

PROPOSED AGENDA

CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114

MARCH 10, 2025
REGULAR MEETING
6:30 P.M.
(810) 229.0562

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. CALL TO THE PUBLIC
- E. AGENDA
- F. MINUTES

1. JANUARY 13, 2025 REGULAR MEETING

G. BUSINESS

- 1. PUBLIC HEARING ON SLUP SU #25/01 FOR DUPLEX ON HACKER; ADDRESS: VACANT HACKER; OWNER AND APPLICANT:1004 OLIVIA LLC; TAX ID#: 12-18-300-036; ZONING: R-5 (WATERFRONT RESIDENTIAL)
- 2. PRELIMINARY RESIDENTIAL SITE PLAN SP #25/01 FOR DUPLEX ON HACKER; ADDRESS: VACANT HACKER; OWNER AND APPLICANT:1004 OLIVIA LLC; TAX ID#: 12-18-300-036; ZONING: R-5 (WATERFRONT RESIDENTIAL)

- H. REPORTS AND CORRESPONDENCE
- I. CALL TO THE PUBLIC
- J. ADJOURNMENT

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail planner@brightontwp.com.

MEMORANDUM

TO: BRIGHTON TOWNSHIP RESIDENTS
FROM: JOSEPH R. RIKER, CLERK
SUBJECT: PLANNING COMMISSION ELECTRONIC PACKETS
DATE: JANUARY 31, 2019

Packets for the Brighton Township Planning Commission meetings posted to the website contain scanned original documents. These electronic packets are subject to change based on meeting material presented to the Planning Commission throughout the course of the meeting. For a complete original packet following the Planning Commission meeting contact the Clerk's Office at 810-229-0560 or via email: clerk@brightontwp.com

PROPOSED MINUTES

CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114

JANUARY 13, 2025
REGULAR MEETING
6:30 P.M.
(810) 229.0562

Chairperson S. Holden called the meeting to order at 6:30 P.M. The Pledge of Allegiance was said.
Present: C. Doughty, W. Hofsess, B. Anderson, J. Rose, A. Lutes, S. Holden, L. Herzinger
Absent: None

CALL TO THE PUBLIC

None.

AGENDA

A. Lutes moved and C. Doughty seconded **to approve the agenda.**
Motion carried.

MINUTES

L. Herzinger moved and B. Anderson seconded **to approve the December 9, 2024 regular meeting minutes as presented.**
Motion carried.

ELECTION OF 2025 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON 2025 ZBA LIAISON
C. Doughty moved and B. Anderson seconded **to elect Steve Holden, Chairperson, John Rose, Vice Chairperson, and William Hofsess, Secretary, for 2025 and to recommend to the Township Board that Steve Holden be appointed as ZBA liaison for 2025.**

Motion carried.

PRELIMINARY RESIDENTIAL SITE PLAN SP #24/01 FOR TOWNHOMES ON S. OLD US 23; ADDRESS: VACANT S. OLD US 23; OWNER: LED DEVELOPMENT LLC; APPLICANT: RON JONA; TAX ID#: 12-20-400-017; ZONING: CONDITIONAL RM-1 (RESIDENTIAL MULTIPLE-FAMILY DESIGNATION)

Applicant Representative overviewed that all of the changes to the plans since the September 9, 2024 Meeting that were requested by the Planning Commission had been made. G. Rose and K. Mathews acknowledged that all of the changes had been made.

J. Rose moved and L. Herzinger seconded to recommend to the Township Board the approval of the preliminary site plan SP 24/01 for Townhomes on S. Old US 23; Address: Vacant S. Old US 23; Owner: LED Development LLC; Applicant: Ron Jona; Tax ID#: 12-20-400-017; Zoning: Conditional RM-1 contingent upon the conditions in the letters from the Township Engineer, Township Planner, and outside agencies being complied with.
Motion carried.

PRE-APP WORKSHOP PA #24/01 FOR THE COVE AT WOODLAND LAKE; ADDRESS: VACANT WOODLAND SHORE DRIVE; APPLICANT: MITCH HARRIS BUILDING COMPANY INC.; TAX ID#: 12-18-300-011 AND 12-18-400-027; CURRENT ZONING: R-2 (RESIDENTIAL SINGLE FAMILY); PROPOSED ZONING: RESIDENTIAL PUD (PLANNED UNIT DEVELOPMENT)

Applicants Mitch and Colbie Harris and Applicant Representative Brent LaVanway, Boss Engineering, were in attendance. Mr. LaVanway overviewed the plans including a fifty (50) ft. R.O.W. and one side sidewalk with utility easements located outside of the R.O.W. The intention is 2,000-2,400 s.f. homes and 2,000 s.f. ranch detached units with attached garages, full basements, and masonry/stone/brick exteriors. G. Rose's comments included maximum length of a road with single access and open space requirements adjacent to lakes and wetlands. K. Mathews' comments included the need for a TIS and EIS and that the community park may not be allowed dock access or be able to have all units access the park per Sec. 13-07 of the Zoning Ordinance. Additionally, that there is a potential of a 30% density bonus with the extension of water and that a realistic parallel plan must be submitted not including a connection to Woodland Shore Drive if that's not feasible and that some lots may not be feasible grading wise. BAFA's letter of January 9, 2025 was acknowledged which had comments regarding width of roads and access.

Comments from the Planning Commission included questions regarding the HOA, EGLE, traffic and density concerns, and concerns about construction traffic going through Woodland Hills subdivision.

REVIEW OF 2024 ANNUAL REPORT AND DISCUSSION ON 2025 PROJECTS

A. Lutes moved and B. Anderson seconded **to forward the 2024 annual report to the Township Board. Discussion on 2025 projects included the update of the master plan and discussion on generator placement and bonus densities for PUD's especially in regards to projects that have wetlands.**

Motion carried

REPORTS AND CORRESPONDENCE

C. Doughty - Township Board update - budget and TB interviews.
S. Holden - ZBA update - generator approved in December.

CALL TO THE PUBLIC

None.

ADJOURNMENT

J. Rose moved and L. Herzinger seconded **to adjourn.**
Motion carried.

The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Steve Holden, Chairperson

William Hofsess, Secretary

Kelly Mathews, Recording Secretary

Hacker Road Duplex



Charter Township of Brighton

0 5 10 20 30 40
Feet

SPECIAL LAND USE APPLICATION

RECEIVED

Charter Township of Brighton
Planning Department

JAN 13 2025

Date _____

Permit # _____

BRIGHTON TOWNSHIP
Fee: _____

Name of Petitioner 1004 Olivia LLC by Allan Lutes

Address 6921 Jackson Rd, Ste 100, Ann Arbor, MI 48103

street _____ city _____ state _____ zip _____

Contact #'s 734-216-3466 734-769-1900

home _____ work _____ fax # _____

Email alutes@alphadesignbuild.com

Name of Property Owner 1004 Olivia LLC

Address same as above

street " " " city _____ state _____ zip _____

Contact #'s " " " work fax # _____

Email " " "

Property Tax ID # 4712-18-300-036 Zoning District R-5

Location Address 5. Hacker Rd. (currently vacant)

DESCRIBE IN DETAIL THE CURRENT USE AT THIS SITE

Lower level/basement N/A

1st Floor N/A

2nd Floor N/A

Describe the SPECIAL USE requested:

I request approval to
use the property as a two-family
residential rental unit.

Does the proposed SPECIAL USE involve the interior storage of materials or goods.

Describe below:

NO

Charter Township of Brighton
Planning Commission Application

Page 2

9. Type and Description of Development

A. 2276 s.f. two-family residential will be
constructed

PUD _____ Subdivision _____ Site Condo _____
New Site Plan Revised Site Plan _____ Additional Phase _____

10. Site Plan Request

Describe your Request

I request approval to construct
a two-family residential building on this
lot as shown on the attached plans.

I, Allan P. Lutes (applicant), do hereby swear that the above statements are true.

I, Allan P. Lutes (property owner), hereby give permission for the Charter Township of Brighton staff and consultants to go on the property for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.

Signature of Applicant

Allan P. Lutes

Date: 01/13/25

Signature of Property Owner

Allan P. Lutes

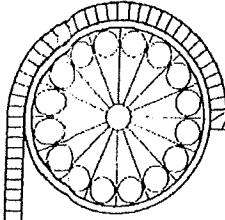
Date: 01/13/25

Brighton Township Planning Commission Action

Approved/Denied _____

Date _____

Conditions of Approval _____



CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd. • Brighton, Michigan 48114-9298. • Telephone: (810)229-0550 Fax: (810) 229-1778

RECEIVED www.brightontwp.com

PLANNING COMMISSION APPLICATION JAN 13 2025

1. Date Filed _____

3. PC Number _____

2. Meeting Date _____

4. Fee Paid _____

BRIGHTON TOWNSHIP

5. Applicant Information

Name Allan Lutes, 1004 Olivia LLC
Address 6921 Jackson Rd., Ste 100
City/State/Zip Ann Arbor, MI 48103
Phone 734-769-1900 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.) Fee Simple
 Property Owner Other (Specify) _____

6. Current Property Owner Information

Name 1004 Olivia LLC
Address 6921 Jackson Rd., Ste 100
City/State/Zip Ann Arbor, MI 48103
Phone 734-769-1900 Fax _____
Length of Ownership purchased May 4, 2023

7. Location of Property for which the Application is Requested

Address 5. Hacker Rd. (address is unassigned)
Cross Streets Cortez & Granada
Tax I.D. # 4712-18-300-636

8. Property Information

Zoning District R-5
Area (Acreage) .28 Width 81 Depth 150
Current Use vacant residential

Is the requested use limited to the exterior of the structure?

no

Does the proposed SPECIAL USE affect the existing or approved parking, loading/unloading area, driveway, sanitary system, water supply, required planted setback and/or required greenbelt?

This will be a newly constructed building. parking, driveways and connection to the Brighton Township sewer system will be new.

Receipt # _____

Signature _____

SOUTH HACKER ROAD RESIDENTIAL DUPLEX

PART OF SW QUARTER, SECTION 18, BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, 48114

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

LEGAL DESCRIPTION

Part of the West 1/2 of the Southwest 1/4 of Section 18, T2N-R6E, Brighton Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of Lot 1 of "WOODLAND BEACH", a subdivision as recorded in Liber 4 of Plats, Page 9, Livingston Count Records; thence along the East line of S. Hacker Road (66 foot wide Right of Way), S 02°10'29" E, 350.31 feet (recorded as South, 350 feet); to the POINT OF BEGINNING of the Parcel to be described; thence N 87°00'59" E, 150.24 feet (recorded as East, 150 feet); thence S 02°03'19" E (recorded as South), 81 feet, thence S 87°00'59" W, 150.07 feet; thence along the East line of S. Hacker Road, N 02°10'29" W (recorded as North), 81 feet, to the POINT OF BEGINNING, containing 12,162 square feet or 0.28 acres, more or less, and including the use of S. Hacker Road. Also subject to any other easements or restrictions of record.

UTILITY CONTACTS

CABLE/FIBER OPTIC/TELEPHONE
AT&T
1251 Laswon Drive
Howell, MI 48843
800-464-7928

ELECTRIC
DTE Energy
1095 Lawson Drive
Howell, MI 48843
800-477-4747

SEWER
Brighton Township
Wastewater Treatment Plant
5901 Pleasant Valley Rd.
Brighton, MI 48116
810-229-9950

GAS
Consumers Energy
1000 Grand Oaks Drive
Howell, MI 48843
800-477-5050

WATER
On-Site Residential Well
Livingston County
Department of Environmental Health
2300 E. Grand River Ave., Suite 102
Howell, MI 48843
517-546-9858

PROJECT DESCRIPTION

The property owner proposes the construction of a new residential two-family dwelling based on these plans.

PARCEL IDENTIFICATION

The parcel identification number is 4712-18-300-036. This lot is one of two lots that were split in 2023. The original parcel identification number was 4712-18-300-001.

CONTACT INFORMATION

PROPERTY OWNER:
1004 OLIVIA LLC
C/O Allan Lutes
6921 Jackson Road, Suite 100
Ann Arbor, MI 48103
734-997-9777 ext. 107
alutes@alphadesignbuild.com

BUILDER:
ALPHA DESIGN BUILD
C/O Allan Lutes
6921 Jackson Road, Suite 100
Ann Arbor, MI 48104
734-997-9777 ext. 107
alutes@alphadesignbuild.com

ZONING COMPLIANCE

R-5 MINIMUM LOT SIZE.....	12,000 sq. ft.
EXISTING LOT SIZE.....	12,162 sq. ft.
R-5 MINIMUM LOT WIDTH.....	65 ft.
EXISTING LOT WIDTH.....	81 ft.
R-5 DISTRICT MAX. LOT COVERAGE ALLOWED	25.0%
PROPOSED LOT COVERAGE	3,028 sq. ft.
PROPOSED LOT COVERAGE RATIO	24.9%

CONDITIONED FIRST FLOOR AREAS	2,276 sq. ft.
BASEMENT AREAS	0 sq. ft.
GARAGE AREAS	597 sq. ft.
COVERED PORCH AREAS	155 sq. ft.

SETBACKS	
R-5 MINIMUM FRONT YARD	25 ft.
PROPOSED FRONT YARD	50.9 ft.
R-5 MINIMUM SIDE YARD (Two-Family).....	10 ft.
PROPOSED SIDE YARD (North)	11.1 ft.
PROPOSED SIDE YARD (South).....	11.1 ft.
R-5 MINIMUM REAR YARD	35 ft.
PROPOSED REAR YARD	43.4 ft.

LOCATION MAP

The parcel is located on the east side of S. Hacker Road between Cortez Dr to the south and Granada Drive to the north. The parcel's address is unassigned, but it was formerly part of 2855 S. Hacker Road, Brighton, MI 48114.



SHEET INDEX

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Floor Plan - Crawl Space	5
Elevations - Front and Rear	6
Elevations - Sides	7
Wall Sections	8
Survey	9
Topography and Natural Features	10

Alpha Design Build

6921 Jackson Rd,
Ann Arbor, MI, 48103
EMAIL: alutes@alphadesignbuild.com
PHONE: 734-769-1700

JOB NO:
25-002

PROPERTY REPRESENTATIVE:
Allan Lutes
1004 Olivia LLC
6921 Jackson Road, Suite 100
Ann Arbor, MI 48103

PAGE TITLE:
Proposed Duplex
South Hacker Road
Brighton, MI 48114

DRAWN BY:
Allan Lutes
Alpha Design Build

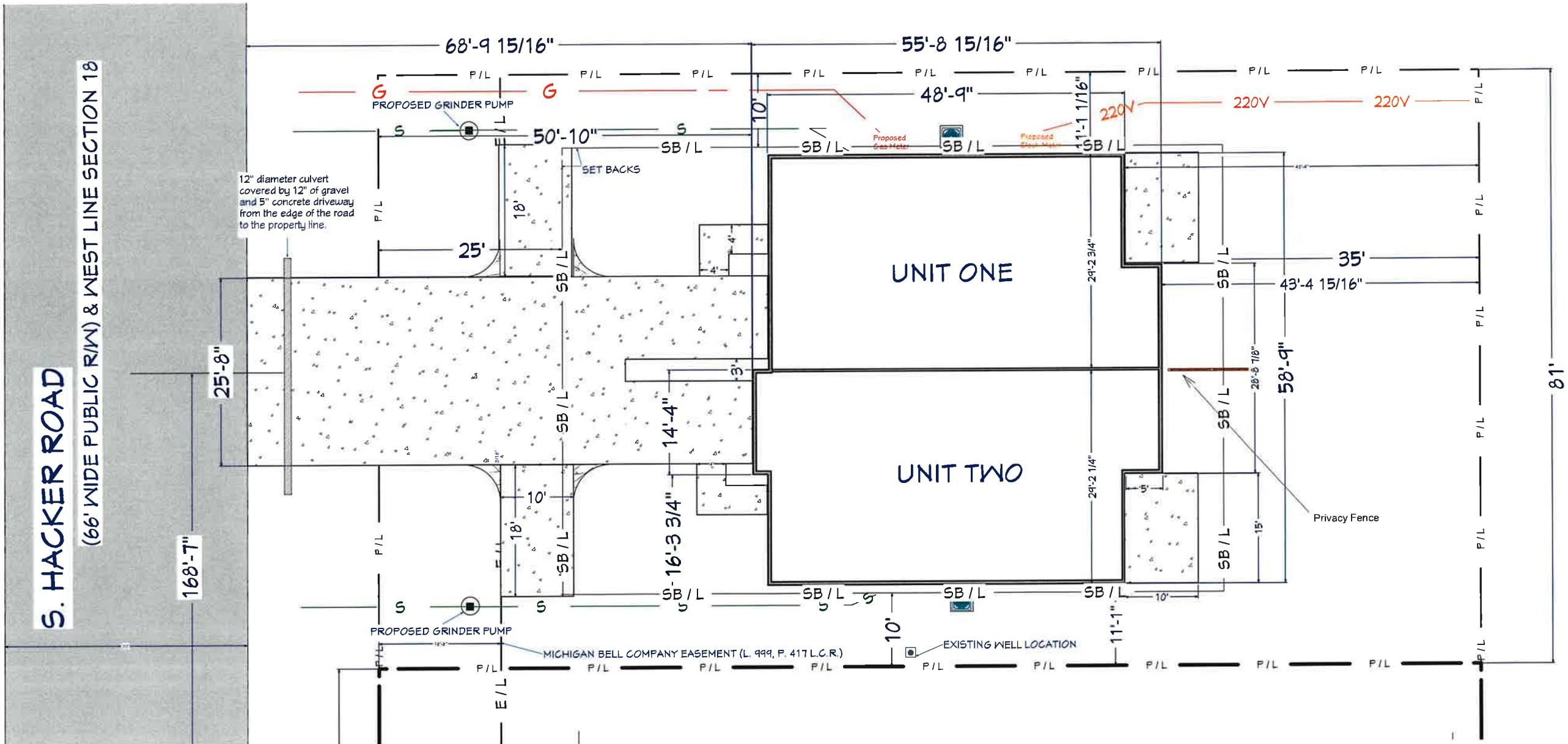
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2/28/2025

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1

SITE PLAN

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



ZONING DATA			
ZONING DISTRICT: R-5 (Waterfront Residential)			
MINIMUM LOT WIDTH:	65 feet	PARCEL LOT WIDTH:	81 feet
MINIMUM LOT AREA:	12,000 s. f.	PARCEL LOT AREA:	12,162 s. f.
MINIMUM SETBACKS	REQUIRED	PROPOSED	
FRONT YARD:	25 FT	50 FT 10 IN	
SIDE YARD 1 (TWO FAMILY)	10 FT	11 FT 1 IN	
SIDE YARD 2 (TWO FAMILY)	10 FT	11 FT 1 IN	
REAR YARD	35 FT	43 FT 5 IN	
MAX. BUILDING HEIGHT	35 FT	19 FT 6 IN	



Alpha Design Build

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Ann Arbor, Mi, 48103

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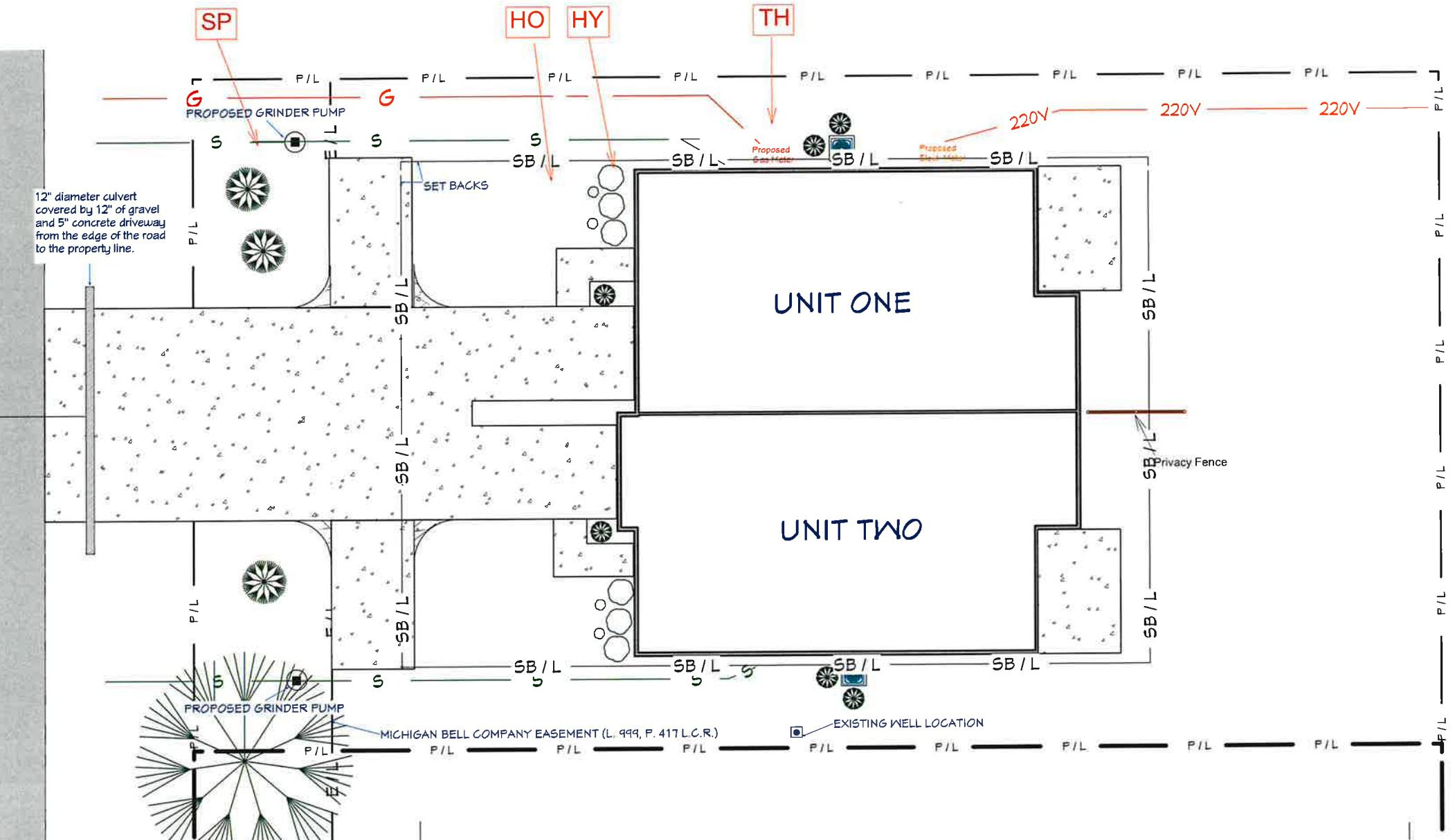
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2

LANDSCAPE PLAN

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S. HACKER ROAD
(66' WIDE PUBLIC RW) & WEST LINE SECTION 18



Existing Scotch Pine 60' ht.

LANDSCAPE PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	SIZE
SP	Picea Glauca	White Spruce	3" cal.
TH	Thuja occidentalis Bobozam	Mr. Bowling Ball Arborvitae	18" ht.
HY	Hydrangea paniculata smnjpk ppaf	Fire Light Tidbit Peegee Hydrangea	24" ht.
HO	Hosta Wide Brim	Wide Brim Hosta	8" ht.



Alpha Design Build

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Ann Arbor, Mi, 48103
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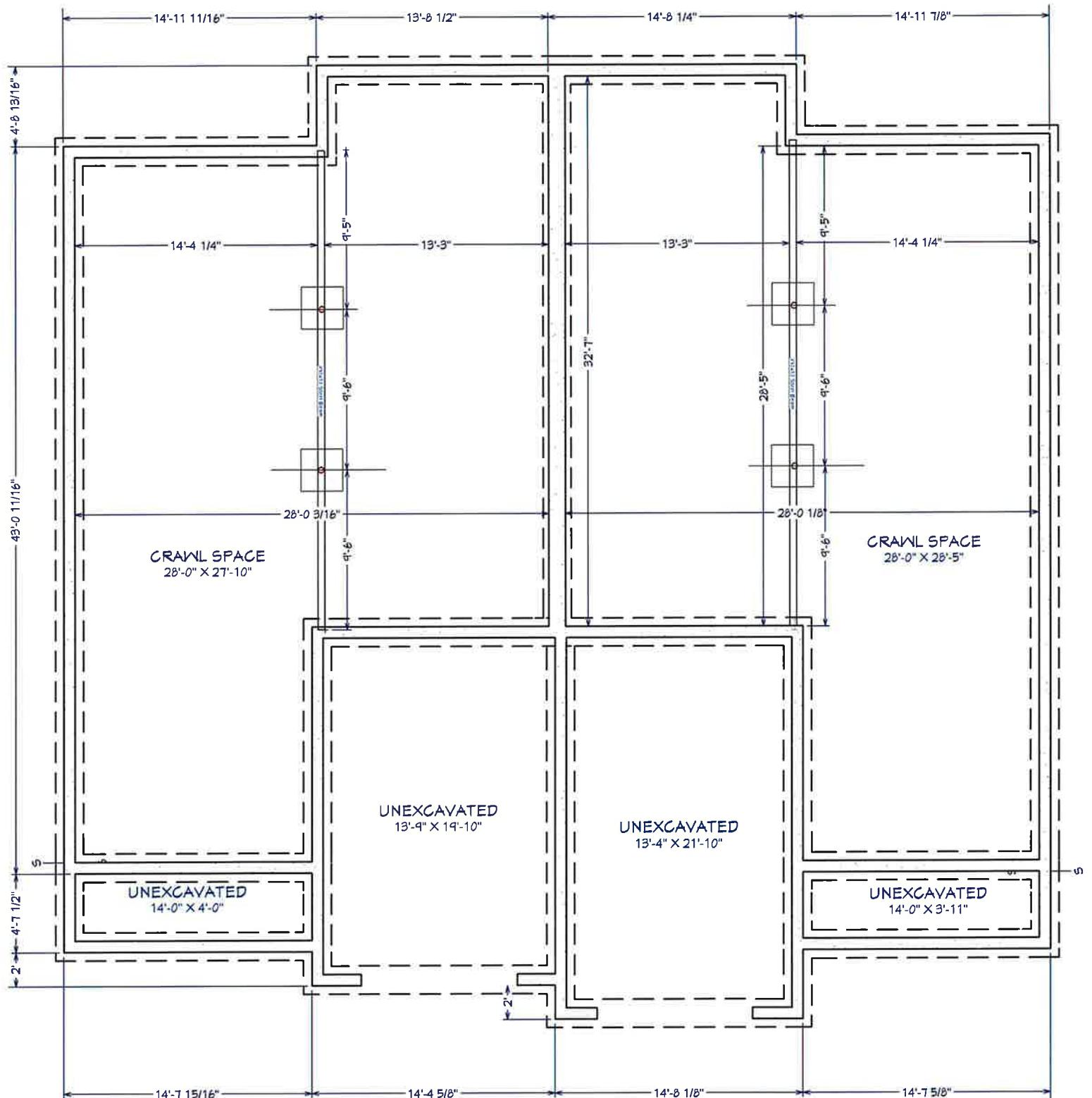
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2/28/2025

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1/8" = 1' 0"

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3

FLOOR PLAN - CRAWL SPACE

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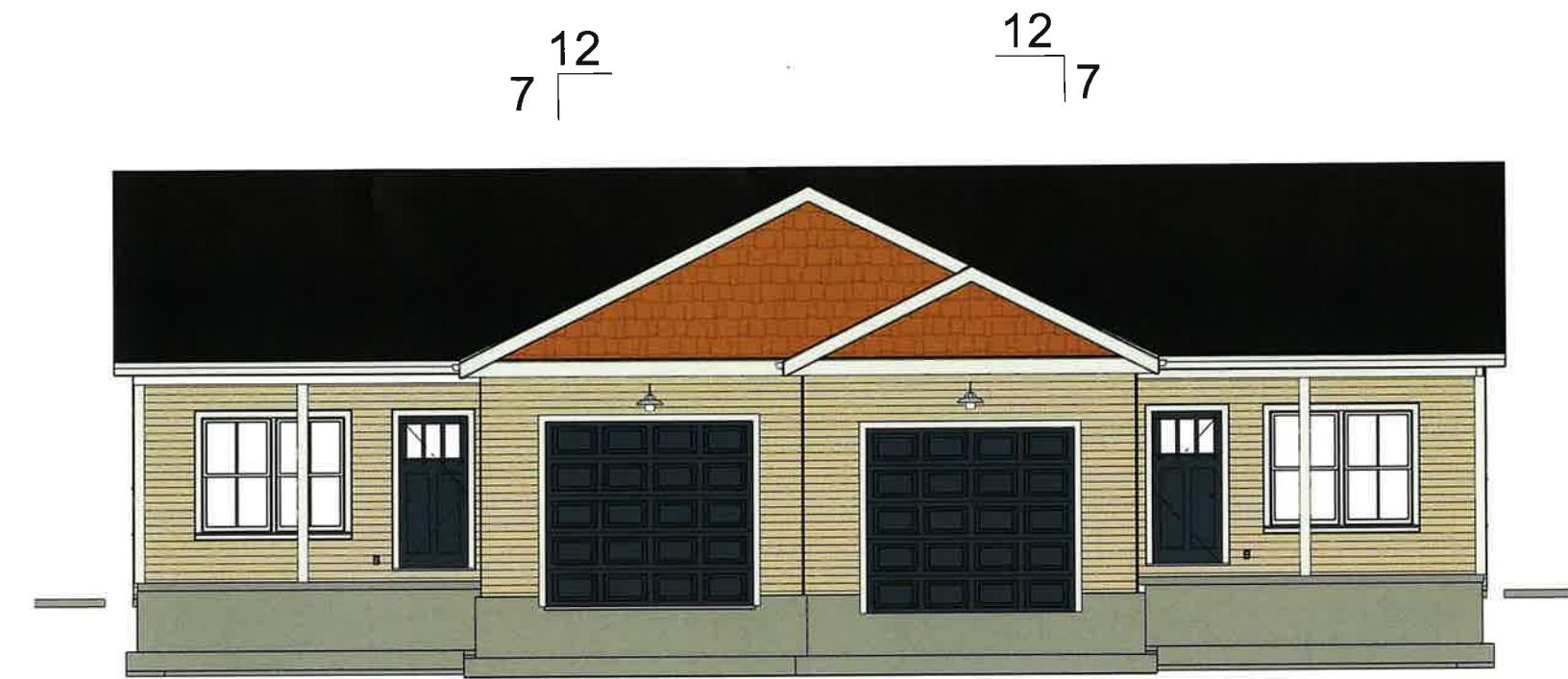
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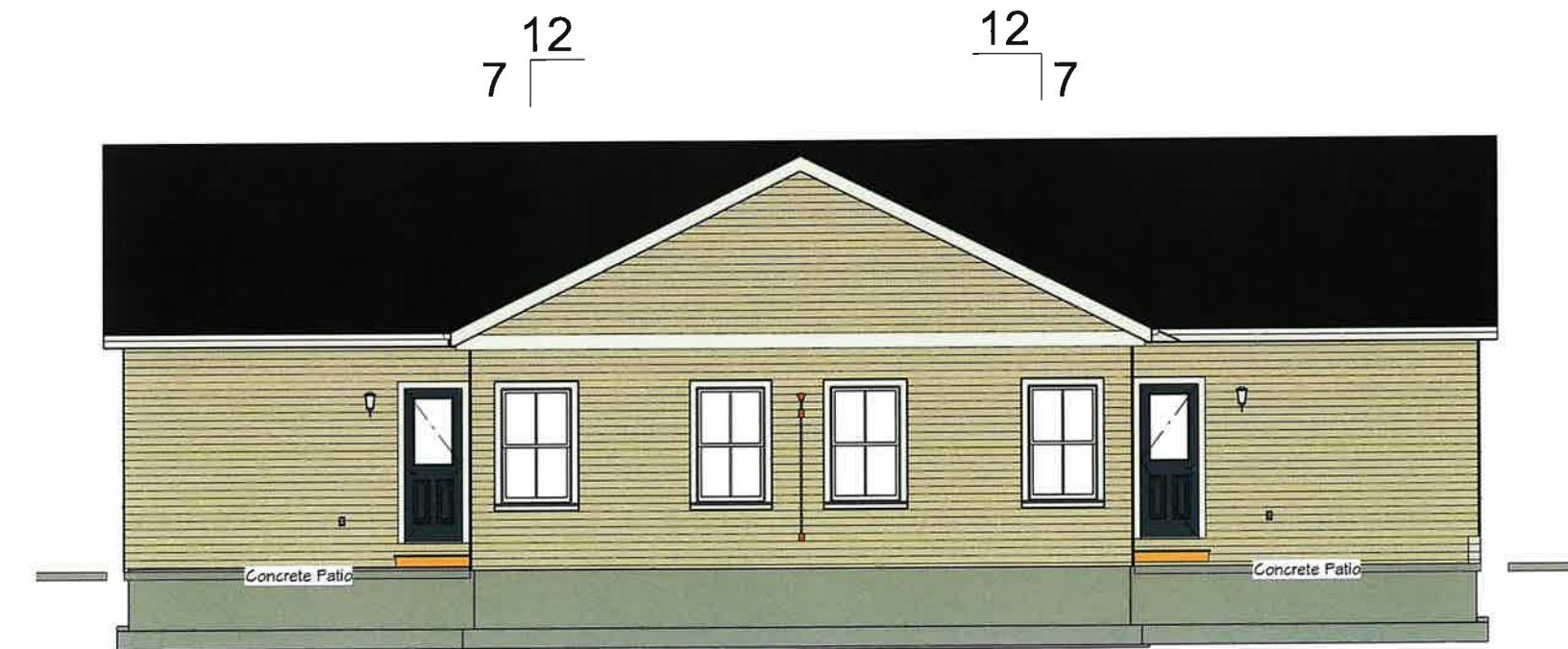
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5

ELEVATIONS - FRONT AND REAR



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West Elevation



East Elevation

Alpha Design Build

6921 Jackson Rd,
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PHONE: 734-769-1700 EMAIL: alphaes@alphadesignbuild.com

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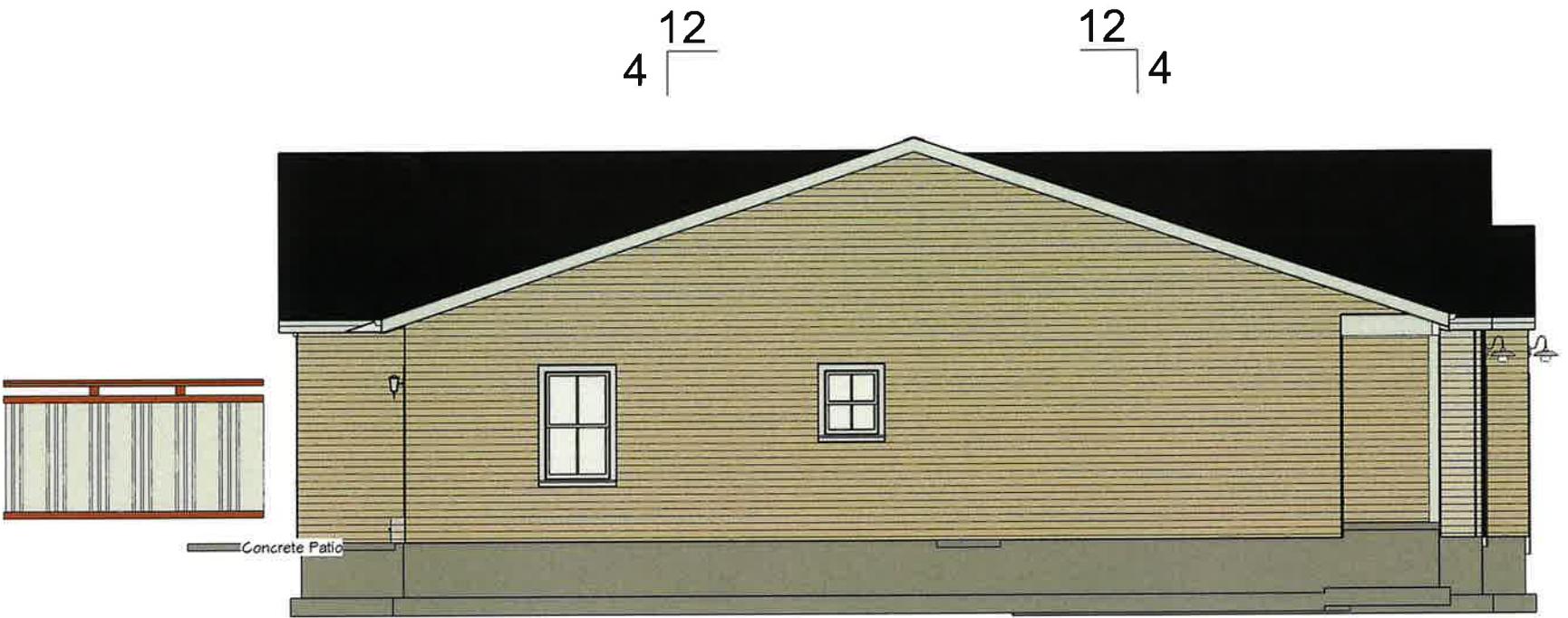
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ELEVATIONS - SIDES

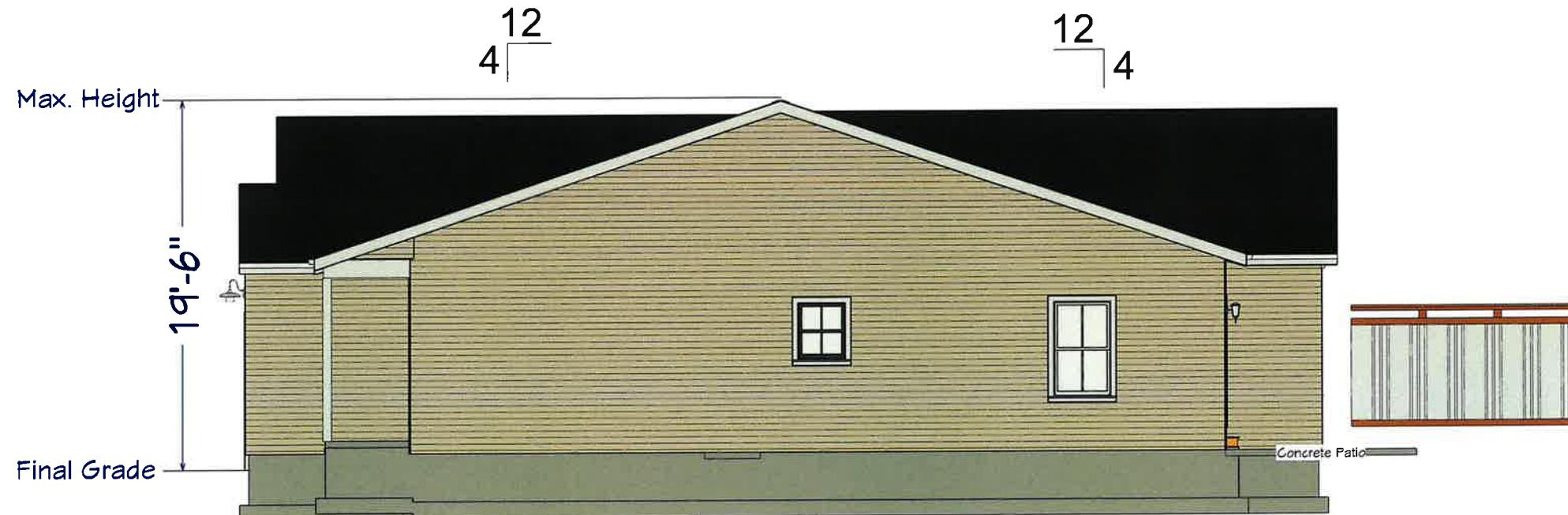
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EXTERIOR MATERIAL SCHEDULE

Siding: Alside Charter Oak Premium Vinyl Siding 4.5" Clapboard - Vintage Wicker Color
 Siding Garage Gables: Alside Architectural Staggered Shakes - Deep Espresso Color
 Trim: Alside 5" Vinyl Lineals and Corners - White
 Soffits: Alside Greenbriar Beaded Vinyl - White
 Gutters: K-Style seamless aluminum gutters and downspouts - White
 Shingles: Owens Corning Duration Architectural Shingles - Desert Rose Color
 Address Blocks: White Blocks with six inch black address numbers for each unit.

ALL EAVES AND OVERHANGS ARE 12"



South Elevation

Alpha Design Build

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EMAIL: slutes@alphadesignbuild.com

PHONE: 734-769-1700

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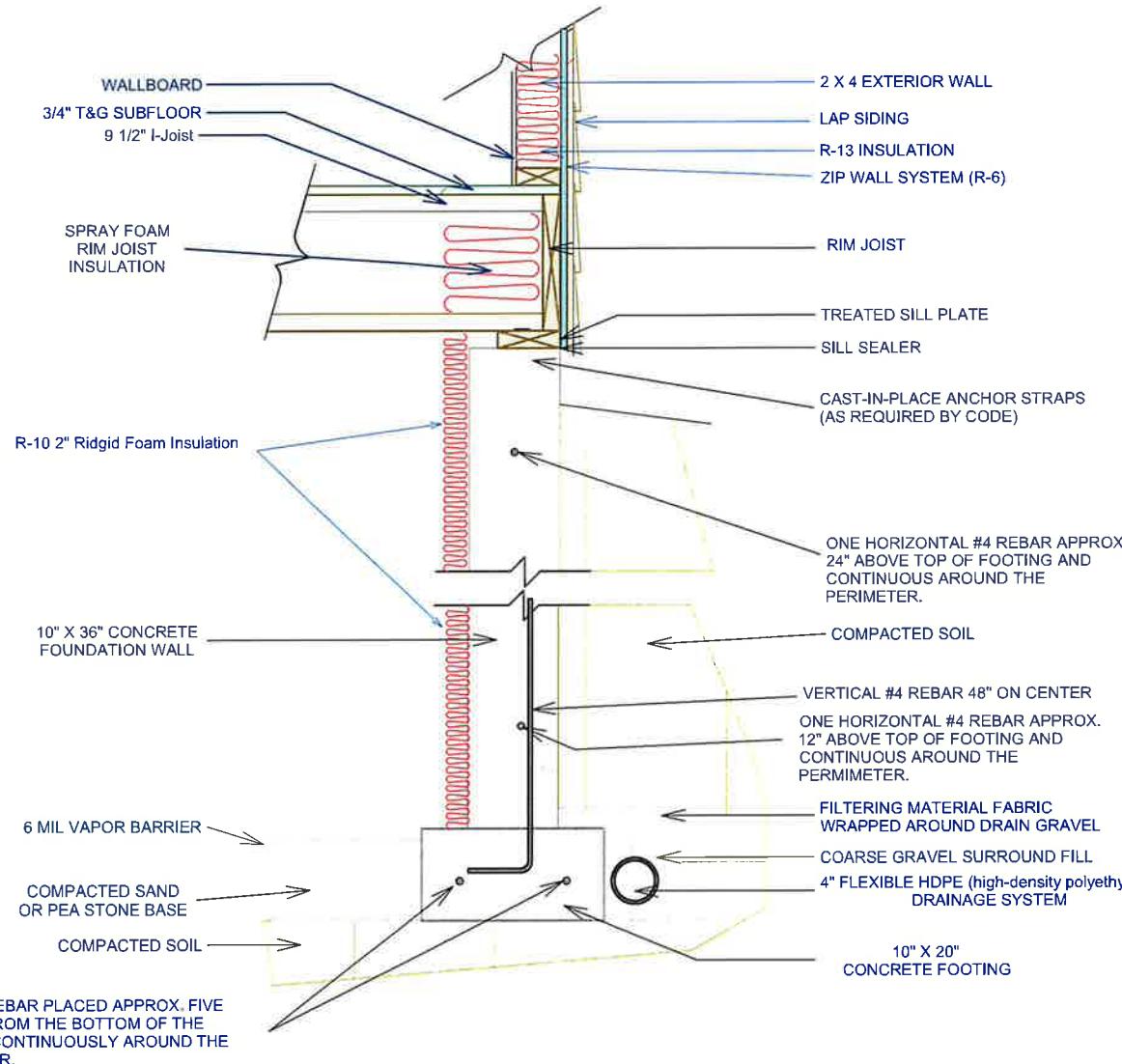
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SHEET #:
7

Alpha Design Build

6921 Jackson Rd,
Ann Arbor, Mi, 48103

EMAIL: alphadesignbuild.com
PHONE: 734-769-1700



Crawl Space Foundation and Wall Section

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN
BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

3. INFILTRATION, ALL OPENINGS IN THE EXT. BLDG.
ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION.
THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

PAGE TITLE: PROPERTY REPRESENTATIVE:
Proposed Duplex Allan Lutes
South Hacker Road 1004 Olivia LLC
Brighton, MI 48114 6921 Jackson Road, Suite 100
Ann Arbor, MI 48103

DRAWN BY: Allan Lutes
Alpha Design Build
DATE: 2/28/2025
SCALE: No Scale
SHEET #: 08

APPLICATION AND PERMIT

to construct, operate, maintain
use and/or remove within a county
road right-of-way

Permit Number

2501-001

Issuance Date

2/28/2025

BOARD OF COUNTY ROAD COMMISSIONERS, of LIVINGSTON COUNTY, MICHIGAN

ADDRESS: 3535 GRAND OAKS, HOWELL, MICHIGAN 48843-8575

TELEPHONE: 517-546-4250

If applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

APPLICANT	CONTRACTOR
NAME: 1004 OLIVIA LLC	NAME: ALPHA DESIGN BUILD
MAILING ADDRESS: 6921 JACKSON ROAD, SUITE 100	MAILING ADDRESS: 6921 JACKSON ROAD, SUITE 100
ANN ARBOR, MI 48103	ANN ARBOR, MI 48103
TELEPHONE NO.: (734) 997-9777	TELEPHONE NO.: (734) 769-1900
EMAIL:	EMAIL:

By receiving this permit electronically, the Property Owner, Contractor and Applicant are hereby accepting the terms and conditions as outlined on the permit and the provided supplemental information.

FINANCIAL REQUIREMENTS	ATTACHMENTS REQUIRED
Application/Permit Fee \$75.00	Proof of Insurance
Receipt Number 44992647	Insurance Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date 2/27/2025	Expiration Date: _____
	LCRC File #: _____

This permit is for the purpose indicated below and in the attached plans and specifications at the following location:

TOWNSHIP Brighton SECTION 18
NAME OF ROAD HACKER ROAD (12-18-300-036) Lot # 1
for a period beginning 2/28/2025 and ending 8/27/2025
and agrees to the terms of the permit.

PERMIT TO CONSTRUCT A RESIDENTIAL DRIVEWAY APPROACH PER L.C.R.C. SPECIFICATIONS. GRADE AND SLOPE AS SHOWN IN THE ATTACHED SKETCH. PERMIT HOLDER ACKNOWLEDGES SUPPLEMENTAL NOTICE.

CONSTRUCT APPROACH TO JOINT DRIVEWAY SPECIFICATIONS, (TWO 10 FT RADII AND 20 FT WIDE DRIVEWAY WIDTH, TOTAL 40 FT OPENING) IN THE ROAD RIGHT-OF-WAY. A 12"X30' CSP CULVERT IS REQUIRED TO BE PLACED IN THE PUBLIC ROAD RIGHT-OF-WAY. THE CLEAR VISION AREA SHALL BE ESTABLISHED AND MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER(S). SIGHT DISTANCE REQUIRED: 500 FEET NORTH AND SOUTH OF APPROACH. CROSSROAD REFERENCE: 168 FEET NORTH OF CORTEZ ON THE EAST SIDE.

NOTIFY L.C.R.C. FOR FINAL INSPECTION WITHIN SIX (6) MONTHS OR PERMIT MAY BE REVOKED.

A permit is granted in accordance with the foregoing application for the period stated above, subject to the following terms agreed to by the Permit Holder. When Applicant hires a Contractor the "Permit Holder" is both the Applicant and the Contractor.

RECOMMENDED FOR ISSUANCE:

BOARD OF COUNTY ROAD COMMISSIONERS
LIVINGSTON COUNTY, MICHIGAN

KIM HILLER, P.E.

Investigator

2/28/2025

Date

Title

By

 Kim Hiller

1. All work performed under this permit must be done in accordance with the plans, specifications, maps and statements filed with the Commission and must comply with the Commission's current requirements and specifications on file at its office and M.D.O.T. specifications.
2. **Fees and Costs.**
Permit Holder shall be responsible for all fees incurred by the Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Commission, at the time the permit is issued.
3. **Bond.**
Permit Holder shall provide a cash deposit, letter of credit or bond in a form and amount acceptable to the Commission at the time permit is issued.
4. **Insurance.**
Permit Holder shall furnish proof of liability and property damage insurance in the amount stated on this permit naming the Commission as an insured. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail with return receipt required to the Commission.
5. **Indemnification.**
Permit Holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suits and judgments to which the Commission, its officers, or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the commission, whether due to the negligence of the Permit Holder or the joint negligence of the Permit Holder and the Commission, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out the continued existence of the work product which is the subject of this permit; or any other claim relating to or arising out of the operations, use or continued existence of the work which is the subject of this permit.
6. **Miss Dig.**
The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY-ONE (21) CALENDAR DAYS, BEFORE YOU START WORK. Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.**
Permit Holder must notify the Commission at least 48 hours before starting work and must notify the Commission when work is completed.
8. **Time Restrictions.**
All work shall be performed Mondays through Fridays between 8:00 A.M. and 5:00 P.M. unless written approval is obtained from the Commission, and work shall be performed only during the period set forth in this permit.
9. **Safety.**
Permit Holder agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is completed. All work site conditions shall comply with Michigan Manual of Uniform Traffic Control Devices.
10. **Restoration and Repair of Road.**
Permit Holder agrees to restore the road and right-of-way to a condition equal to or better than its condition before the work began; and to repair any damage to the road right-of-way which is the result of the facility whenever it occurs or appears.
11. **Limitation of Permit.**
This permit does not relieve Permit Holder from meeting other applicable laws and regulations of other agencies. Permit Holder is responsible for obtaining additional permits or releases which may be required in connection with this work from other government agencies, public utilities, corporations and individuals, including property owners. Permission may be required from the adjoining property owners.
12. **Revocation of Permit.**
This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Commission. It is to be understood that the rights granted herein are revocable at the will of this Board and that the Permit Holder acquires no rights in the highway and expressly waives any right to claim damages or compensation in case this permit is revoked. In the event the County Road Commission determines it is in the public interest to widen or make any other improvements to the county road in which this permit is granted, Permit Holder agrees that if, in the course of widening, altering or modifying said road right-of-way and/or the roadbed itself which necessitates changes, modifications, or alterations to the Permit Holder's installation within or outside the existing county road right-of-way, such changes, alterations and modifications will be undertaken promptly upon receipt of a written request from the County Road Commission and without costs or expenses to the County Road Commission. The Permit Holder herein acknowledges that the contents of this paragraph are a substantial portion of the consideration received by the County Road Commission in the issuance of this permit.
13. **Violation of Permit.**
This permit shall become immediately null and void if Permit Holder violates the terms of this permit and this Commission may require immediate removal of Permit Holder's facilities, or the Commission may remove them without notice at Permit Holder's expense.
14. **Assignability.**
This permit may not be assigned without the prior approval of the Commission. If approval is granted, the assignor shall remain liable and the assignee shall be bound by all terms of this permit.
15. This permit is subject to supplemental specifications on file with the Road Commission and Act 200 of Public Acts of 1969.
16. **Cooperation With Others.**
The issuance of this permit does not give the Permit Holder an exclusive right to work within the area covered by this permit. The Permit Holder shall cooperate with others and shall conduct his operations in such a fashion as to cause minimum conflict with and/or inconvenience to others working in area. The work of others does not relieve the Permit Holder of this responsibility to complete the work in accordance with the permit.

Date: March 3, 2025

To: Charter Township of Brighton Planning Commission

From: Kelly Mathews

Subject: **Special Land Use Permit Review**
S. Hacker Duplex
Site Plan sheets dated 2/28/25 except survey dated 6/16/23 and natural features sheet dated 7/14/23
SU 25/01

Location: S. Hacker

Request: SLUP Review for Duplex

Zoning: R-5 (Waterfront Residential)

Applicant: 1004 Olivia LLC

Owner: 1004 Olivia LLC

Tax ID#: 12-18-300-036

A special land use permit application for a duplex is requested.

BACKGROUND

The special land use permit application has been reviewed utilizing the standards in *Article 19, Special Land Use Review*. Based on the review of the plans and a visit to the site, the following comments are outlined:

- (1) **Use.** The proposed use, duplex, is a special land use in the R-5 (Waterfront Residential) zoning district per *Section 3-02*.
- (2) **Site and Surroundings.** The site is located along Hacker just north of Cortez. The surrounding sites to the north, south, and east are R-5 zoning. The zoning to the west is in Genoa Township along Hacker and W. Grand River and is commercially zoned.

SPECIAL USE STANDARDS

The special land use has been reviewed in accordance with the standards in *Section 19* of the Zoning Ordinance.

- (1) **Compatibility with Adjacent Uses.** The planned duplex is a special land use but is compatible with the adjacent single-family homes.
- (2) **Compatibility with the Master Plan.** The master plan identifies the site as being medium residential. This designation primarily refers to moderate-density single-

family uses, including single-family homes on existing small lots and some two-family attached condominiums. Areas designated as Medium Density Residential were selected where historic patterns of development near commercial nodes and around many of the lakes in the southern and western portions of the Township have resulted in medium density areas. Other areas of existing moderate density development were also categorized as Medium Density, as well as areas where a transition is needed between lower density areas and multiple-family or neighborhood commercial areas. These areas are expected to be developed at densities of two to three dwelling units per acre, and are generally located within close proximity to major thoroughfares and commercial areas, and where the existence of larger parcels of land that can accommodate this type of development. The majority of the Medium Density Residential areas are found within areas that are served, or may be served by public water and sewer.

- (3) **Compliance with Applicable Regulations.** The proposed special land use shall be and shall remain in compliance with all applicable federal, state, and local ordinances.
- (4) **Use of Adjacent Property.** The surrounding sites are zoned for single family except across Hacker along W. Grand River in Genoa Township.
- (5) **Public Services.** The site has well and sewer. Traffic and the capacity of the roads in the vicinity of the project should not be significantly affected.
- (6) **Impacts of Traffic.** The traffic in the area should not be significantly affected by an additional home.
- (7) **Enhancement of Surrounding Environment.** Additional landscaping has been added to buffer the adjacent residential properties and the greenbelts along Hacker.
- (8) **Impact on Public Health, Safety and Welfare.** The property is zoned R-5, waterfront residential, which allows for duplexes as a special land use. Traffic, noise, lighting, etc. must be considered as part of this review.
- (9) **Isolation of Existing Uses.** This issue is to ensure that a small residential area will not be substantially surrounded by non-residential development.
- (10) **Impact on the Overall Environment.** The proposed special land use will not have an adverse effect on the quality of the natural environment.

RECOMMENDATION

It is recommended that the Planning Commission approve the special land use permit for a duplex for S. Hacker contingent upon the site plan being approved.

Date: March 3, 2025

To: Charter Township of Brighton Planning Commission

From: Kelly Mathews

Subject: Preliminary Site Plan Review

S. Hacker Duplex

SP 25/01

Site Plan sheets dated 2/28/25 except survey dated 6/16/23 and natural features sheet dated 7/14/23

Location: .279 acres

Request: Site Plan Review for Duplex

Zoning: R-5 (Waterfront Residential)

Applicant: 1004 Olivia LLC

Owner: 1004 Olivia LLC

Tax ID#: 12-18-300-036

Per your request, the above application for a duplex has been reviewed. The plan is for a duplex. Well and sewer are planned.

SITE PLAN DISCUSSION

This site plan has been reviewed utilizing the standards in *Article 18* and *Article 19* of the Zoning Ordinance. Based on a review of the proposal and a visit to the site, the following comments are offered.

- 1. Use.** The proposed duplex is a special use in the R-5 (Waterfront Residential) district.
- 2. Site Layout.** The site has been reviewed in accordance with the area and bulk requirements described in *Sec. 3-03* of the Zoning Ordinance.

	Required	Provided	Comments
Density Permitted	Max. 2 units	2 units	In compliance
Building Height	2 stories, 35 ft.	1 story, 19.5 ft.	In compliance

Front Yard Setback - Hacker Road West	25 ft.	50.83 ft.	In compliance
Rear Yard Setback - East	35 ft.	43.4 ft.	In compliance
Side Yard Setback - North	10 ft.	11.1 ft.	In compliance
Side Yard Setback - South	10 ft.	11.1 ft.	In compliance
Minimum Useable Floor Area	950 sq. ft.	2,276 sq. ft. (both units)	In compliance
Maximum Lot Coverage	25%	24.9%	In compliance

3. **Building Elevations.** Elevations are depicted. No particular building materials are required in the R-5 Zoning District.
4. **Vehicular and Pedestrian Circulation.** One driveway per unit is planned along Hacker Road.
5. **Lighting.** If any building mounted lighting is proposed, it must be in accordance with *Sec. 14-03* of the Zoning Ordinance and photometrics submitted which meet the Zoning Ordinance.
6. **Mechanical and Electrical Equipment.** Proposed equipment has been screened by landscaping. Screening must meet the requirements of *Sec. 14-05* of the Zoning Ordinance.
7. **Agency Approvals.** Copies of all applicable Township, County, State, and Agency approvals need to be submitted to the Township, including but not limited to:
 - a. Livingston County Drain Commission
 - b. Livingston County Road Commission
 - c. Livingston County Public Health Department
 - d. Brighton Area Fire Authority
 - e. Township Engineer

RECOMMENDATION

It is recommended that the Planning Commission approve the preliminary site plan.



March 4, 2025

Via Email: planner@brightontwp.com

Kelly Mathews, Planner
Charter Township of Brighton
4363 Buno Road
Brighton, MI 48114

**RE: South Hacker Road Residential Duplex
SLU and Site Plan Review (1st Review)
F&V Project No. 871190**

Dear Kelly:

We have completed an engineering review of the site plan dated February 28, 2025, for a Residential Duplex on S. Hacker Road with respect to drainage, traffic impacts, site circulation, and public utilities. A new shared drive approach is proposed onto S. Hacker Road. Special Land Use approval by the Planning Commission is required for two family dwellings in the R-5 (waterfront residential) zoning.

Based on our review, we offer the following comments and recommendations for your consideration:

Special Land Use Consideration

1. The subject property abuts a residential duplex to the south and the remainder of the surrounding property is primarily single family residential. The R-5 Waterfront Residential is intended to protect the Township's water resources by ensuring that infill development is consistent with the established character of older lakefront neighborhoods and compatible with the scale of surrounding homes. The scale of the proposed construction appears compatible.
2. The proposed special land use site is not anticipated to have negative impacts on public health, safety, and welfare. Public services and facilities will not be impacted by the proposed use.
3. The proposed special land use is not anticipated to have a negative impact on the proposed road system. The driveway approach has been permitted by the Livingston County Road Commission.
4. No detrimental increases in traffic, noise, dust, glare, or light are foreseen.

Site Plan

1. The joint driveway approach should comply with the specifications of the Livingston County Road Commission's permit. The driveway as depicted does not comply with the requirements for a 20-foot wide approach with a 10-foot radius on each side.
2. The existing sanitary sewer location and size should be shown along S. Hacker Road with the proposed connection of the two new residential sewer leads.
3. A grading and drainage plan shall be provided. This plan shall include existing ground surface elevations (including adjacent properties), proposed grades and/or contours, and flow arrows of the proposed surface drainage direction of storm water runoff.
4. The existing on-site water well is proposed to be utilized for both units.

**27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080**

The above comments, as well as any received from the other reviewing and permitting agencies, shall be addressed on a revised site plan or construction plan submittal. It is recommended that planning commission action be contingent upon approval of revised plans.

If you have any questions or need any additional information, please contact us at (810) 743-9120 or via e-mail at grose@fveng.com.

Sincerely,

FLEIS & VANDENBRINK



Geric L. Rose, PE, PS
Regional Manager, Associate

Cc (via email): Allan Lutes, Applicant (alutes@alphadesignbuild.com)
Kim Hiller, Livingston County Road Commission
Mitch Dempsey, Environmental Projects Manager, Livingston County
Jim Rowell, Building Official, Livingston County
Richard Boisvert, CFPS Fire Marshal, Brighton Area Fire Authority
Brian Vick, Township Manager
Dan Cabage, F&V

Planner

From: Rick Boisvert <rboisvert@brightonareafire.com>
Sent: Tuesday, January 14, 2025 8:38 AM
To: Planner
Cc: Geric Rose; cmonroe@brightonareafire.com; Chris VanBlaricum
Subject: Re: PC SP and SLUP app Hacker Duplex

Kelly I have no opposition to this. I believe this is for parcel 1 of the original proposed site plan where Parcel 2 was already developed. Do you need a letter from me?

Cordially,

Rick Boisvert, FM, CFPS
Fire Marshal
Brighton Area Fire Authority
615 W. Grand River
Brighton, MI 48116
O:(810)229-6640 D:(810)299-0033
F:(810)229-1619 C:(248)762-7929
rboisvert@brightonareafire.com



Fire
Marshal



On Mon, Jan 13, 2025 at 5:32 PM Planner <planner@brightontwp.com> wrote:

Kelly Mathews

Township Planner

Charter [Township of Brighton](#)

[4363 Buno Road](#)

Brighton, MI 48114

Phone: (810) 229-0562