigan	Total Number of Rainfall Events	7364
Rainfall Station Name	DETROIT METRO AP	Total Rainfall (in)	1452.9
Station ID #	2103	Average Annual Rainfall (in)	30.9
Coordinates	42°13'53"N, 83°19'51"W	Total Evaporation (in)	2.0
Elevation (ft)	631	Total Infiltration (in)	1420.0
Years of Rainfall Data	47	Total Rainfall that is Runoff (in)	30.9

**Notes**

- Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules.
- Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed.
- For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.



## Detailed Stormceptor Sizing Report – Howell Storage

Project Information & Location			
Project Name	Howell Storage	Project Number	39268
City		State/ Province	Michigan
Country	United States of America	Date	10/15/2021
Designer Information		EOR Information (optional)	
Name	Bryan Bridenstine	Name	
Company	Lawrence Engineering, P.C.	Company	
Phone #	810-750-5280	Phone #	
Email	bbridenstine@sbcglobal.net	Email	

### Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

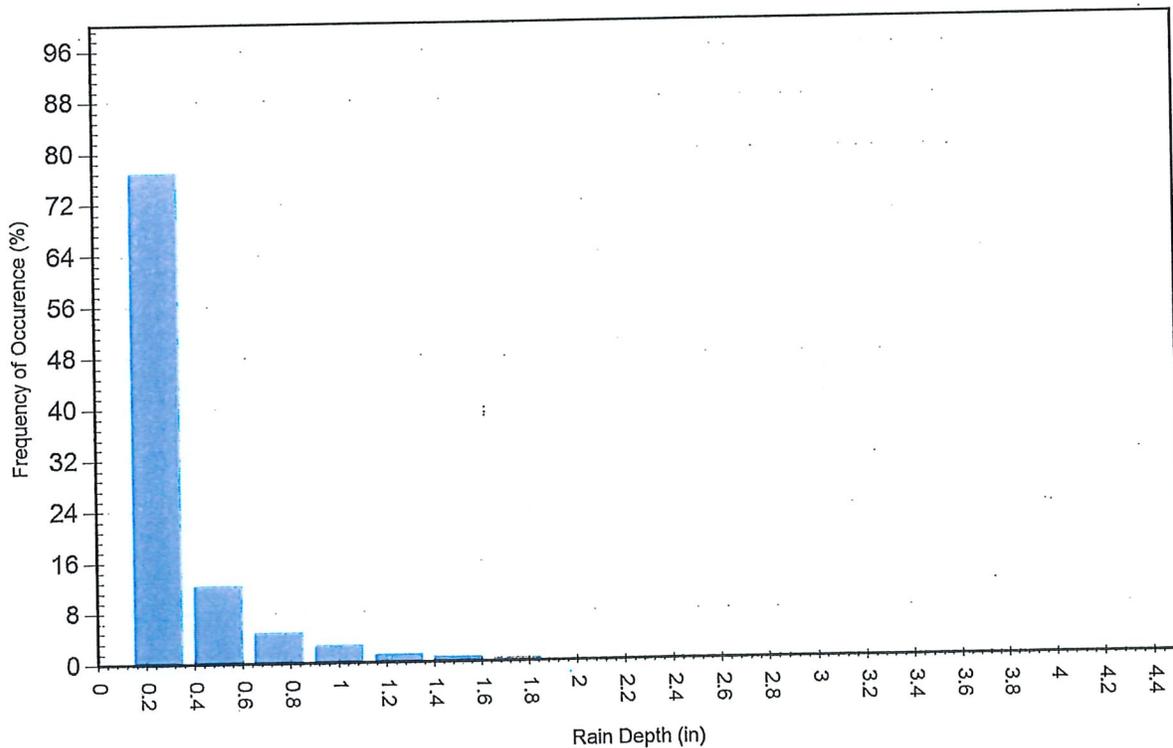
Site Name	
Recommended Stormceptor Model	STC 450i
Target TSS Removal (%)	80.0
TSS Removal (%) Provided	.99
PSD	Roads/Hardstand
Rainfall Station	DETROIT METRO AP

The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary	
Stormceptor Model	% TSS Removal Provided
STC 450i	99
STC 900	100
STC 1200	100
STC 1800	100
STC 2400	100
STC 3600	100
STC 4800	100
STC 6000	100
STC 7200	100
STC 11000	100
STC 13000	100
STC 16000	100

Rainfall Event Analysis				
Rainfall Depth (in)	No. of Events	Percentage of Total Events (%)	Total Volume (in)	Percentage of Annual Volume (%)
0.25	5660	76.9	374	25.8
0.50	903	12.3	326	22.4
0.75	352	4.8	217	14.9
1.00	209	2.8	181	12.4
1.25	98	1.3	108	7.5
1.50	61	0.8	83	5.7
1.75	34	0.5	55	3.8
2.00	12	0.2	22	1.5
2.25	17	0.2	36	2.5
2.50	4	0.1	9	0.6
2.75	5	0.1	13	0.9
3.00	3	0.0	8	0.6
3.25	4	0.1	12	0.8
3.50	0	0.0	0	0.0
3.75	2	0.0	7	0.5
4.00	0	0.0	0	0.0
4.25	0	0.0	0	0.0

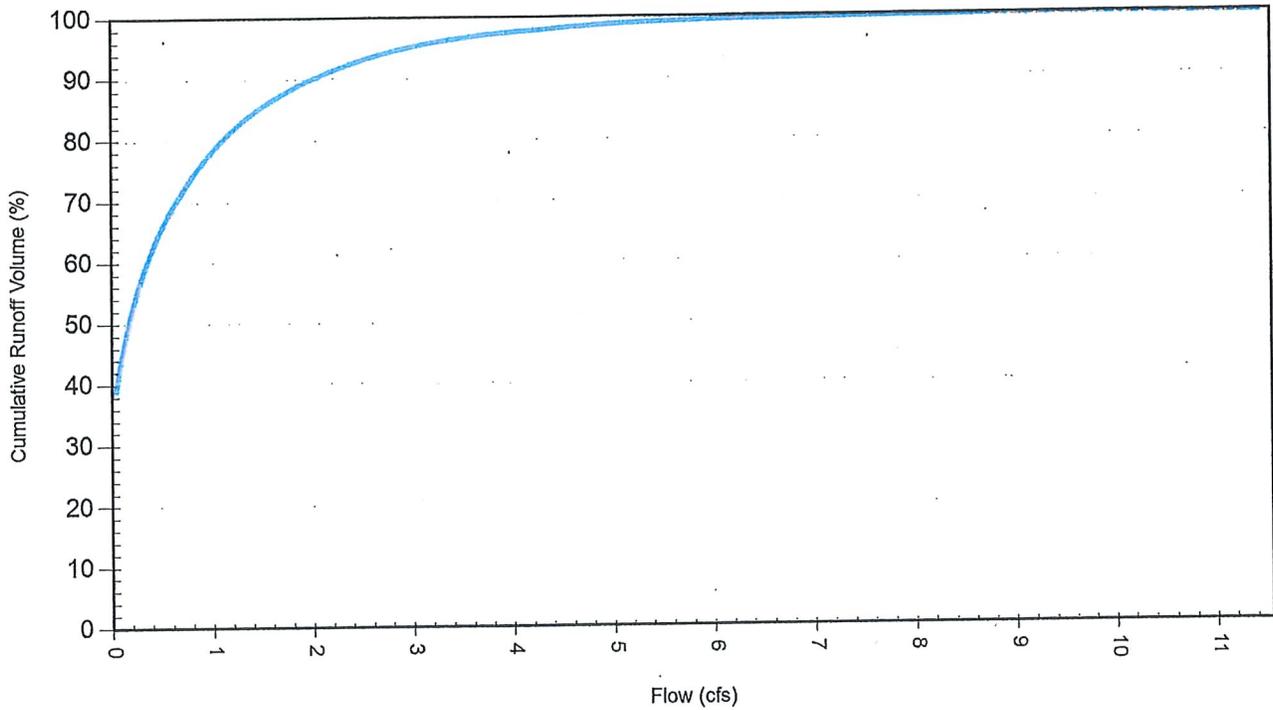
Frequency of Occurrence by Rainfall Depths



For Stormceptor Specifications and Drawings Please Visit:  
<https://www.conteches.com/technical-guides/search?filter=1WBC005EYX>

### Cumulative Runoff Volume by Runoff Rate

For area: 1.48(ac), imperviousness: 0.9%, rainfall station: DETROIT METRO AP



Cumulative Runoff Volume by Runoff Rate			
Runoff Rate (cfs)	Runoff Volume (ft <sup>3</sup> )	Volume Over (ft <sup>3</sup> )	Cumulative Runoff Volume (%)
0.035	65516	102049	39.1
0.141	80893	86678	48.3
0.318	98146	69434	58.6
0.565	113938	53650	68.0
0.883	127350	40243	76.0
1.271	138720	28878	82.8
1.730	147285	20315	87.9
2.260	153782	13810	91.8
2.860	158922	8662	94.8
3.531	162233	5350	96.8
4.273	164262	3322	98.0
5.085	165668	1916	98.9
5.968	166567	1018	99.4
6.922	166912	673	99.6
7.946	167218	366	99.8
9.041	167547	37	100.0
10.206	167584	0	100.0
11.442	167584	0	100.0

Site Name			
<b>Site Details</b>			
<b>Drainage Area</b>		<b>Infiltration Parameters</b>	
Total Area (acres)	1.48	Horton's equation is used to estimate infiltration	
Imperviousness %	0.9	Max. Infiltration Rate (in/hr)	2.44
<b>Surface Characteristics</b>		Min. Infiltration Rate (in/hr)	0.4
Width (ft)	508.00	Decay Rate (1/sec)	0.00055
Slope %	2	Regeneration Rate (1/sec)	0.01
Impervious Depression Storage (in)	0.02	<b>Evaporation</b>	
Pervious Depression Storage (in)	0.2	Daily Evaporation Rate (in/day)	0.1
Impervious Manning's n	0.015	<b>Dry Weather Flow</b>	
Pervious Manning's n	0.25	Dry Weather Flow (cfs)	0
<b>Maintenance Frequency</b>		<b>Winter Months</b>	
Maintenance Frequency (months) >	12	Winter Infiltration	0
<b>TSS Loading Parameters</b>			
TSS Loading Function			
<b>Buildup/Wash-off Parameters</b>		<b>TSS Availability Parameters</b>	
Target Event Mean Conc. (EMC) mg/L		Availability Constant A	
Exponential Buildup Power		Availability Factor B	
Exponential Washoff Exponent		Availability Exponent C	
		Min. Particle Size Affected by Availability (micron)	

## Stormceptor® STC

Stormceptor STC is the recognized leader in stormwater treatment, offering a range of versatile treatment systems that effectively remove pollutants from stormwater and snowmelt runoff. Stormceptor is flexibly designed to protect waterways from hazardous material spills and stormwater pollution, including suspended sediment, free oils, and other pollutants that attach to particles, no matter how fierce the storm.

Stormceptor's scour prevention technology ensures pollutants are captured and contained during all rainfall events.

### Ideal uses

- Sediment (TSS) removal
- Spill control
- Debris and small floatables capture
- Pretreatment for filtration, detention/retention systems, ponds, wetlands, Low Impact Development (LID), green infrastructure, and water-sensitive urban design

### Proven performance

With more than 20 years of industry experience, Stormceptor has been performance tested and verified by some of the most stringent technology evaluation programs in North America.

- NJCAT
- Washington ECOLOGY
- EN858 Class 2



Learn More:

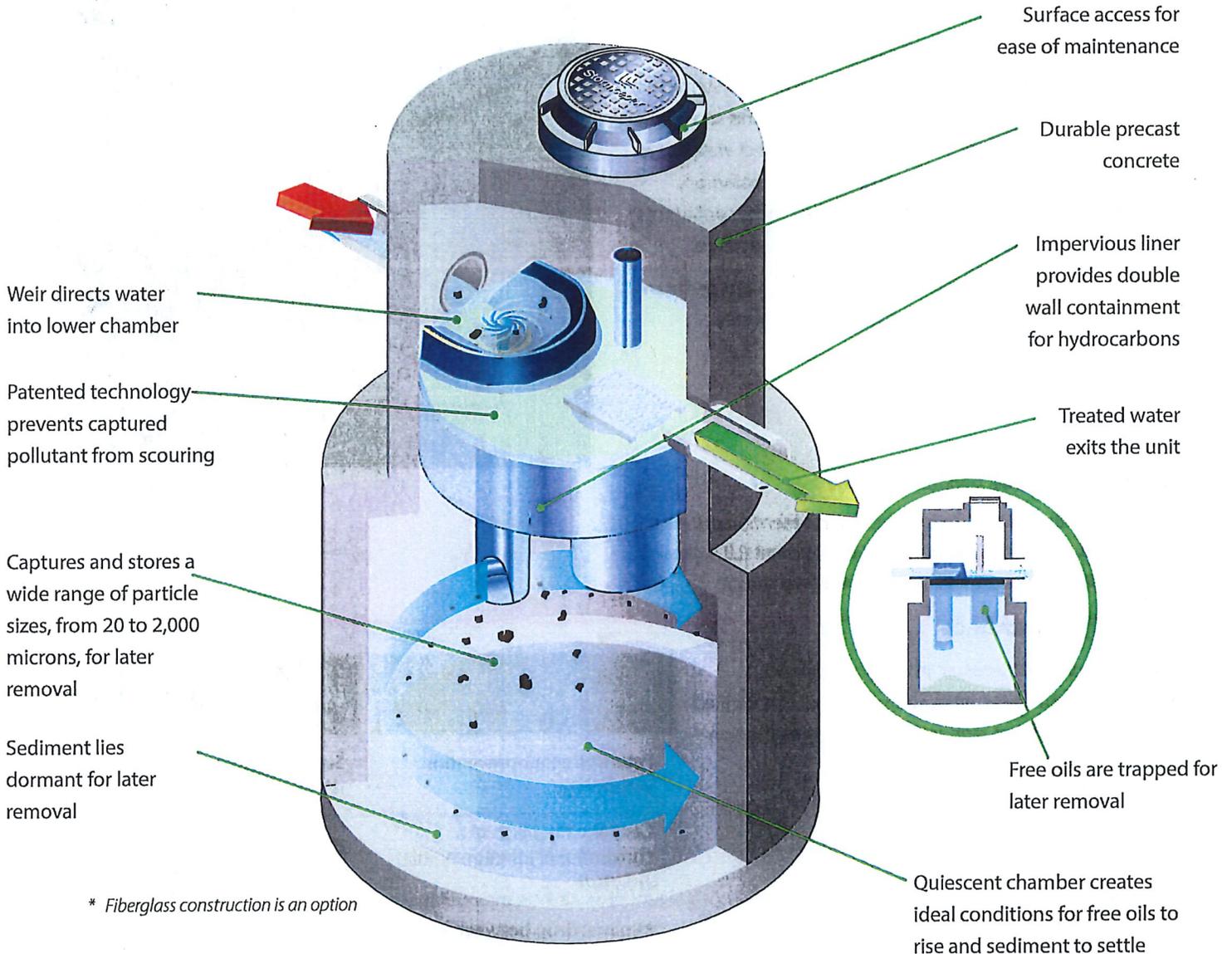
[www.ContechES.com/stormceptor](http://www.ContechES.com/stormceptor)

FEATURE	BENEFIT
Patented scour prevention technology	Superior pollutant removal and retention
Can take the place of a conventional junction or inlet structure	Eliminates the need for additional structures
Minimal drop between inlet and outlet	Site flexibility
Multiple inlets can connect to a single unit	Design flexibility
3rd party tested and verified performance (Sediment & Oil)	Eliminates the need for a separate bypass structure

With over 40,000 units operating worldwide, Stormceptor performs and protects every day, in every storm.

# Stormceptor® -----STC

## Stormceptor® STC



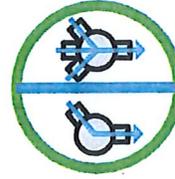
### EASY TO INSTALL

Small footprint saves time and money with limited disruption to your site.



### SEAMLESS

Minimal drop between inlet and outlet pipes makes Stormceptor ideal for retrofits and new development projects.



### FLEXIBLE

Multiple inlets can connect to a single unit. Can be used as a bend structure.

A calm treatment environment

**CONTECH**  
ENGINEERED SOLUTIONS



October 5, 2021

Dave Hamann, Zoning Administrator  
Marion Township  
2877 W. Coon Lake Road  
Howell, MI 48843

RE: Howell Storage Expansion  
Preliminary Review

Mr. Hamann:

We have received and reviewed the preliminary plans for Howell Storage. The property's address is 1650 Pinckney Road and is located north of Sedum Road. The plans were prepared by Lawrence Engineering P.C., dated August 30, 2021. We offer the following comments:

**General**

The existing site is currently zoned as Highway Service District (HS) and is already a developed storage facility with 15 existing storage buildings. The site plan proposes three additional storage building and an approximate 1,025 yd<sup>2</sup> of proposed gravel surface for future portable storage units.

The portable storage units on the proposed gravel surface located on the north side of the site, may violate the 25 feet side yard setback requirement.

The gross acreage of the site should be provided.

A location map is provided on the cover sheet but does not provide a scale.

A quality aerial photograph with adjacent property information and features will be required on the plans.

A legal description, easement for ingress and egress, and septic line maintenance easement is provided. The legal description closes within 0.0086 ft and the easement for ingress and egress lines crosses past 1.9708 ft. The legal description and easement should close within 0.0002 ft (1/5000 ft).

**Water Main**

No existing or proposed water services are shown. The applicant should confirm with the Fire Marshall that hydrants and suppression are still not required on this site.

**Sanitary Sewer**

There is a 50' wide septic line easement that cuts through the northeast corner of the site. The plans do not show an existing or proposed sanitary sewer. The applicant should confirm that there are no sanitary leads connecting to any restrooms.

**Storm Sewer**

There is an existing stormwater conveyance system, which routes the stormwater towards the northwest part of the site by the wetland area. The plan proposes to remove or cut, cap, and fill a portion of the existing 12" storm sewer pipe. The plan also proposes two additional manholes and pipe runs near the middle of the site.

October 5, 2021

Page 2 of 3

Two 8" HDPE pipes are shown near the east side of the site. One is labeled as existing with only one invert showing and the other not labeled as existing or proposed. Please provide the other invert elevation and clarify if the other HDPE pipe is existing or proposed.

The site does not propose a detention or retention system. The proposed stormwater management plan seems to follow the existing stormwater management plan since no significant changes to the stormwater conveyance system or grading were made. The stormwater near the south side and middle of the site will be captured by the stormwater conveyance system, the stormwater near the north side of the site will sheet flow west towards the wetland area, and the stormwater near the proposed asphalt parking area will sheet flow into the existing detention pond located southeast of the site.

A stormwater pretreatment basin or device will be required prior to the stormwater entering the wet land area.

#### **Grading and Paving**

The existing parking lot and the storage area is an aggregate surface. The plans do not show any changes to the grading except for the northwest area of the site.

An asphalt parking lot is proposed east of the storage unit entrance area and by the existing handicap parking area. The proposed parking lot is composed of 2-inches of MDOT 1100T bituminous wearing course, 2-inches of MDOT 1100L bituminous leveling course, and 8 inches of 21AA gravel. This pavement cross section meets the township's requirements.

A gravel surface area for future portable storage units is proposed and consists of 8 inches of 21AA gravel, which is acceptable. The proposed gravel surface is located near the north and southwest side of the site.

Spicer Group has consistently recommended paving sites that are commercial or industrial. An alternative option would be to pave a portion of the site, but Marion Township will have to decide the pavement requirements.

#### **Recommendation**

At this time, we recommend the plan be considered for approval, with the following conditions:

1. The portable storage area located north of the site may violate the 25 foot side yard setback requirement.
2. Please provide the gross acreage of the site.
3. Please provide a scale for the location map.
4. Please add a quality aerial photograph with adjacent property information and features to the plans.
5. Legal descriptions and easements should close within 0.0002 ft (1/5000 ft)

October 5, 2021

Page 3 of 3

6. Please provide the missing invert elevation for the existing 8" HDPE pipe.
7. Please specify if the other HDPE pipe is existing or proposed.
8. A pretreatment will be required prior to the stormwater entering the wet land area.
9. Marion Township will have to decide on the pavement requirements for the site.

If you have any questions or require any additional information, please contact our office.

Sincerely,



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



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

**SPICER GROUP, INC.**

125 Helle Dr, Suite 2  
Dundee, MI 48131

CC: Ken Recker, Livingston County Chief Deputy Drain Commissioner  
Lawrence Engineering  
Jim Abraham, Owner



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 7, 2021

**Site Plan Amendment  
For  
Marion Township, Michigan**

**Applicant:** Jim Abraham  
**Project Name:** Howell Storage Addition  
**Location:** 1650 Pinckney Road  
**Zoning:** HS Highway Service  
**Action Requested:** Site Plan Approval

**PROJECT AND SITE DESCRIPTION**

The applicant is requesting an amendment for the construction of additional storage units and within the existing 12.27-acre Howell mini-storage facility at 1650 Pinckney Road just west of the Mugg and Bopp's facility. The business currently has fifteen (15) units, and the request is to install an additional three (3) units. This area has been used for the outdoor storage of RV's and boats. Will the site continue to have area for boat and RV storage? A proposed gravel surface is proposed for future portable storage units. This should be clarified. The surface for the storage units will continue to be aggregate rather than the preferred asphalt. In addition, the applicant is requesting to construct a paved parking area near the entrance consisting of eleven (11) spaces and one (1) ADA space.

The site plan provides good detail in regard to engineering, lighting, location and types of units to be installed.

**Items to be addressed:** 1.) Clarify "proposed future portable storage units" 2.) Provide site acreage on site plan. 3) Clarify RV and boat storage areas.

Location



**PARKING AND CIRCULATION**

Several new parking spaces, twelve (12) are proposed on site. These spaces will be asphalt. We question the need for so many spaces especially in light of the use. Storage units may contain large bulky items and the idea is for vehicles to pull up to the unit itself. Is there another proposed use for these spaces such as U-Haul or other commercial venture? The Fire Department should review and approve access as well as internal circulation and their ability to access all units.

**Items to be Addressed:** 1.) Clarify need for twelve (12) parking spaces. 2.) Review and approval by Fire Department.

**ESSENTIAL FACILITIES AND SERVICES**

No public water or sewer is shown on the plan. However, a public septic easement does bisect the parcel. Because the project plans to expand hard surface storm water is shown on the plan.

**Items to be Addressed:** 1.) Review and approval of infrastructure needs by Township engineer. 2.) Confirm need for Livingston County Drain approval.

## **RECOMMENDATIONS**

We would recommend approval of the proposed site plan conditional upon the following items being addressed to the satisfaction of the Planning Commission.

- 1.) Clarify "proposed future portable storage units"
- 2.) Provide site acreage on site plan.
- 3) Clarify RV and boat storage areas.
- 4.) Clarify need for twelve (12) parking spaces.
- 5.) Review and approval by Fire Department.
- 6.) Review and approval of infrastructure needs by Township engineer.
- 7.) Confirm need for Livingston County Drain approval.

## Dave Hamann

---

**From:** Ken Recker <KRecker@livgov.com>  
**Sent:** Monday, October 11, 2021 12:27 PM  
**To:** Dave Hamann  
**Cc:** Han, Brian  
**Subject:** RE: [EXT] RE: REQUEST review for Howell Storage EXPANSION

Dave,  
Thanks for the reminder on this, my apologies for not getting to it before I left town for vacation. I did discuss the site plan briefly with Brian from Spicer earlier in October.

I would suggest that some form of stormwater management be provided for the proposed improvements. Although a large portion of the site consists of a historic use, the drainage outlet (our Marion No. 5 Drain) is restricted in it's capacity, and the recent changes to the D-19 corridor along the property frontage will increase the stress on the County Drain system. I could not tell from the plan information provided if stormwater management is proposed.

I will be back in the office on Thursday. Have a great afternoon!

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner

---

**From:** Dave Hamann <za@mariontownship.com>  
**Sent:** Monday, October 11, 2021 11:34 AM  
**To:** Ken Recker <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; Aaron Aumock <AAumock@livgov.com>  
**Subject:** [EXT] RE: REQUEST review for Howell Storage EXPANSION

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

---

I am finalizing the packet for this project to send to the Planning Commission and would like to know if any of you have a review for this applicant!

Thank you,  
Dave...

---

**From:** Dave Hamann <za@mariontownship.com>  
**Sent:** Wednesday, September 15, 2021 12:32 PM  
**To:** Ken Recker (KRecker@livgov.com) <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; AAumock@co.livingston.mi.us; khiller@livingstonroads.org  
**Subject:** FW: REQUEST review for Howell Storage EXPANSION

Attached please find a site plan for the expansion of the Howell Storage Facility at 1650 Pinckney road for you review and comment. I would like to ask for all responses with or without review letters by October 7, 2021. Pleases let me know if you have any questions with this project!

Dave Hamann  
Zoning Administrator  
Marion Township  
2877 W. Coon Lake Road

Howell, MI 48843  
Phone (517) 546-1588  
[za@mariontownship.com](mailto:za@mariontownship.com)



## Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843

office: 517-546-0560 fax: 517-546-6011

[firemarshal@howellfire.net](mailto:firemarshal@howellfire.net)

**DATE:** October 11, 2021

**TO:** Dave Hamann  
Marion Twp Zoning Administrator

**FROM:** Jamil Czubenko, Fire Marshal

**PROJECT:** Howell Storage, Marion Twp

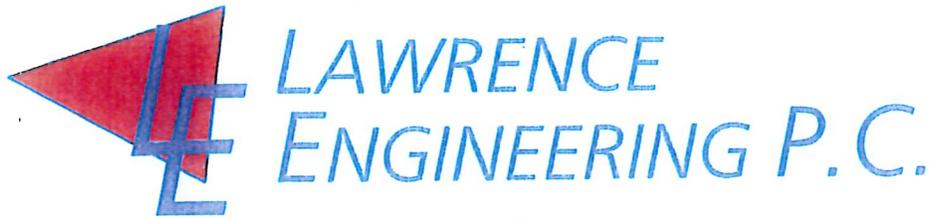
**REF:** Site Plan Review - **Approved w/concerns noted**

### **CONCERNS:**

I have reviewed the above listed revised site plan and find that it is satisfactory as presented as long as the **following conditions** are met:

1. Building(s) shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or main road in front of the property. These numbers shall be at least 6" high and shall contrast with their background.
2. A final inspection of the building and site shall be performed by the fire department before Certificate of Occupancy is issued.
3. **Strongly recommend** a heat/smoke detection system in the buildings.
4. Fire extinguishers are required every 150 feet of travel distance between buildings.
5. A Knox Box is required for this building and gates. Application can be obtained from the Howell Area Fire Department or on-line at [www.knoxbox.com](http://www.knoxbox.com).

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call.



CIVIL ENGINEERING • SURVEYING

November 3, 2021

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

**RE:** Howell Storage Expansion - Revision To Placement Of Temporary Storage Structures

To Whom It May Concern

Due to previous comments from the Marion Township preliminary site plan review, Howell Storage has decided to omit the expansion of the temporary storage structures within the existing gravel area along the northwest boundary of the property. Removing buildings in this area will eliminate any concerns regarding grading near the existing wetland/county drain area. The placement of the remaining temporary storage structures in the northeast area of the property have been readjusted and are now within the required property line setbacks, eliminating the need for a variance from the ZBA. Please see attached site plan with new location of the proposed portable storage units.

Sincerely,



Bryan Bridenstine  
Lawrence Engineering, P.C.











# ILLUMINANCE

TOTAL HORIZONTAL ILLUMINATION (INITIAL FOOTCANDLES)  
ON A FOOT WORKPLANE

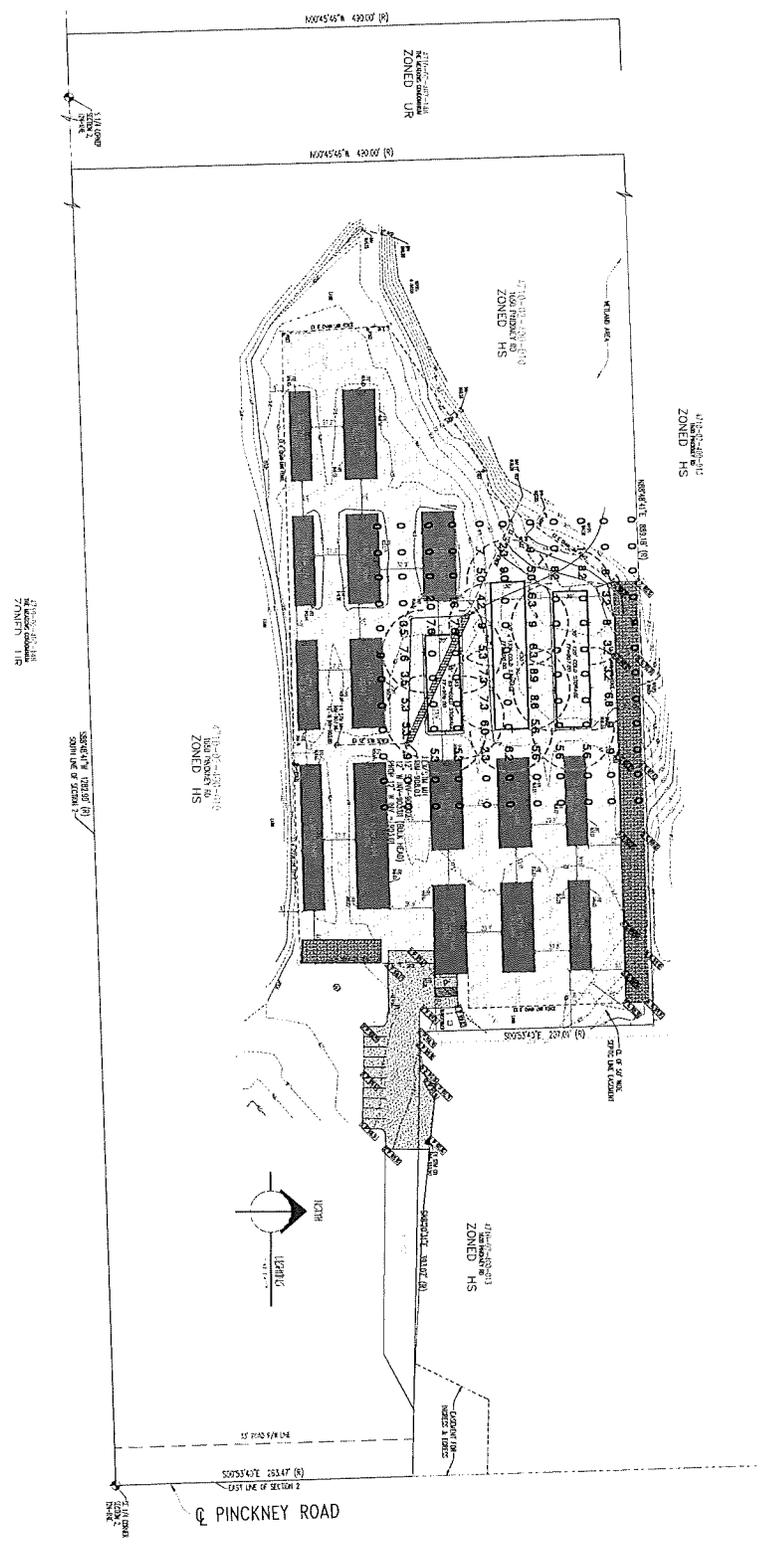
## LEGEND

----- +0.1 FOOT CANDLE BOUNDARY LINE

PROPOSED BUILDING LIGHT

## SITE LIGHTING

 FLOOD LIGHT  
 STREET LIGHT  
 LIGHT TYPE: K40 T5HM R3  
 AVERAGE TO MINIMUM RATIO 1.8:0.1



JOB NO:	2021-012	SHEET:	4 OF 4
DATE:	8/30/2021		
DRAWN BY:	BLB		
CHECKED BY:	MML		

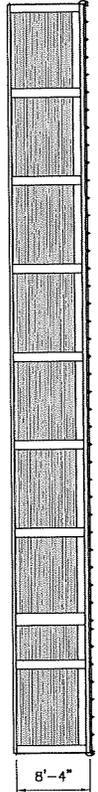
PROJECT: HOWELL STORAGE  
 FOR: JIM ABRAHAM  
 1650 PINCKNEY ROAD  
 HOWELL, MI 48843  
 (810)594-7707


**LAWRENCE ENGINEERING P.C.**  
 ENGINEERING

4344 SILVER LAKE ROAD  
 LINDEN, MI 48451  
 OFFICE: (810)750-5280  
 FAX: (810)750-5283

SHEET TITLE:  
 LIGHTING PLAN

NO.	REVISION/ISS. E.I.	DATE



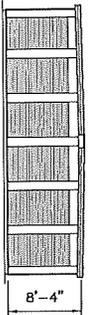
SIDE WALL ELEVATION

1/8"=1'-0"

R - 30'-0" x 80'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



END WALL ELEVATION



END WALL ELEVATION

**“NOTICE”**

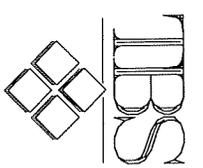
NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL APPROVED OR APPROVED AS NOTED DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

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  - \_\_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
  - \_\_\_\_ NOT APPROVED - REVISE AND RESUBMIT
- SIGNATURE \_\_\_\_\_
- COMPANY \_\_\_\_\_
- DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

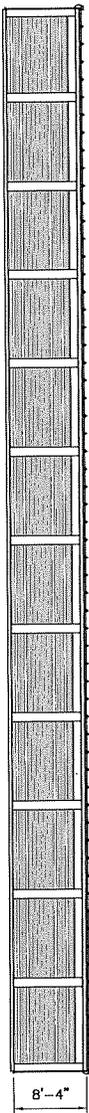
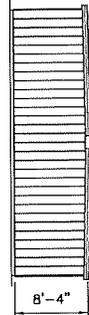
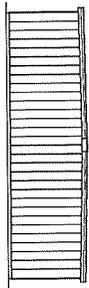
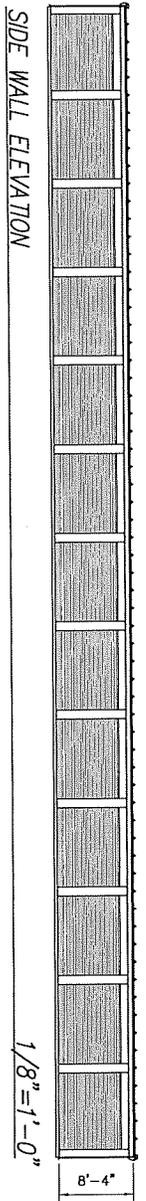
Revisions:	By:

Name: Rick	Scale: 1 = 30'	Date: 9/7/21
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Job Description:	PAGE
PROPOSED STORAGE SYSTEM: Jim Abraham Pinckney Rd Howell, MI	
Sheet Title	Phase
FLOOR PLAN	55103



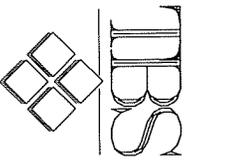
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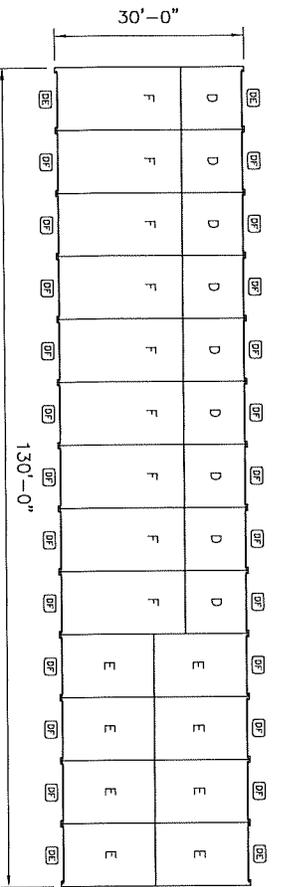
- \_\_\_\_ APPROVED - RELEASE FOR FABRICATION
- \_\_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
- \_\_\_\_ NOT APPROVED - REVISE AND RESUBMIT
- SIGNATURE \_\_\_\_\_
- COMPANY \_\_\_\_\_
- DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Revisions:	By:
Name: Rick	Scale: 1 = 30'
	Date: 9/7/21

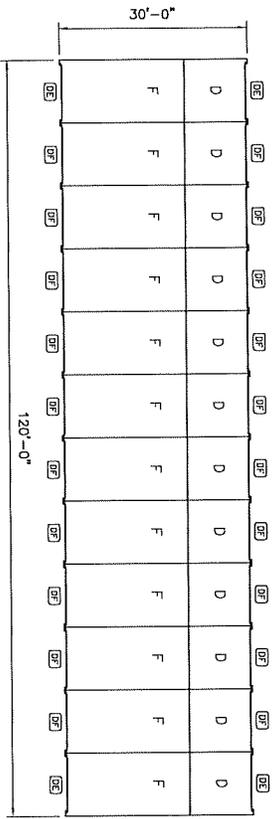
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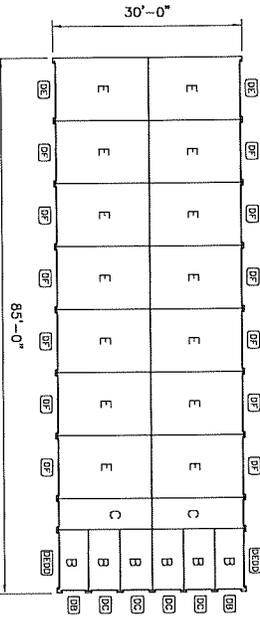
Job Description:	PAGE
PROPOSED STORAGE SYSTEM: Jim Abraham	
Pinckney Rd	
Howell, MI	
Sheet Title	Plan #
FLOOR PLAN	55103
	Phase



P - 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



Q - 30'-0" x 120'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

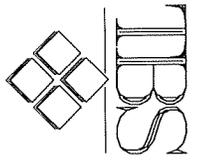


R - 30'-0" x 80'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

Revisions: \_\_\_\_\_ By: \_\_\_\_\_

Name: Rick Scale: 1 = 30' Date: 9/7/21

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Job Description: \_\_\_\_\_ PAGE

PROPOSED STORAGE SYSTEM: Jim Abraham  
 Pinckney Rd  
 Howell, MI

Sheet Title: FLOOR PLAN Plan # 55103 Phase

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 SIGNATURE \_\_\_\_\_  
 COMPANY \_\_\_\_\_  
 DATE \_\_\_\_/\_\_\_\_/\_\_\_\_



## Generate Additional Profit From Your Idle Land

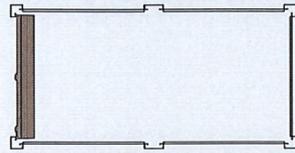
Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—**Movable Additional Storage Structures (MASS)**. And because they are movable, they can be placed in areas where you would not typically build permanent structures. These multipurpose structures can be placed in a variety of applications, including home use or outbuilding storage for businesses.



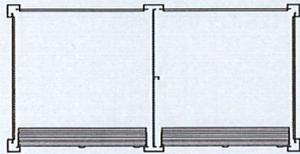
### BENEFITS:

- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built with special features to reduce moisture
- Easy to expand to accommodate growth
- Adaptable to odd-sized lots or slightly sloping land/driveways
- Standard building permits may not be required (check local ordinances)
- Economical—increased rental income with minimal investment
- Classified as equipment, MASS units can be depreciated over seven years
- Are often allowed where containers are restricted due to design and aesthetics

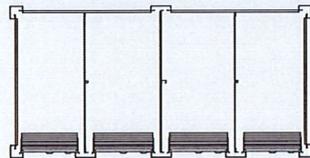
Various configurations available, including single units and lockers



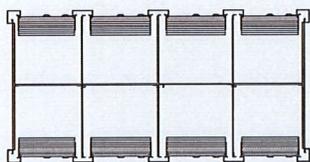
10' x 20'



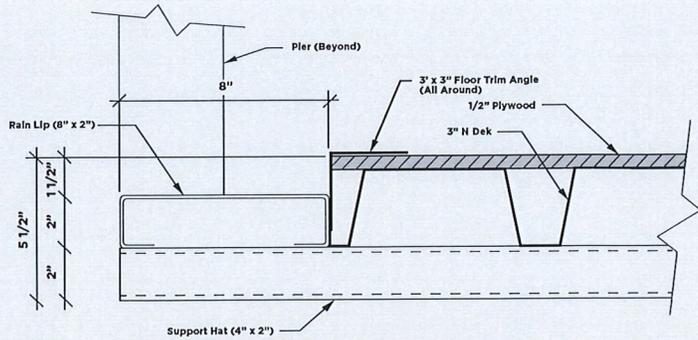
20' x 10' (2 - 10' x 10')



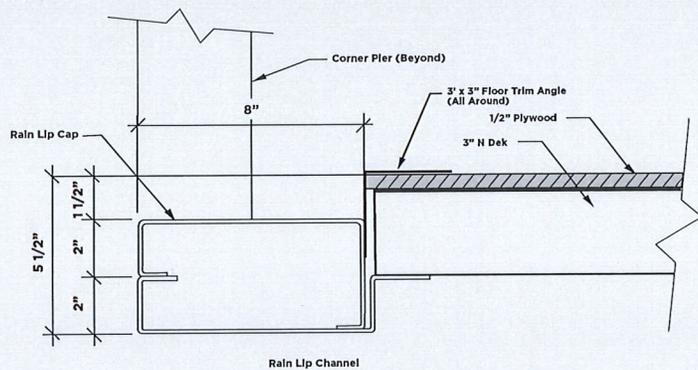
20' x 10' (4 - 5' x 10')



20' x 10' (8 - 5' x 5')



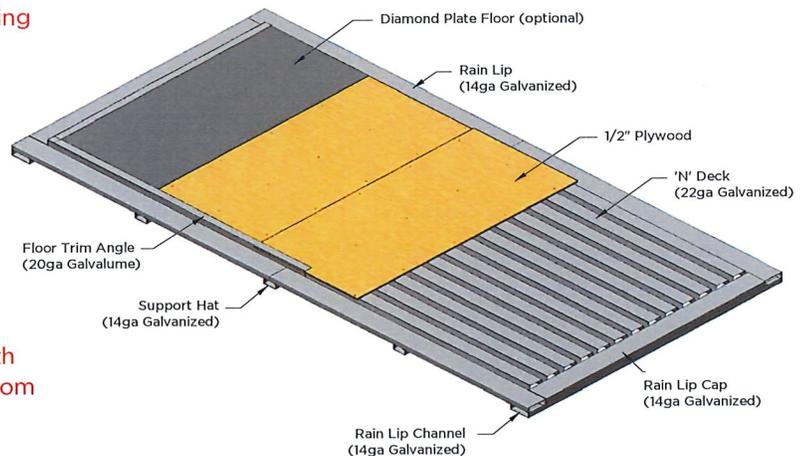
① Weather Ledge Detail (Side Wall Section)  
3" = 1'-0"



② Weather Ledge Detail (End Wall Section)  
3" = 1'-0"

## FEATURES:

- Configurable mix on a 10' x 20' or custom size platform
- Sturdy construction featuring all galvanized steel framing
- Continuous 22-gauge galvanized 'N' deck base with plywood flooring (option for diamond plate)
- 125 psf floor load
- Can be anchored to asphalt, wired for electricity
- Uses standard 26-gauge doors in 36 color options
- Standard 30 pound snow load (optional up to 50 pounds)
- Rain lip and elevated floor reduce moisture
- Roofing system is 24 gauge vertical standing seam with Drip Stop condensation barrier factory applied to bottom of roofing panels
- Skid panel outside the doors offer a non-slip entry
- Units are built close to the ground for easier access



# Micro Self-Storage System



**TBS** TRACHTE  
Building Systems

800-356-5824 • [trachte.com](http://trachte.com) • [tbs@trachte.com](mailto:tbs@trachte.com)

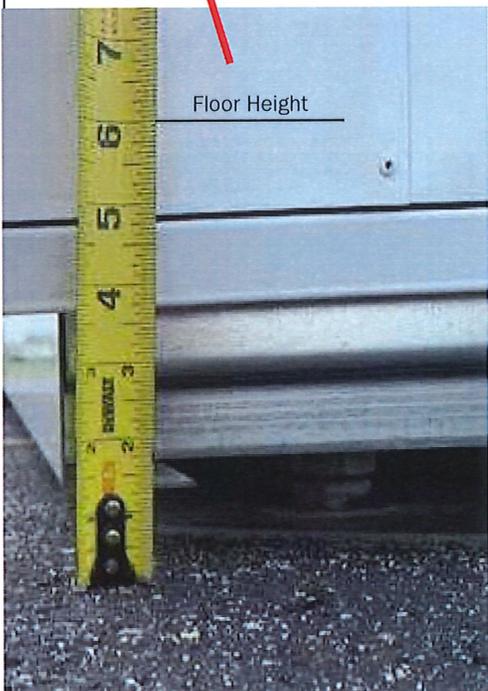
## Micro Self-Storage System

Trachte's new floor system is stronger and more versatile than previous designs. A 3/4" plywood is installed over a steel structure which is engineered with a 125 pound floor load. This loading conforms to all codes in North America.



The floor system is leveled by using leveling feet when installing the structure.

**For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.**



On the high side you will have the leveling feet screwed in completely which makes the step up roughly 6".



On the low side you will unscrew the leveling feet to make sure the unit is level. There is 6" of play in the leveling feet.

## Micro Self-Storage System

This photo illustrates the interior construction of each unit in the micro system.



The micro units can have a fake door on the end wall as shown. The Iced White micro system has Iced White trim and Sunset Orange doors.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

## Micro Self-Storage System



These units are installed in a former Walmart parking lot. The micro units are Iced White with Patriot Red doors with Royal Blue gutters and Iced White downspouts.



The micro storage units can be installed up against existing buildings. This micro system features Cream Beige units with Sunset Orange doors. \*This photo represents special eave trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Micro Self-Storage System

Micro units allow for flexibility in adding additional rentable storage. This facility added micro units to fill in around the existing storage buildings.



This project features micro systems with Iced White walls and Garnet doors. Units are placed on asphalt to expand rentable square footage of existing facility.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

## Micro Self-Storage System



These systems are positioned on the property line to maximize available space. \*This photo represents special eave trim.



This Slate Gray micro has Evergreen Green doors and trims. \*This photo represents special eave trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824



This Iced White micro has Patriot Red doors and our standard Iced White eave trim.

www.trachte.com

### Important items to consider when you are looking at buying Trachte's Micro Storage units

1. It is recommended to get city approval for the units. The city may have separate restrictions on these units.
2. The units will conform to the snow load and the floor load for your site. The units will not conform to the wind load unless the units are anchored to the ground.
  - a. To get anchoring information Trachte will need to know if the area is gravel, asphalt or concrete. We will also need to have a soil test to know the soil bearing capacity.
  - b. Trachte will not install any of the anchoring systems. This has to be hired out by a local contractor.
3. The units will also have a 6" gap of space between every unit so you will want to take this into consideration when you are taking your measurement on how many units will fit into a given area.
4. Talk to you Regional Manager about any other issues you have and Trachte will help you decide if these units are right for you.

**For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.**

# Variable Roof Pitch Self-Storage System



**1/4":12" to 1/2":12" Pitch Buildings**

**TBS** TRACHTE  
Building Systems

800-356-5824 • [trachte.com](http://trachte.com) • [tbs@trachte.com](mailto:tbs@trachte.com)

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

20' wide Iced White building with Royal Blue doors. False doors are installed on the sidewall, which prevents the ribbed panel from being shown.



30' wide Classic Beige building with Evergreen doors.

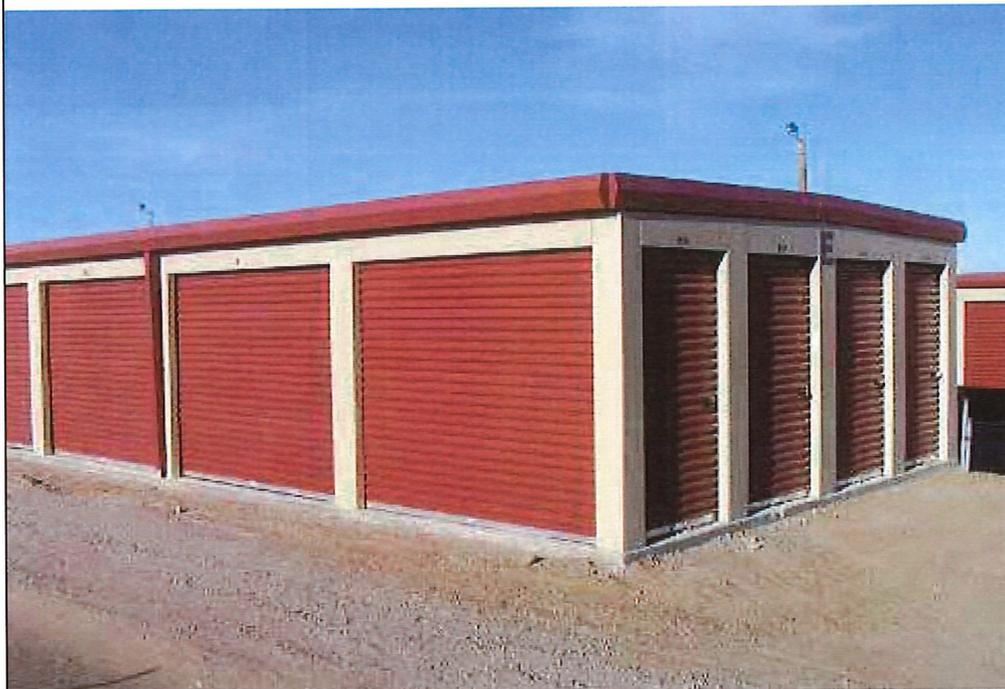


For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



30' wide Classic Beige building with Matte Black doors. Note: The building has rolling steps.



20' wide Classic Beige building with Cedar Red gutters and rake trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

Iced White building with  
Royal Blue doors, gutters,  
downspouts and trim.



A view of the same  
building, closer up.

For more information and details on Trachte self-storage systems,  
please contact your regional manager at 800-356-5824.

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



40' wide Classic Beige building with Iced White doors and Garnet gutters, downspouts and trim.



55' wide Classic Beige building with Evergreen doors.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



Cream Beige building with Iced White doors and trim.  
Note: The swing door on the end wall is for ADA compliance. (American Disability Act)



30' wide Cream Beige building with Garnet doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



30' wide Iced White building with Evergreen doors and trim.



Classic Beige building with Evergreen doors, gutters, and trim. Note: The downspouts are Classic Beige to match the building.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

This building has the center section raised to 14' to allow taller boat/campers into the unit.

The building is Slate Gray with Garnet doors and Continental Brown trim.



The higher building section lines up with the driveway for more backing up space.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



This building, slate gray with cedar red doors and trim, features a lean to roof over smaller units. In back, the building is wider with a gable roof over taller units.



Aerial view of the site. Galvalume roofs are standard. A colored roof is available for an additional cost.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

A lean-to building with  
Garnet doors on the  
high and low sides.



A lean-to building with  
Evergreen doors only on  
the high side.



For more information and details on Trachte self-storage systems,  
please contact your regional manager at 800-356-5824.

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



This 100' wide building has a 3' wains coat of brick. The building is Classic Beige and the doors, gutters and trim are Evergreen.



This 50' wide building is Cream Beige with Iced White doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

## Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

An unusual building that is notched out every 10' to maximize rentable square footage on a triangular lot.



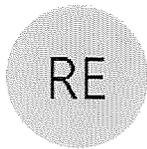
200' wide building that provides a high percentage of building coverage. The building will have four hallways and the interior units will all be climate-controlled.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

 Reply  Reply All  Forward

Sat 11/6/2021 11:16 AM



Rick Elkow <[rick@echelonhomebuilders.com](mailto:rick@echelonhomebuilders.com)>

**FW: Termination documentation for Marion Oaks Dells and Links projects**

To Bob Harvey

Please be advised Elkow Homes is not moving forward with The Links at Marion Oaks. Capital is going to build the original duplex plan.

Thanks

Rick Elkow

## SUMMER TAX COLLECTION AGREEMENT

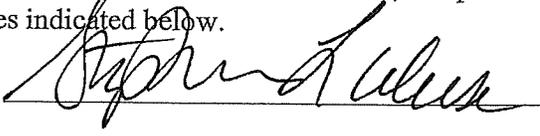
The Township of Marion with offices located at 2877 W. Coon Lake Road, Howell, Michigan (the "township") pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a summer levy of Livingston Educational Service Agency, Michigan (the "Agency") property taxes for the year 2022 and hereafter as provided below:

The Agency and the Township agree as follows:

1. The Township agrees to collect 100% of the total school millage in the summer as certified by the Agency for levy on all taxable property in addition to and not within the K-12 school district summer tax collection, including principal residence and other exempt property not subject to the 18 mill levy within the Howell Public Schools.
2. All interest and penalties, other than collection fees, that are imposed prior to the date the taxes are returned delinquent and that are attributable to school taxes, shall belong to the Agency.
3. The Agency agrees to pay the Township costs of assessment and collection at \$3.00 per parcel which represents reasonable expenses incurred by the Township in assessing and collecting Agency taxes, to the extent that the expenses are in addition to the expenses of assessing and collecting other taxes at the same time.
4. The Agency shall certify to the Township Treasurer the school millage to be levied on property for summer collection to the Township via a signed L-4029 within 3 weeks of Livingston County Equalization delivering their tax roll information to the Agency, or by June 15, whichever is earlier.
5. The Township Treasurer shall account for and deliver summer school tax collections to the Agency within ten (10) business days from the 1st and 15th of each month via electronic transfer, if and when possible.
6. In the event that state law is amended necessitating changes to this Agreement, the parties agree to negotiate changes to the Agreement in good faith to conform the Agreement to state law. Collection of summer taxes and payment for said collection shall not be disrupted or delayed due to the negotiation of or revision to this Agreement.
7. By execution of this Agreement, both parties certify and represent that the Agreement is authorized by the laws of the State of Michigan, that the individuals responsible for collecting the Agency taxes are and will be in compliance with all laws pertaining to their duties and responsibilities as a tax collecting agent, and that the signors are authorized by their respective governing bodies to execute this Agreement.
8. This Agreement is effective on the date of its execution and shall expire twelve months from the effective date.

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates indicated below.

By:



Its: Assistant Superintendent for Administrative Services

Dated: November 2, 2021

**TOWNSHIP OF MARION:**

By \_\_\_\_\_

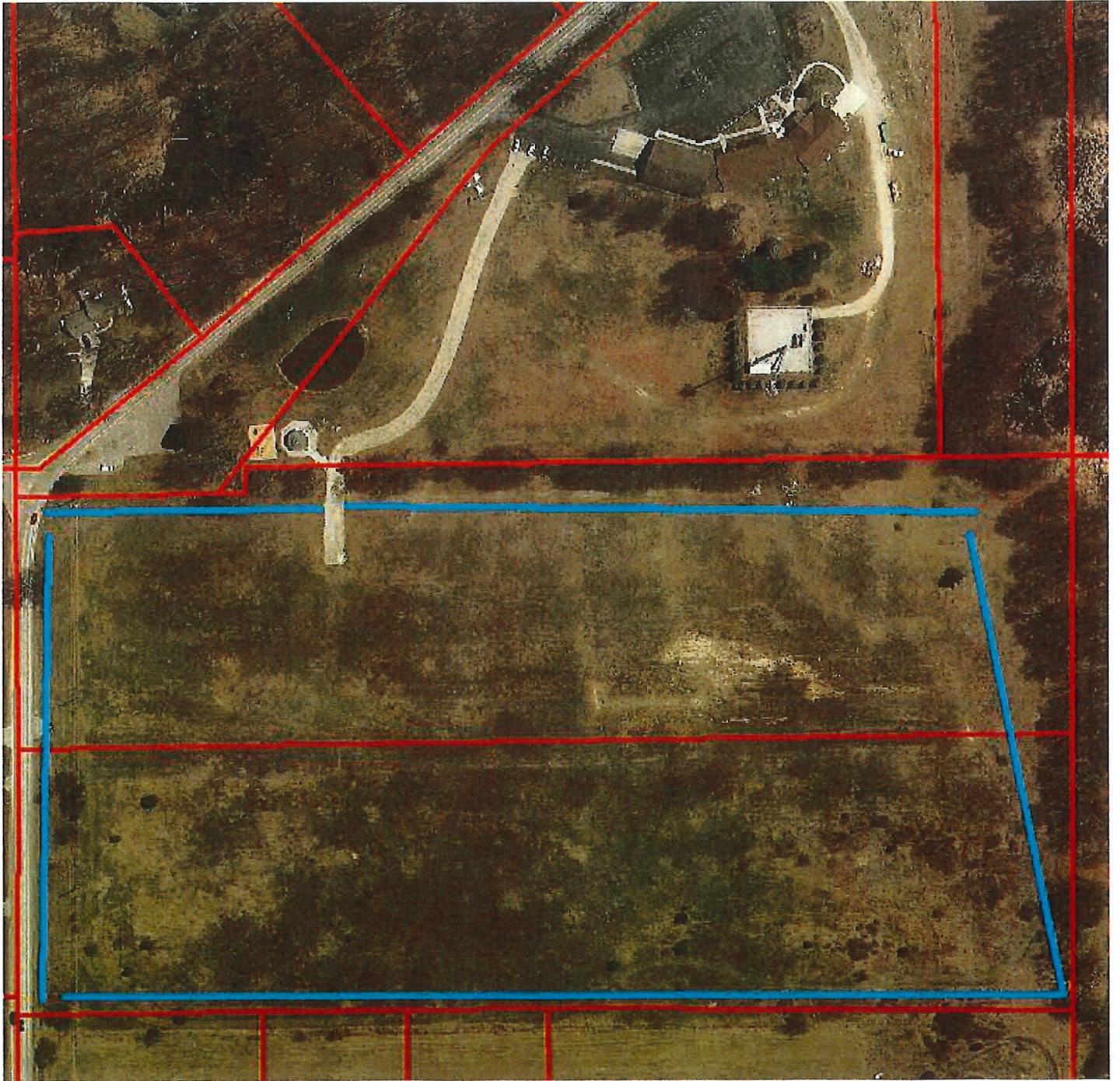
Its \_\_\_\_\_

Dated \_\_\_\_\_

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1 KILOMETER

WALKING PATH



**STATE OF MICHIGAN**  
**IN THE LIVINGSTON COUNTY CIRCUIT COURT**

AJR GROUP, INC., a Michigan corporation,  
and CORNERSTONE LAND, LLC, a  
Michigan limited liability company,

Plaintiffs,

Case No. 19-30387-CZ  
Hon. L. Suzanne Geddis

v

MARION TOWNSHIP, a Michigan general  
law township,

Defendant.

\_\_\_\_\_/   
Roger L. Myers (P49186)  
MYERS & MYERS, PLLC  
Attorneys for Plaintiffs  
915 N. Michigan Avenue, Ste. 200  
Howell, MI 48843  
(517) 540-1700  
[rmyers@myers2law.com](mailto:rmyers@myers2law.com)

Thomas R. Meagher (P32959)  
FOSTER SWIFT COLLINS & SMITH,  
P.C. Attorneys for Defendant Marion  
Township  
313 S. Washington Square  
Lansing, MI 48933  
(517) 371-8161  
[tmeagher@fosterswift.com](mailto:tmeagher@fosterswift.com)

**STIPULATED ORDER TO ADJOURN DATES IN SCHEDULING ORDER AND TO  
SCHEDULE PLAINTIFFS' MOTION FOR SUMMARY DISPOSITION**

At a session of said Court, held in the City of Howell,  
County of Livingston, State of Michigan

on \_\_\_\_\_

Present: Hon. L. Suzanne Geddis  
Circuit Court Judge

The parties, by and through their attorneys, hereby stipulate to adjourn the dates in the Scheduling Order and to schedule Plaintiffs' Motion for Summary Disposition;

Upon the Stipulation of the parties and the Court being otherwise fully advised in the premises:

**IT IS HEREBY ORDERED:**

1. Plaintiffs' Motion for Summary Disposition regarding the applicability of the

Right To Farm Act to Plaintiffs' proposed use of the subject property is scheduled for Thursday, December 2, 2021 at 3:00 p.m.;

2. Discovery terminates February 1, 2022;
3. All dispositive motions shall be heard by February 17, 2022;
3. The Final Pretrial Conference currently scheduled for Friday, January 14, 2022 at 9:00 a.m., shall be adjourned to Friday, March \_\_\_\_\_, 2022 at 9:00 a.m.; and
5. The Jury Trial currently scheduled for Tuesday, January 18, 2022 at 8:30 a.m., shall be adjourned to Monday, March \_\_\_\_\_, 2022 at 8:30 a.m.

**IT IS SO ORDERED.**

\_\_\_\_\_  
L. Suzanne Geddis  
Circuit Court Judge

Stipulated and agreed to:

MYERS & MYERS, PLLC

/s/ Roger L. Myers  
Roger L. Myers (P49186)  
Attorneys for Plaintiffs  
915 North Michigan Avenue, Suite 200  
Howell, MI 48843  
517-540-1700  
[rmyers@myers2law.com](mailto:rmyers@myers2law.com)

FOSTER SWIFT COLLINS & SMITH, P.C.

/s/ Thomas R. Meagher  
Thomas R. Meagher (P32959)  
Attorneys for Defendant Marion Township  
313 S. Washington Square  
Lansing, MI 48933  
(517) 371-8161  
[tmeagher@fosterswift.com](mailto:tmeagher@fosterswift.com)