AGENDA

Regular Meeting
Tuesday, April 23, 2019
7:00 p.m.

Green Oak Charter Township Hall
10001 Silver Lake Road
Brighton, MI 48116

1. Call to Order

2. The Pledge to the Flag

3. Roll Call of the Board

4. Approval of the Agenda

5. ZBA Case 01-2019, Parcel # 4716-31-400-016 & 4716-31-400-020, Located at 11655 Venture Dr.
Whitmore Lake MI 48189. Request a variance from Section 38-136 front yard setback

a. Applicant’s Presentation of the Case – maximum of ten minutes
b. Board members may question the Applicant
c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum
   of five minutes to a group representative
d. Close Public Hearing
e. Rebuttal by Applicant – a maximum of two minutes allotted
f. Decision of the ZBA

6. New Business
7. Old Business
8. Approval of March 19, 2019 Meeting Minutes
9. Correspondence
10. Call to the Public – maximum of three minutes shall be allotted to individuals, and a
    maximum of five minutes to a group representative

Adjournment

Posted April 15, 2019

ZONING BOARD OF APPEALS
Steven Showerman , Chairperson
Sarah Pearsall, Vice Chairperson
Todd Krebs, Secretary
James Yull

Dan Rainko, Twp Board Rep.
Bill Besso
Christopher Loper

10001 Silver Lake Road, Brighton, Michigan 48116-8361  (810) 231-1333
Fax (810) 231-5080
www.greenoaktwp.com
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext 104  Fax: 810-231-5080

ZONING BOARD OF APPEALS
APPLICATION

DATE: 3/11/2019

INSTRUCTIONS:

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.

If an appeal is filed with the ZBA, the following application form and a site layout must be completed. ELEVEN COPIES of the application, site layout and any additional pages or documents that the applicant desires the ZBA to consider must be provided prior to the application form being accepted by the Zoning Administrator. All appeals must be filed by noon the third Wednesday (one month prior) to the scheduled meeting date, in order to be considered for that month’s meeting. There is a limit of five cases per monthly agenda, and applications are taken in order of submission. If more than five applications are received, the additional applications will be scheduled for the following meeting. The applicant or authorized representative must appear in person on their scheduled date. If an authorized representative is designated, the applicant must designate their authority in writing prior to the ZBA hearing being conducted. All costs exceeding the application fee are the responsibility of the applicant and must be paid in full prior to any building permits being issued.

All property owners and occupants within 300 feet of the petitioner’s property will be notified by first class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the
hearing. Witnesses and/or any other tangible evidence to support the validity of the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name: TruStar Energy - Maria Cortes
Address: 10225 Philadelphia Ct.
City/State/Zip: Rancho Cucamonga, CA 91730
Phone: (909) 793-3700 Fax: (909) 793-8056
E-Mail: ameyndert@trustarenergy.com

Property Owner Information
Name: Waste Management of Michigan, Inc. - Attn: Keith Pine
Address: 17250 Newburgh Rd.
City/State/Zip: Livonia, MI 48152
Phone: (586) 205-0146 Fax:
E-Mail: kpline@wm.com

Location of Property for which the variance requested
Address: 11655 Ventura Dr. Whittmore Lake, MI 48189
Cross Streets: 8 mile & 9 mile off of Whittmore Lake Rd.
Tax Identification #: 4716-31-000-016
Zoning District: GI
Lot Size/Acreage: 10.02 (Equipment compound 8,454 sq. ft.
Current Use: Light Industrial/commercial improved

Variance Request: to allow installation of CNG equipment to be installed at 49' 7" ft. from existing private easement.

Total Number of Variances Requested: 1

List the applicable Code Section Name, Section Number, and Subsection to be considered by the ZBA: 38-136
This information is contained in the Green Oak Charter Township Zoning Code Book

Describe Request: Zoning ordinance requires a 75ft setback from the property line and/or any easements. Due to site constraints, we are requesting to place new CNG fueling equipment compound a distance of 49' 7" ft. from the existing private easement.
Installation of new CNG fueling equipment is essential to convert fleet vehicles from diesel fuel to CNG.
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (8)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

It would be extremely difficult to move the CNG compound due to parking lot configuration. We only have so much space and we need every parking space for trucks. This set back would not affect the public since this is private property.

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

This is property located on a private road and would not be seen by anyone other than employees. This will allow us to park and fuel the trucks as designed.

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

This is a private property sitting off of a private road. There are no other businesses that will be affected by this variance.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

This variance would not adversely affect the purpose and objectives of the master plan.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature.

The above statement is true. This is a one time variance request specifically for this portion of the project.
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. 38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.

3/11-one copy per Debbie

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

[Signatures]

Date: 03/12/19

Date: 03/12/19
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

Zoning Board of Appeals Report

Case Number: ZBA-01-2019
Date of Application: 03/11/2019
Hearing Date: April 23, 2019
Applicant: TruStar Energy
Property ID: 4716-31-400-016 & 4716-31-400-020
Property Address: 11655 Venture Dr., Whitmore Lake, MI 48189

Action Requested: Variance from Sec. 38-136 front yard setback

Nature of Application: Request a variance from Section 38-136. The Zoning Ordinance requires a 75-foot setback from the property line and or any easement. The applicant is requesting the setback to be placed at 49.7 feet from the easement instead of the required 75 feet.

Zoning District: GI General Industrial

PROJECT AND SITE DESCRIPTION

General Industrial zoning district. The facility would serve Waste Management fleet vehicles and not be open to the public. The site is already developed. There parking bays for the fleet vehicles already exist in the proposed configuration. No substantial changes are proposed except the installation of the fueling system and the associated equipment compound.

The existing use of the site as a truck terminal is permitted in the LI and GI districts. The installation of the fueling equipment is considered and accessory to the use because it is not offered commercially to the public and will not change the nature of the use of the site.
The site is situated at the end of the Venture Dr., off Whitmore Lake Road, near the interchange of Eight Mile and US – 23 in an industrial area. The surrounding uses and development pattern have been well established. There is vacant land to the west of the property Zoned and planned for industrial uses.

Aerial Photo of Subject Site

The subject site is zoned GI, General Industrial. A summary of the surrounding zoning districts and land uses is provided in the table below.

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
</table>

**Items to be Addressed:** None.

**AREA, WIDTH, HEIGHT, SETBACKS**

The all new proposed structures must conform to the standards for area, building setbacks, lot width, lot coverage/impervious surface area, and building height set forth in Section 38-136, Schedule of Area, Height, and Setback Regulations in the Zoning Ordinance. A summary of the dimensional standards is detailed in the table below. Fare

<table>
<thead>
<tr>
<th>Dimensional Standards</th>
<th>Required (minimum)</th>
<th>Provided</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>2 Acres</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Width</td>
<td>200 Feet</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>75 Feet</td>
<td>49.7 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>35 Feet</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>75 Feet</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>35%</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Impervious Surface</td>
<td>90% max</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Height</td>
<td>3 Stories/50 Feet</td>
<td>Not Provided</td>
<td>Yes</td>
</tr>
</tbody>
</table>

As noted above, there are no new buildings proposed on this site. All existing buildings would be permitted whether they meet current standards or not. However, all new proposed buildings or structures including the equipment compound must meet the regulations for area, height, and setback in Section 38-136 of the Zoning Ordinance. Further, the site plan information required in Section 38-71(3) must be provided on the site plan. This must include, but is not limited to, property lines and setbacks.

**Items to Address:** 1) Demonstrate that new proposed equipment meets the setback requirements. 2) Provide the information required in Section 38-71. (3) on the site plan.

**NATURAL RESOURCES**

This site is already developed and has no wetlands or woodlands in the area where the improvement is planned.

**Items to be Addressed:** None.
SITE ACCESS AND CIRCULATION

The existing access and site circulation for this area will not change, though it appears the one-way flow of traffic will be reversed. There are two existing access points on this site, one used for an entrance and the other used as an exit. The flow of traffic is one-way around the central bay of angled parking stalls for fleet vehicles where the fueling lines will be installed. There is no turning template included, but the site currently facilitates the circulation of large vehicles and we believe the circulation is enough.

*Items to be Addressed:* None.

PARKING AND LOADING

Employee parking exists on the east side of the site. There are no proposed changes to this area of the site. It appears that drivers park their cars in the employee parking area and take fleet vehicles from the area where they are stored and fueled.

*Items to be Addressed:* None.

LANDSCAPING

There is existing roadway landscaping along the frontage of this site. No new landscaping is being proposed.

*Items to be Addressed:* None.

TRASH RECEPTACLES

No dumpster enclosure is proposed on the site; however, we believe the operator of the site will be able to handle their waste appropriately.

*Items to be Addressed:* None.

SIGNAGE

No new signage is proposed.

*Items to be Addressed:* None.

LIGHTING

No existing or proposed lighting is indicated on the site plan. If new lighting is proposed it shall be shown on the site plan to demonstrate that all lighting meets the requirements of Section 38-364.

*Items to be Addressed:* None.
The applicant is requesting a variance of 26 feet from the easement. With the requested variance site plan approval for a compressed natural gas fueling station could be approved.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The surrounding properties are commercial.

The subject property is in section 31. The property was updated in 1993. As shown on the site plan, the site is approximately 10.02 Acres in size, and the maximum buildable area permitted under GI zoning is 35% of the site. The site is currently considered to be a legal conforming building site. The intent of the front yard setback requirements is to allow adequate space between structures on neighboring properties. The reduction in setbacks would not impact site coverage or distance between structures. Without the approval of the requested setback variance, construction of the compressed natural gas fueling station as designed will not be possible.

**VARIANCE CONSIDERATIONS**

The Zoning Board of Appeals shall have the authority to authorize site variation or modification of the provisions of the Zoning Ordinance, with such conditions and safeguards as it may determine, as may be in harmony with the spirit of this Zoning Ordinance, and so that public safety and welfare will be secured and substantial justice done, where, owing to special conditions, a literal enforcement of the provisions of the Zoning Ordinance would involve practical difficulties or unnecessary hardship.

According to the Zoning Ordinance, no such variance or modification of the provisions of the Zoning Ordinance shall be granted unless it appears that, at a minimum, all the facts and conditions listed in Section 38-95. of the Zoning Ordinance exist.

a. Are there exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone. (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner. In other words, the problem or exception or extraordinary circumstances or conditions must be inherent in the land, structure, or building involved.

The property is zoned GI—General Industrial and is of enough size for industrial development. The subject site is uniform in shape with many of the other parcels in the area. Other properties in the district have been developed for Industrial uses.

B. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties.
in the same zoning district and vicinity. (NOTE— a possible increased financial return shall not, of itself, be deemed sufficient to warrant a variance.)

As stated in the applicant's letter and site plan, the parking lot configuration makes repositioning the natural gas fueling station extremely difficult. The parking lot does not allow for the fueling station to be placed in a different location. The property has well water and a private septic field and is located on private road that is not used by anyone else other than property owner.

C. Would granting of such variance or modification be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

The setback requirements for General Industrial was established to protect those industrial uses. The proposed fueling station would be located 82 feet from the property line. Staff defines the public interest to be the welfare or well-being of the public. Staff finds no evidence that the placement of the structure 49 feet from the easement line would create conditions that conflict with the welfare or well-being of the public. The variance does not appear to create material injury or unsafe conditions to adjacent property owners or deprive them from the use of their property.

D. Does the granting of the variances adversely impact the objectives of the Master Plan.

The variance does not adversely impact the objective of the Master Plan.

E. Is the condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is of so a general or recurrent a nature.

The conditions are related to the placement of the existing structures on the lot. The use is currently General Industrial, and the proposed project will not change the use of the property.

F. The ZBA must also find that the applicant has practical difficulty complying with the Ordinance provision or provisions at issue.

The applicant is unable to place the structure elsewhere on the property because of existing conditions. The topography interferes with the placement of any additional structures on the property.

RECOMMENDATIONS

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing, evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project the ZBA
should incorporate the ZBA’s discussion and analysis of the project and the findings in the staff report.

Staff recommends that the Zoning Board evaluate the applicant’s requests based on the considerations in Section 38-95. of the Zoning Ordinance, listed above.

If the Zoning Board of Appeals determines the requested variance is justified, the following facts and conclusions can be used as a basis of that decision:

There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same district. The area is predominately residential in nature. Physical conditions and circumstances exist that now limit the options on where a fueling station can be placed. The position of the existing parking lot on the property limits possible locations of any additional structure.

The variance is necessary for the preservation or enjoyment of a substantial right possessed by other property owners in the same district. Fueling Stations are permitted in the GI zoning district. The location of the existing parking lot interferes with the ability to erect the addition within the area on property appropriately.

The granting of the variance would not be detrimental to the public welfare and injurious to the other properties in the area. Reducing the front yard setback to allow for the fueling station would not affect neighboring properties values.

The granting of the variances would not adversely impact the objectives of the Master Plan. The purpose and intent of requiring setbacks for structures is primarily to maintain uniform lot development, as well as maintaining similar architectural appearance on each lot. If granted, reducing the front yard setback to allow placement of the compass natural gas fueling station should not impair the purpose and intent of the Master Plan.

The condition or the intended use is of a general or recurrent nature. The parcels in section 31 range in size. The variance request is not so recurrent in nature as to require an amendment to the Zoning Ordinance. The request is specific to the needs of the applicant, site conditions and shape of the subject parcel.

The practical difficulty is not self-created.

If the Zoning Board cannot find in favor of the applicant for each of the consideration listed in the Zoning Ordinance the Board should deny the request.
If the Zoning Board of Appeals determines the requested variance is not justified, the following facts and conclusions can be used as a basis of that decision.

There are no exceptional or extraordinary circumstances or conditions applicable to the applicants site that does not apply generally to sites in the same zoning district. The minimum lot size for property located in the GI Family, zoning district is 87,120 square feet. The subject site’s lot size is approximately 436,471 square feet. The minimum lot width for GI zone lot is 200 feet. The subject lot width is 556.0 feet.

Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.

The granting of the variance would be detrimental to the public welfare and injurious to other properties in the area. The setbacks were established to protect those in general industrial. The site is in the GI Zoning District Master Plan area. Parcels in this area are General Industrial and regulated under the intent of the General Industrial Zoning District requirements. The proposed project would not adversely affect the purpose or objectives of the Master Plan.

Notices: Notice of public hearing sent to the applicant, April 2, 2019
Notice of public hearing published in the Livingston County Press and Argus, April 2, 2019

Report Prepared By: Debra McKenzie

CASE FILE DOCUMENTS:
1.0 Zoning Board of Appeals Report
11 Zoning Map
1.2 Minutes
1.3 GIS Map
1.4 Aerial

Written Correspondence and Documentation
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
STATE OF MICHIGAN
Ss

COUNTY OF LIVINGSTON

REASON FOR PUBLIC HEARING: ZBA Variance Request
NAME OF APPLICANT: Waste Management
ADDRESS OF APPLICATION: 11655 Venture Dr, Whitmore Lake, MI 48189
DATE OF PUBLIC HEARING: April 23, 2019
BOARD HOLDING PUBLIC HEARING: ZBA

Type of Hearing:
(x) Zoning Board of Appeals
( ) Special Use Permit
( ) Rezoning
( ) Other

I, Debra McKenzie being first duly sworn, do hereby depose and say that I caused to be prepared for mailing, and mailed by First Class mail, on April 2, 2019 a Notice of Public Hearing, a true copy of which is attached hereto and made a part hereof, to each owner of or party in interest in property located within three hundred (300) feet or five hundred (500) feet whichever is appropriate and/or abutting the subject's property line described in the subject's property description, as such name and address of owner is described in the attached Notice, and as such name and address appears in the computerized property tax assessment roll records of the Assessing Department of Green Oak Charter Township as of the date of the computer printout; and printed out mailing labels from that computerized database for said parcels affected; that each such envelope had contained therein the appropriate Notice of the aforesaid hearing, was securely sealed with postage fully prepaid thereon for First Class Mail delivery; and that all of said envelopes were placed on the outgoing mail receptacle at Green Oak Charter Township Hall in Brighton, Michigan on the said date for the above referenced hearing meeting.

Debra McKenzie,
Zoning Administrator
4716-31-400-006
CORKRIGAN OIL CO
BETH LUNDWALL
775 N SECOND ST
BRIGHTON MI 48116

4716-31-400-012
CAMPBELL, SAMUEL LELAND
11800 LEMEN RD
WHITMORE LAKE MI 48189

4716-31-400-016
WASTE MANAGEMENT
P.O. BOX 1450
CHICAGO IL 60690-1450

4716-31-400-018
WASTE MANAGEMENT OF MICHIGAN
P.O BOX 1450
CHICAGO IL 60690-1450

4716-31-400-019
BMH REALTY LLC
775 N SECOND ST
BRIGHTON MI 48116

4716-31-400-020
WASTE MANAGEMENT OF MICHIGAN
P.O. BOX 1450
CHICAGO IL 60690-1450

4716-31-400-026
BMH REALTY LLC
775 N SECOND ST
BRIGHTON MI 48116

4716-31-400-027
BMH REALTY LLC
775 N SECOND ST
BRIGHTON MI 48116

4716-31-400-028
BMH REALTY LLC
775 N SECOND ST
BRIGHTON MI 48116

4716-31-400-030
LAKEVIEW SHOPPING CENTER, LLC
31390 NORTHWESTERN HWY. STE. A
FARMINGTON MI 48334

4716-31-400-031
LAKEVIEW SHOPPING CENTER, LLC
31390 NORTHWESTERN HWY. STE. A
FARMINGTON MI 48334

4716-31-400-033
LAKEVIEW SHOPPING CENTER, LLC
31390 NORTHWESTERN HWY. STE. A
FARMINGTON MI 48334

4716-32-100-001
STATE OF MICHIGAN
TREASURY BLDG.
LANSING MI 48922

4716-32-300-059
11620 WHITMORE LAKE, LLC
775 N SECOND ST
BRIGHTON MI 48116
<table>
<thead>
<tr>
<th>4716-31-400-006</th>
<th>4716-31-400-012</th>
<th>4716-31-400-016</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORRIGAN OIL CO</td>
<td>CAMPBELL, SAMUEL LELAND</td>
<td>WASTE MANAGEMENT</td>
</tr>
<tr>
<td>BETH LUNDWALL</td>
<td>11890 LEMEN RD</td>
<td>11655 VENTURE DR</td>
</tr>
<tr>
<td>11721 VENTURE DR</td>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4716-31-400-018</th>
<th>4716-31-400-019</th>
<th>4716-31-400-020</th>
</tr>
</thead>
<tbody>
<tr>
<td>WASTE MANAGEMENT OF MICHIGAN</td>
<td>BMH REALTY LLC</td>
<td>WASTE MANAGEMENT OF MICHIGAN</td>
</tr>
<tr>
<td>VENTURE DR</td>
<td>11721 VENTURE DR</td>
<td>11655 VENTURE DR</td>
</tr>
<tr>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4716-31-400-026</th>
<th>4716-31-400-027</th>
<th>4716-31-400-028</th>
</tr>
</thead>
<tbody>
<tr>
<td>BMH REALTY LLC</td>
<td>BMH REALTY LLC</td>
<td>BMH REALTY LLC</td>
</tr>
<tr>
<td>11818 WHITMORE LAKE RD</td>
<td>11770 WHITMORE LAKE RD</td>
<td>11734 WHITMORE LAKE RD</td>
</tr>
<tr>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4716-31-400-030</th>
<th>4716-31-400-031</th>
<th>4716-31-400-033</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
</tr>
<tr>
<td>11900 WHITMORE LAKE RD</td>
<td>WHITMORE LAKE RD</td>
<td>WHITMORE LAKE RD</td>
</tr>
<tr>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
<td>WHITMORE LAKE MI 48189</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4716-32-100-001</th>
<th>4716-32-300-059</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE OF MICHIGAN</td>
<td>11620 WHITMORE LAKE, LLC</td>
</tr>
<tr>
<td></td>
<td>11620 WHITMORE LAKE RD</td>
</tr>
<tr>
<td></td>
<td>WHITMORE LAKE MI 48189</td>
</tr>
<tr>
<td>Code</td>
<td>Name</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>4716-31-400-006</td>
<td>CORRIGAN OIL CO</td>
</tr>
<tr>
<td>4716-31-400-012</td>
<td>CAMPBELL, SAMUEL LELAND</td>
</tr>
<tr>
<td>4716-31-400-016</td>
<td>WASTE MANAGEMENT</td>
</tr>
<tr>
<td>4716-31-400-018</td>
<td>WASTE MANAGEMENT OF MICHIGAN</td>
</tr>
<tr>
<td>4716-31-400-019</td>
<td>BMH REALTY LLC</td>
</tr>
<tr>
<td>4716-31-400-020</td>
<td>WASTE MANAGEMENT OF MICHIGAN</td>
</tr>
<tr>
<td>4716-31-400-021</td>
<td>BMH REALTY LLC</td>
</tr>
<tr>
<td>4716-31-400-026</td>
<td>BMH REALTY LLC</td>
</tr>
<tr>
<td>4716-31-400-028</td>
<td>BMH REALTY LLC</td>
</tr>
<tr>
<td>4716-31-400-030</td>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
</tr>
<tr>
<td>4716-31-400-031</td>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
</tr>
<tr>
<td>4716-31-400-033</td>
<td>LAKEVIEW SHOPPING CENTER, LLC</td>
</tr>
<tr>
<td>4716-32-100-001</td>
<td>STATE OF MICHIGAN</td>
</tr>
<tr>
<td>4716-32-300-059</td>
<td>STATE OF MICHIGAN</td>
</tr>
</tbody>
</table>
Please be notified that Green Oak Charter Township Zoning Board of Appeals will hold a public hearing on April 23, 2019 at 10001 Silver Lake Road, Brighton MI at 7:00 p.m. for hearing the following variance request:

**ZBA Case 01-2019**, Parcel # 4716-31-400-016 & 4716-31-400-020, Located at 11655 Venture Dr. Whitmore Lake MI 48189. Request a variance from Section 38-136 front yard setback.

Information is posted at the following locations and on greenoaktwp.com, 9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk's Office at least 5 business days prior to the meeting to request mobility, visual, hearing or other assistance.

Public comments and participation are both encouraged and welcome, either in person at the Public Hearing or in writing to Debra McKenzie, Zoning Administrator, 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810-231-5080 or E-Mailed to Debra.Mckenzie@greenoaktwp.com prior to noon, April 23, 2019.

Green Oak Charter Township Zoning Board of Appeals

*Notice of Posting according to Act 359 of 1947;*
*Posted: April 2, 2019*
Sec. 38-136. Schedule of area, height, and setback regulations.

The following regulations regarding lot sizes, yards, setbacks, lot coverage, building size, and densities apply within the zoning districts as indicated. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established in this section for the district in which such building is located. No portion of a lot used in complying with the provisions of this section for yards, courts, or lot area occupancy in connection with an existing or projected building or structure shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size per Unit</th>
<th>Maximum Building Height</th>
<th>Minimum Yard Setback Required</th>
<th>Maximum % Lot Area Covered by All Buildings Lot Coverage</th>
<th>Maximum % of Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Lands, PL Residential Farming, RF</td>
<td>5 acres 300 feet</td>
<td>2 stories 28 feet</td>
<td>60 feet 20 feet 50 feet 60 feet</td>
<td>20%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Rural Estate, RE</td>
<td>2 acres 150 feet</td>
<td>2 stories 28 feet</td>
<td>50 feet 20 feet 50 feet 50 feet</td>
<td>25%</td>
<td>--</td>
</tr>
<tr>
<td>Lake Area Residential, LA</td>
<td>7,200 sq ft 60 feet</td>
<td>2 stories 28 feet</td>
<td>30 feet 7 feet 30 feet 30 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Single-Family, R-1</td>
<td>12,000 sq ft 90 feet</td>
<td>2 stories 28 feet</td>
<td>30 feet 10 feet 40 feet 30 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Single-Family, R-2</td>
<td>21,750 sq ft 125 feet</td>
<td>2 stories 28 feet</td>
<td>40 feet 15 feet 45 feet 40 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Single-Family, R-2A</td>
<td>32,670 sq ft 135 feet</td>
<td>2 stories 28 feet</td>
<td>45 feet 20 feet 50 feet 45 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Single-Family, R-3</td>
<td>1 acre 150 feet</td>
<td>2 stories 28 feet</td>
<td>45 feet 20 feet 50 feet 45 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Multiple Family, RM</td>
<td>3 acres 200 feet</td>
<td>2 stories 30 feet</td>
<td>35 feet 20 feet 50 feet 35 feet</td>
<td>30%</td>
<td>--</td>
</tr>
<tr>
<td>Residential Mobile Home Park, RMH</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>(see Section 38-137 (d)-(g))</td>
</tr>
<tr>
<td>Local Business, LB</td>
<td>20,000 sq ft 100 feet</td>
<td>2 stories 30 feet</td>
<td>25 feet 20 feet 25 feet 25 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>General Business, GB</td>
<td>20,000 sq ft 100 feet</td>
<td>2 stories 30 feet</td>
<td>40 feet 25 feet 30 feet 40 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>Highway Commercial, HC</td>
<td>20,000 sq ft 100 feet</td>
<td>2 stories 35 feet</td>
<td>50 feet 15 feet 40 feet 50 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>Limited Industrial, LI</td>
<td>3 acres 150 feet</td>
<td>3 stories 50 feet</td>
<td>50 feet 20 feet 50 feet 50 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>General Industrial, GI</td>
<td>2 acres 200 feet</td>
<td>3 stories 50 feet</td>
<td>75 feet 35 feet 75 feet 75 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>Research Office, RO</td>
<td>3 acres 150 feet</td>
<td>3 stories 50 feet</td>
<td>50 feet 15 feet 40 feet 50 feet</td>
<td>35%</td>
<td>90%</td>
</tr>
<tr>
<td>Village Mixed Use 1, VMU-1</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Village Mixed Use 2, VMU-2</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

* If fronting on a natural river, these setbacks will not apply.
* Refer to Section 38-137(i) for additional standards.
Parcel Number: 4716-31-400-020  
Jurisdiction: GREEN OAK TOWNSHIP  
County: LIVINGSTON  
Printed on 04/15/2019

Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Frctn. Trans.
--- | --- | --- | --- | --- | --- | --- | --- | ---

Property Address
11655 VENTURE DR

Owner's Name/Address
WASTE MANAGEMENT OF MICHIGAN
P.O. BOX 1450
CHICAGO IL 60690-1450

Class: INDUSTRIAL-IMPROV  
Zoning: GI  
Building Permit(s)  
Date | Number | Status
--- | --- | ---

2020 Est TCV Tentative

<table>
<thead>
<tr>
<th>X</th>
<th>Improved</th>
<th>Vacant</th>
<th>Land Value Estimates for Land Table 3000.3000 INDUSTRIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Improvements</td>
<td></td>
<td></td>
<td>* Factors *</td>
</tr>
<tr>
<td>Dirt Road</td>
<td></td>
<td></td>
<td>Description</td>
</tr>
<tr>
<td>Gravel Road</td>
<td></td>
<td></td>
<td>INDUSTRIAL VENTURE DR</td>
</tr>
<tr>
<td>Paved Road</td>
<td></td>
<td></td>
<td>INDUSTRIAL VENTURE DR</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td></td>
<td></td>
<td>12.15 Total Acres</td>
</tr>
<tr>
<td>Sidewalk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curb</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lights</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard Utilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground Util.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topography of Site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rolling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swamp</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wooded</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pond</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterfront</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ravine</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood Plain</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments/Influences
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Desc. of Bldg/Section:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class: S</td>
<td></td>
</tr>
<tr>
<td>Floor Area: 24,500</td>
<td></td>
</tr>
<tr>
<td>Gross Bldg Area: 24,500</td>
<td></td>
</tr>
<tr>
<td>Stories Above Grd: 1</td>
<td></td>
</tr>
<tr>
<td>Average Sty Hght : 28</td>
<td></td>
</tr>
<tr>
<td>Bsmnt Wall Hght : 14</td>
<td></td>
</tr>
<tr>
<td>Depr. Table : 2%</td>
<td></td>
</tr>
<tr>
<td>Effective Age : 28</td>
<td></td>
</tr>
<tr>
<td>Physical %Good: 57</td>
<td></td>
</tr>
<tr>
<td>Func. %Good: 100</td>
<td></td>
</tr>
<tr>
<td>Economic %Good: 100</td>
<td></td>
</tr>
<tr>
<td>1993 Year Built Remodeled</td>
<td></td>
</tr>
<tr>
<td>28 Overall Bldg Height</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Forced Air Furnace 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 26500
Ave. Perimeter: 630
Has Elevators:

*** Basement Info ***

Area: 2900
Perimeter: 300
Type: Average Basement
Heat: No Heating or Cooling

* Mezzanine Info *

Area #1: 624
Type #1: Finished/Display (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *

Area: 24500
Type: Average

<table>
<thead>
<tr>
<th>(1) Excavation/Site Prep:</th>
<th>(7) Interior:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) Foundation:</td>
<td>(8) Plumbing:</td>
</tr>
<tr>
<td>X Poured Conc Brick/Stone Block</td>
<td>Average Typical Few None</td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Frame:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(4) Floor Structure:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(9) Sprinklers:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(5) Floor Cover:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(10) Heating and Cooling:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(11) Electric and Lighting:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(12) Miscellaneous:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(39) Miscellaneous:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(40) Exterior Wall:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(13) Roof Structure:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(14) Roof Cover:</th>
</tr>
</thead>
</table>

*** Information herein deemed reliable but not guaranteed***
Parcel Number: 4716-11-400-020, Commercial/Industrial Building 1

Sketch by Apex Media™

*** Information herein deemed reliable but not guaranteed***
Parcel Number: 4716-31-400-016

Jurisdiction: GREEN OAK TOWNSHIP
County: LIVINGSTON
Printed on 04/19/2019

Grantor
Grantee

Sale
Sale
Inst.
Type
Terms of Sale
Liber
& Page
Verified
By
Front.
Trans.


Property Address
Class: COMMERCIAL-IMPROV
Zoning: GI
Building Permit(s)
Date
Number
Status

11655 VENTURE DR
School: WHITMORE LAKE
P.R.E. 0%

Owner's Name/Address
DBA:

WASTE MANAGEMENT
P.O. BOX 1450
CHICAGO IL 60690-1450

2020 Est TCV Tentative

X Improved
Vacant
Land Value Estimates for Land Table 3000.3000 INDUSTRIAL

* Factors *

Description
Frontage
Depth
Front Depth
Rate
% Adj.
Reason
Value

INDUSTRIAL VENTURE DR
10.00 Acres
43560
100
435,600
10.00 Total Acres
Total Est. Land Value = 435,600

Land Improvement Cost Estimates

Description
Rate
Size
% Good
Arch
Mult
Cash Value

Fencing: Wd, Solid, 6 ft.
23.70
500
45
5,332

Commercial Local Cost Land Improvements

Description
Rate
Size
% Good
Arch
Mult
Cash Value

LC BASE PARKING
2.20
30300
65
100
143,329

AVE BASE PARKING
2.50
89568
65
100
145,548

WELL/WATER
4,800.00
1
65
100
3,120

SEPTIC.SEEWER
7,000.00
1
65
100
4,550

Total Estimated Land Improvements True Cash Value = 201,879

Tax Description
SEC 31 TIN R6E COM SE COR, TH S87°W 1951.62 FT ALG S LN, TH N3°W 2138.44 FT, TH N89°E 919.42 FT FOR PGB, TH N89°E 523.21 FT, TH S3°E 340.64 FT, TH S17°W 433 FT, TH N72°W 619.5 FT, TH N17°E 636.75 FT FOR PGB 10 AC PAR A SPLIT 10/86 FROM J13

Comments/Influences

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who
When
What

2020
Tentative
Tentative
Tentative
Tentative

2019
217,800
446,400
664,200
484,063C

2018
217,800
391,700
609,600
472,718C

2017
196,000
329,100
525,100
462,996C

*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Description/Section</th>
<th>BLDG 1 FRAME</th>
<th>Construction Cost</th>
<th>---</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class:</td>
<td>D</td>
<td>Quality:</td>
<td>Average</td>
</tr>
<tr>
<td>Gross Bldg Area:</td>
<td>3,600</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stores Above Grd:</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Stg Hgt:</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bsmnt Wall Hgt:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#1:</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#2:</td>
<td>0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>** Basement Info **</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>** Sprinkler Info **</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area #1:</td>
<td>1200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type #1:</td>
<td>Office</td>
<td>(No Rates)</td>
<td></td>
</tr>
<tr>
<td>Area #2:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type #2:</td>
<td>Office</td>
<td>(No Rates)</td>
<td></td>
</tr>
<tr>
<td>** Excavation/Site Prep:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Foundation:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Frame:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Floor Structure:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5) Floor Cover:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(6) Ceiling:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(7) Interior:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(8) Plumbing:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(9) Sprinklers:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(10) Heating and Cooling:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(11) Electric and Lighting:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(12) Miscellaneous:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(13) Roof Structure:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(14) Roof Cover:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>** Information herein deemed reliable but not guaranteed ** **  **</td>
<td>**  **</td>
<td>**  **</td>
<td>**  **</td>
</tr>
</tbody>
</table>
### Commercial/Industrial Building/Section 2 of 4

**Parcel Number:** 4716-31-400-016  
**Printed on:** 04/15/2019

<table>
<thead>
<tr>
<th>Class: C</th>
<th>Quality: Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories: 2</td>
<td>Story Height: 9</td>
</tr>
<tr>
<td>Perimeter: 100</td>
<td></td>
</tr>
<tr>
<td>Overall Building Height: 18</td>
<td></td>
</tr>
<tr>
<td>Base Rate for Upper Floors: 109.45</td>
<td></td>
</tr>
<tr>
<td>Cost: 20.64</td>
<td></td>
</tr>
<tr>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Adjusted Square Foot Cost for Upper Floors: 130.09</td>
<td></td>
</tr>
<tr>
<td>Total Floor Area: 2,400</td>
<td></td>
</tr>
<tr>
<td>Reproduction/Replacement Cost: 312,216</td>
<td></td>
</tr>
<tr>
<td>Eff.Age: 39</td>
<td></td>
</tr>
<tr>
<td>Phy.%Good/Abnr.Phys/Econ./Overall %Good: 45 /100/100/100/45.0</td>
<td></td>
</tr>
<tr>
<td>Total Depreciated Cost: 140,497</td>
<td></td>
</tr>
<tr>
<td>ECF (INDUSTRIAL 20-50K) 0.707 =&gt; TCV of Bldg: 2 = 99,332</td>
<td></td>
</tr>
<tr>
<td>Replacement Cost/Floor Area= 130.09</td>
<td></td>
</tr>
<tr>
<td>Est. TCV/Floor Area= 41.39</td>
<td></td>
</tr>
</tbody>
</table>

### Comments:

- Mezzanine Info *
- Sprinkler Info *

### Construction Cost:

<table>
<thead>
<tr>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality: Average</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#1: Package Heating &amp; Cooling 100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#2: Package Heating &amp; Cooling 0%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ave. SqFt/Story: 1200</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ave. Perimeter: 100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has Elevators: *** Basement Info ***</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type: Finished Basement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat: No Heating or Cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area #1:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type #1: Office (No Rates)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area #2:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type #2: Office (No Rates)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type: Average</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### (1) Excavation/Site Prep: (7) Interior: (11) Electric and Lighting: (39) Miscellaneous:

### (2) Foundation: Footings

<table>
<thead>
<tr>
<th>X Poured Conc</th>
<th>Brick/Stone</th>
<th>Block</th>
</tr>
</thead>
<tbody>
<tr>
<td>Many Above Ave.</td>
<td>Average Typical</td>
<td>Few None</td>
</tr>
<tr>
<td>Total Fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-Piece Baths</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-Piece Baths</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shower Stalls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urinals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wash Bowls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heaters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wash Fountains</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Softeners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flex Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rigid Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>armored Cable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Metallic Bus Duct</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X Few</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Few Average</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Many Unfinished Typical</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X Few</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Few Average</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Many Unfinished Typical</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thickness</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bsmnt Insul.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slope=0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### (3) Frame:

### (4) Floor Structure:

### (5) Floor Cover:

| X Gas Oil | Coal Stoker | Hand Fired Boiler |

### (6) Ceiling:

*** Information herein deemed reliable but not guaranteed ***
### Commercial/Industrial Building/Section 3 of 4

**Parcel Number:** 4716-31-400-016  
**Printed on:** 04/15/2019

#### Desc. of Bldg/Section:
- **Class:** S  
- **Floor Area:** 14,640  
- **Gross Bldg Area:** 25,440  
- **Stories Above Grnd:** 1  
- **Average Sty Hght:** 10 ft  
- **Bsmnt Wall Hght:**

#### Class: S  
- **Quality:** Average  
- **Stories:** 1  
- **Story Height:** 18 ft  
- **Perimeter:** 578  
- **Overall Building Height:** 18 ft

**Base Rate for Upper Floors = 51.54**

**Adjusted Square Foot Cost for Upper Floors = 55.60**

<table>
<thead>
<tr>
<th><strong>(10) Heating system:</strong> Space Heaters, Gas with Fan</th>
<th><strong>Cost/SqFt:</strong> 4.06</th>
<th><strong>100%</strong></th>
</tr>
</thead>
</table>

**Total Floor Area:** 14,640

**Base Cost New of Upper Floors = 813,984**

**Reproduction/Replacement Cost = 813,984**

**Total Depreciated Cost = 366,293**

#### Unit in Place Items

<table>
<thead>
<tr>
<th><strong>Rate</strong></th>
<th><strong>Quantity/Arch</strong></th>
<th><strong>%Good</strong></th>
<th><strong>Depr. Cost</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>SERVICE PITS</td>
<td>8.69</td>
<td>216 1.00</td>
<td>45</td>
</tr>
<tr>
<td>/CI1/UNDES/STE/DOUW/J10000</td>
<td>50160.00</td>
<td>2 1.00</td>
<td>45</td>
</tr>
<tr>
<td>/CI1/UNDES/STE/DOUW/M20000</td>
<td>84142.85</td>
<td>1 1.00</td>
<td>45</td>
</tr>
<tr>
<td>PIPING</td>
<td>108.17</td>
<td>3 1.00</td>
<td>45</td>
</tr>
<tr>
<td>Local Cost Items</td>
<td>Rate</td>
<td>Quantity/Area</td>
<td>%Good</td>
</tr>
<tr>
<td>FRAME SHED</td>
<td>11.40</td>
<td>60</td>
<td>45</td>
</tr>
</tbody>
</table>

**BCP (INDUSTRIAL 20-50K)**  
**Replacement Cost/Floor Area= 68.37**  
**Est. TCV/Floor Area= 21.76**

#### (1) Excavation/Site Prep:

#### (2) Foundation:

<table>
<thead>
<tr>
<th>Footings</th>
<th>X</th>
<th>Poured Conc</th>
<th>Brick/Stone</th>
<th>Block</th>
</tr>
</thead>
<tbody>
<tr>
<td>Many</td>
<td>Above Ave.</td>
<td>Average</td>
<td>Typical</td>
<td>Few</td>
</tr>
</tbody>
</table>

#### (3) Frame:

#### (4) Floor Structure:

#### (5) Floor Cover:

#### (6) Ceiling:

#### (7) Interior:

#### (8) Plumbing:

<table>
<thead>
<tr>
<th>Many</th>
<th>Total Fixtures</th>
<th>3-Piece Baths</th>
<th>2-Piece Baths</th>
<th>Shower Stalls</th>
<th>Toilets</th>
<th>Urinals</th>
<th>Wash Bowls</th>
<th>Water Heaters</th>
<th>Wash Fountains</th>
<th>Water Softeners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Ave.</td>
<td>Average</td>
<td>Typical</td>
<td>Few</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### (9) Sprinklers:

#### (10) Heating and Cooling:

<table>
<thead>
<tr>
<th>Gas</th>
<th>Oil</th>
<th>Coal</th>
<th>Stoker</th>
<th>Hand Fired</th>
<th>Boiler</th>
</tr>
</thead>
</table>

#### (11) Electric and Lighting:

#### (12) Miscellaneous:

<table>
<thead>
<tr>
<th>Few</th>
<th>Average</th>
<th>Many</th>
<th>Unfinished Typical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outlets:</td>
<td>Fixtures:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Few</td>
<td>Few</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>- Flex Conduit</td>
<td>- Incandescent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Rigid Conduit</td>
<td>- Fluorescent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Armored Cable</td>
<td>- Mercury</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Non-Metalic Bus Duct</td>
<td>- Sodium Vapor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Transformer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### (13) Roof Structure:

- **Slope=0**

#### (14) Roof Cover:

---

***Information herein deemed reliable but not guaranteed***
### Commercial/Industrial Building Section 4 of 4

**Parcel Number:** 4716-31-400-016  
**Printed on:** 04/15/2019

#### Descriptive Information

- **Class:** D, Pole  
- **Floor Area:** 4,800  
- **Gross Bldg Area:** 25,440  
- **Stories Above Grd:** 1  
- **Average Stg Hgt:** 12  
- **Bsmnt Wall Hgt:**

#### Construction Cost Table

<table>
<thead>
<tr>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>**** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Quality: Average  
| Heat#1: No Heating or Cooling 100  
| Heat#2: Space Heaters, Gas with Fan 0%  
| Ave. SqFt/Story: 4800  
| Ave. Perimeter: 280  
| Has Elevators: *** Basement Info *** |

#### Year Built

- **1998**  
- **Overall Bldg Height:**

#### Comments:

- *Mezzanine Info*
- *Sprinkler Info*

#### Foundation:

- **X Poured Conc**  
- **Brick/Stone**  
- **Block**

#### Frame:

#### Floor Structure:

#### Floor Cover:

#### Ceiling:

#### Heating and Cooling:

- **Gas**  
- **Oil**  
- **Coal**  
- **Stoker**  
- **Hand Fired**  
- **Boiler**

#### Electric and Lighting:

#### Miscellaneous:

- **Outlets:**  
  - Few  
  - Average  
  - Many  
  - Unfinished  
  - Typical  
  - Flex Conduit  
  - Rigid Conduit  
  - Armored Cable  
  - Non-Metallic  
  - Bus Duct  
- **Fixtures:**  
  - Few  
  - Average  
  - Many  
  - Unfinished  
  - Typical  
  - Incandescent  
  - Fluorescent  
  - Mercury  
  - Sodium Vapor  
  - Transformer  

#### Exterior Wall:

- **Thickness**  
- **Bsmnt Insul.**

#### Roof Structure:

- **Slope:** 0

#### Roof Cover:

---

*** Information herein deemed reliable but not guaranteed***
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48118
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

SITE PLAN PROCESSING FORM

TO BE COMPLETED BY APPLICANT

1. Applicant Name: TruStar Energy - Attn: Maria Cortes
   Address: 10225 Philadelphia Ct.
   City/State/Zip: Rancho Cucamonga, CA 91730
   Phone: (909) 793-3700  FAX: (909) 793-8056
   E-Mail ameyndert@trustarenergy.com

2. Engineer Name: Katahdin Environmental - Attn. Tim Nelligan
   Phone: (310) 810-8685  FAX:              
   E-Mail tim@katahdin-env.com

   Address: 17250 Newburgh Rd.
   City/State/Zip: Livonia, MI 48152
   Phone: (586) 205-0146  FAX:              
   Length of Ownership Since 3/21/1991

4. Type and Description of Development: Equipment installation for a Compressed Natural Gas (CNG) fueling station, for clients private vehicle fleet, and methane detection system for shop upgrade.
   PUD ___, Subdivision ___, Site Condo ___, New Site Plan X, Additional Phase ___,
SITE PLAN SUBMITTAL CHECK LIST
Reference Section 38-71

PLEASE REVIEW AND COMPLY WITH SECTION 38-71 OF THE GREEN OAK TOWNSHIP ZONING CODE BEFORE COMPLETING THIS CHECK LIST.

YES NO The site plan is to contain the following information:

A. GENERAL INFORMATION

✓ 1. Proprietor's name, address, telephone, e-mail and fax numbers
✓ 2. Date (month, day, year), including revisions
✓ 3. Title block
✓ 4. Scale
✓ 5. North point
✓ 6. Location map drawn at a scale of 1"- 2000' with northpoint indicated
✓ 7. Architect, engineer, surveyor, landscape architect, or planner's seal
✓ 8. Existing lot line, building lines, structures, parking areas, etc. on the parcel, and within one hundred (100) feet of the site
✓ 9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within one hundred (100) feet of the site
✓ 10. Centerline and existing and proposed right-of-way lines
✓ 11. Zoning classification of petitioner's parcel and all abutting parcels
✓ 12. Gross acreage figure
✓ 13. Proximity to major thoroughfare and/or section corners
B. PHYSICAL FEATURES:

- ✓ 1. Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs curbing, and acceleration, deceleration, and passing lanes

- ✓ 2. Location of existing and proposed service

- ✓ 3. All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures

- ✓ 4. Dimensioned parking spaces and calculations, drives and method of surfacing

- ✓ 5. Exterior lighting locations, complete fixture cut sheets and illumination patterns

- ✓ 6. Location and description of all existing and proposed landscaping, berms, fencing and walls

- ✓ 7. Sidewalks and bike paths

- ✓ 8. Trash receptacle pad location and method of screening

- ✓ 9. Transformer pad location and method of screening

- ✓ 10. Dedicated road or service drive locations

- ✓ 11. Entrance details including sign locations and size

- ✓ 12. Design of fire lanes

- ✓ 13. Any other pertinent physical features

C. NATURAL FEATURES:

- ✓ 1. A statement of soil characteristics of the parcel to at least the detail provided by the US* Soil Conservation Service "Soil Survey of Livingston County, Michigan

- ✓ 2. Existing topography with a maximum contour interval of two (2) feet indicted. Topography on the site for a distance of one hundred (100) feet in all directions shall be indicted

- ✓ 3. On parcels more than one (1) acre, a grading plan showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.

- ✓ 4. Location of existing drainage courses, lakes, ponds, rivers and streams, including their water surface elevation, flood plain elevation, and ordinary high water mark

- ✓ 5. Location of existing wetlands

- ✓ 6. Location of natural resource features, including woodlands

D. Additional Requirements for Multiple-Family, Cluster, PUD Developments, Commercial and Industrial Developments
HAZARDOUS SUBSTANCES REPORTING FORM
FOR SITE PLAN REVIEW

Note: This form should be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of Business: ________________________________

Name of Business Owner: __________________________

Street and Mailing Address: _________________________

Telephone Number: _______________________________

Part I: MANAGEMENT OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS

1. Y N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan.

2. Y N Will hazardous substances or polluting materials be reused or recycled on-site?

3. Y N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page.

4. Y N Will new underground storage tanks be located less than 2000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking water well?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answers to #4 and #5 are yes, you may be in violation of State of Michigan underground storage tank regulations. Contact the State Police Fire Marshall Division, Lansing Central Office for specific requirements: 517 322-5463 or 1 800 MICH UST.

6. Y N Will the interior of the facility have general purpose floor drains?* If yes, will the floor drain connect to: (circle one)

a. Sanitary sewer system
b. On-site holding tank
c. On-site system approved by the Michigan Department of Natural Resources in accordance with groundwater discharge permit requirements (Waste Management Division S.E. Michigan office, at 734 953-8905)

*Note: General purpose floor drains should not be connected to a storm water drainage system, dry well, or septic system.

7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of-doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram, if appropriate):

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Additional information may be requested from the Township to assure that site plans comply with local, county and state environmental protection requirements.
5. Name of Development (if any): Waste Management - Whitmore Lake

6. Location of Development: 8 mile & 9 mile off of Whitmore Lake Rd.

7. Address: 11655 Venture Dr. Whitmore Lake, MI 48189

8. Tax Identification Number: 4716-31-400-016

8. Property Information

   Zoning District GI
   Current Use Light Industrial / Commercial Improved
   Acreage of Property 10.02 Width
   Equipment compound 8,454 sq. ft. Depth

I, ___________________________ (property owner), hereby give permission for the Green Oak Charter Township employees, consultants and members of the Planning Commission to enter on the property to for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application,

I, Maria Cortes ___________________________ (applicant), I hereby affirm that the above information is correct to the best of my knowledge.

NOTE: IF COST OF REVIEW EXCEEDS STATED AMOUNT THE APPLICANT WILL BE BILLED FOR THE ADDITIONAL AMOUNT.

Applicant Name: Maria Cortes

Signature: ___________________________

Date: 1/7/2019

TO BE COMPLETED BY TOWNSHIP

1. Date filed with Township: ___________________________

2. Date submitted to Planning Commission: ___________________________

3. Action of the Planning Commission:
   a. Approval: ___________________________
   b. Disapproval: ___________________________
   c. Conditional Approval: ___________________________
HAZARDOUS SUBSTANCES REPORTING FORM
FOR SITE PLAN REVIEW

Note: This form should be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of Business: Waste Management - Whitmore Lake CNG Fueling Station

Name of Business Owner: Waste Management of Michigan, Inc.

Street and Mailing Address: 11655 Venture Dr. Whitmore Lake, MI 48189

Telephone Number: (586) 205-0146

Part I: MANAGEMENT OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS

1. **Y**  N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan.

2.  **Y**  N Will hazardous substances or polluting materials be reused or recycled on-site?

3.  **Y**  N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page.

   Above ground CNG storage cylinders are installed at the equipment compound area. No second containment required.

4.  **Y**  N Will new underground storage tanks be located less than 2000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking water well?
5. **Y** ( ) Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household? 

If the answers to #4 and #5 are yes, you may be in violation of State of Michigan underground storage tank regulations. Contact the State Police Fire Marshall Division, Lansing Central Office for specific requirements: 517 322-5463 or 1 800 MICH UST.

6. **Y** ( ) Will the interior of the facility have general purpose floor drains?* If yes, will the floor drain connect to: (circle one)

   a. Sanitary sewer system
   b. On-site holding tank
   c. On-site system approved by the Michigan Department of Natural Resources in accordance with groundwater discharge permit requirements (Waste Management Division S.E. Michigan office, at 734 953-8905)

*Note: General purpose floor drains should not be connected to a storm water drainage system, dry well, or septic system.

7. **Y** ( ) Will hazardous substances or polluting materials be stored, used, or handled out-of-doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram, if appropriate):

   __________________________________________________
   __________________________________________________
   __________________________________________________

Additional information may be requested from the Township to assure that site plans comply with local, county and state environmental protection requirements.
Green Oak Charter Township
Zoning Board of Appeals
Regular Meeting Minutes
March 19, 2019

Roll Call: Todd Krebbs
Sarah Pearsall
Dan Rainko
Steven Showerman
Jim Yuill

Guests: None

Also Present: Debra McKenzie, Zoning Administrator
Chris Loper, Alternate
Bill Besso, Alternate

APPROVAL OF AGENDA

Motion by Showerman, second by Yuill
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

A. ELECTION OF OFFICERS

Motion by Krebbs, second by Rainko
To elect Steven Showerman as Chairperson.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Rainko, second by Pearsall
To elect Sarah Pearsall as Vice Chairperson.

Voice Vote: Ayes: Unanimous
Nays: None
MOTION APPROVED

Motion by Pearsall, second by Yuill
To elect Todd Krebs as Secretary

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

APPROVAL OF REGULAR MEETING DATES FOR 2019

Motion by Rainko, second by Yuill
To accept the meeting dates for 2019 as presented including April 23.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS – None

OLD BUSINESS – None

APPROVAL OF THE MEETING MINUTES

Motion by Yuill, second by Rainko
To approve the Meeting Minutes of September 18, 2018 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE – None

CALL TO THE PUBLIC - None
ADJOURNMENT

The Zoning Board of Appeals meeting adjourned at 7:16 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary