



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
June 18, 2019 6:00 pm

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. Okemos High School State Shot Put Champion-Jasmine Clerkley
 - B. Recognition of Jane Rose, Executive Director of the Meridian Historical Village
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) June 4, 2019 Regular Meeting
 - (2) June 11, 2019 Special Meeting
 - C. Bills
 - D. Ratification of New Police Officer
 - E. Property Donation – Pinnavaia
 - F. Fireworks Permit – Celebrate Meridian
 - G. Adopt Tax Collection Requests and Agreements for 2019
 - H. Polling Location Changes
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 - A. Mixed Use Planned Unit Development #19024 (Village of Okemos)
 - B. Commercial Planned Unit Development #19034 (Parks)
 - C. Newton Road Sanitary Sewer Public Improvement SAD #54
 12. ACTION ITEMS (PINK)
 - A. Rezoning #19010 (Woda Cooper)-**Final Adoption**
 - B. Rezoning #19050 (Fedewa Builders)-**Introduction**
 - C. Recreational Marijuana-**Final Adoption**
 - D. Commercial Planned Unit Development #19034 (Parks)
 - E. Downtown Development Authority TIF Policies and Procedures
 - F. Newton Road Sanitary Sewer Public Improvement SAD #54 – Resolution #3
 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Mixed Use Planned Unit Development (Village of Okemos)
 - B. Special Use Permit #19051 (Village of Okemos)
 - C. Annual Review of Meridian Township Investment Policy
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 16. ADJOURNMENT
 17. POSTSCRIPT-RONALD J. STYKA
-

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CLERK'S OFFICE BOARD
COMMUNICATIONS
June 18, 2019**

**BOARD INFORMATION
(BI)**

1/16

May 21, 2019
Re: Medical Marijuana Ordinance (Opposition)

Dear Meridian Township Board and Planning Commission,

I oppose the proposed medical marijuana ordinance. The large establishment of 18 facilities has not been justified. There is no such demand on medical marijuana in the Township.

I reviewed the board and planning commission meeting packets since August 2018 and read all communications on medical marijuana. It tells me that concerned and frustrating residents have been reaching out to raise concerns for various reasons but their concerns have not been addressed or properly addressed. Total of 148 letters were received. Only 9 (6%) support medical marijuana while 139 (94%) oppose it. Among the 9 supports most of them are property owners trying to get their properties rented. No single medical marijuana patient ever sent out email communication to express the needs for medical marijuana businesses in the Township except for Lev Raphael who stated that he lives with chronic pain but its unclear whether or not he is a medical marijuana patient. The 11 supporting letters including 2 disqualifications have been attached.

	Packet Date	Support	Oppose	Total
Planning Commission	2/25/19		1	
	3/11/19		1	
	5/20/19		1	
Board	2/5/19	2	6	
	2/19/19		1	
	3/5/19		2	
	19-Mar	4	79	
	4/9/19		2	
	23-Apr-19		7	
	9-May-19	1	32	
	21-May-19	4	7	
Disqualification		-2		
		9	139	148
		6%	94%	100%
Disqualification			Address	
	5-Feb-19 Aislinn Deely	University of Michigan, Ann Arbor		
	21-May-19 Kirk	Boulder, Colorado		

2/16

If the Board really wants to provide access to medical marijuana, 1~2 dispensaries will do the job. Anything beyond that number requires a thorough study since marijuana is still strictly prohibited by federal law. Permitted 18 facilities will not bring convenience like coffee or bakery shops will do. Also we all know medical marijuana costs money due to zero tax revenue it brings and the high monitoring cost. The major reason for board members to support a large number of facilities is market competition. But it is very important to keep in mind that taxpayers are actually paying for each facility. The more facilities allowed, the more money the township will lose and thus more financial burden on taxpayers. Limiting the number of facilities will not affect competitive pricing because the facility can compete with several facilities in Lansing and East Lansing, which are located in close proximity to the Township.

I agree with Supervisor Mr. Ron Styka that there is no need for cultivation and processing of medical marijuana. The chemicals used to plant and process marijuana and waste disposal may cause air, soil and water pollution if not properly regulated. Currently there is no environmental control regulation in the proposed ordinance. Furthermore, the overlay districts for plantation and processing are very close to residential areas. If negatively impacted residents file lawsuits the attorney fees for the Township can easily add up to \$100,000. Also overlay district # 6 (Hagadorn & Mt. Hope road) is zoned as RP (Research Park) instead of I (Industrial). Its very disappointing that board members have ignored the recommendations from Planning Commission who has lots of expertise on land use.

I hope board Supervisor, Clerk, Treasurer and Trustees carefully consider all negative impacts and be conservative on this important subject. Thank you for all you do to keep Meridian safe and beautiful!

Sincerely,



Yingxin Zhou

To: Township Board of Meridian, regarding Mixed Use #19024/Special Use #19051

Well, it appears that you all are about to drink the Kool-aid here and allow this development to go ahead. You cannot make up for years of no development by trying to make it all happen overnight ... disaster looms. In this day and age, only idiots think they can bend their environment to their will without a huge cost.

The questions put to the developers regarding this project were well thought out and important. The answers given to most of them were pathetic ... *"this is an issue that is beyond our current planning", "We can't predict the future, "we simply don't have the information or resources to address this possible future scenario at this time"* ... these are all huge red flags. The project is too big, happening too quickly and will have a nightmare number of unforeseen consequence ... many that may be irreparable.

The parking issue is enormous ... it will affect any growth or enticement to be here in a New York minute. The development people have left you all hanging with inadequate answers to your most basic questions. And seeing as a portion of the parking is in a flood plain area, I can only hold my breath and imagine how much might be underwater for how long every year. Remember at this time the ground is open to absorbing any rain ... after this project, it will all be concrete with nowhere to go ... need I say more?

And the effect on the current traffic patterns ... please ... you do not need a study full of numbers and equations to know that an area which moves through over 32,000 vehicles a day will be nearly paralyzed by this addition. The study does not take into consideration that most of these people are NOT traveling at the posted speed limit of 30 miles an hour. They are barreling though here at over 40 without much regard for what is immediately around that curve at the park entrances. This translates into a constant stream of vehicles making it impossible to enter or exit Okemos Road. The time delay between Mt. Hope's light and Okemos/Hamilton light creates a wall of traffic nearly impossible to penetrate now at peak hours.

With the colossal addition projected by this development, none of us living here will have access to the roadway. Again, it might make it great for people who pass through ... yet it will be a nightmare for those of us who actually live here ... *including your new residents*. And as for a pedestrian friendly environment ... people can barely cross the intersection safely now, even with lights, as the right turn lane has people jumping the gun even as people step into the road. You take your life in your hands every time.

Stop thinking about just the money and remember that you are here to have a vision of the future for this entire area. More of this in future will destroy the lovely bit of nature/town atmosphere we currently enjoy ... to quote one of the recent Tony Award winners, "slow is the fastest way to get where you want to go." Things must be allowed to grow in their own time, in their own way ... to be as organic as the territory will accommodate ... nothing lasts that happens fast.

Thank you for your time and consideration ...

Patricia A. York, 4622 Okemos Road, Okemos, MI 48864

RECEIVED

JUN 12 2019

PROPOSED BOARD MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of June 4, 2019 as submitted.
- (2) Move to approve and ratify the minutes of the Special Meeting of June 11, 2019 as submitted.

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the June 4, 2019 Regular Meeting with the following amendment(s):
[insert amendments]
- (1) Move to approve and ratify the minutes of the June 11, 2019 Special Meeting with the following amendment(s):
[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, June 4, 2019 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT:

STAFF: Township Manager Walsh, Deputy Township Manager/ Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Finance Director Mattison.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Introduction of New Police Officer-Jaclyn Allen

Police Chief Plaga introduced the newest Police Officer with the Meridian Township Police Department, Jaclyn Allen.

B. Introduction of New Firefighter/Paramedic-Donald Carr

Fire Chief Hamel introduced the newest Firefighter/Paramedic with the Meridian Township Fire Department, Donald Carr.

C. Controlled by the Squirrels-Haslett Robotics Club

Steve Snead, Head Coach of the Haslett Robotics Club, introduced the Controlled by the Squirrels Haslett Robotics Club and announced their accomplishments.

D. Haslett & Okemos Library Annual Report

Anne Chapman, Head Librarian, Haslett Branch Capital Area District Library, presented current Haslett Branch Library programs and provided testimonial feedback from library patrons.

Betsy Hull, Head Librarian, Okemos Branch Capital Area District Library, presented on Okemos Branch Library extracurricular programs and community outreach initiatives.

Scott Duimstra, Executive Director, Capital Area District Library, thanked the Board and recognized the good work of the two Meridian Township Capital Area District Library Branches.

E. 2018 Audit-Yeo & Yeo

Ali Barnes, CPA, YEO & YEO, P.C., provided a presentation on the completed 2018 Financial Audit of Meridian Township.

Township Manager Walsh provided additional information on the 2018 Financial Audit.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:49 pm.

Quenda Story, 4526 Marlborough Dr., Okemos; spoke in support of the Meridian Township Police Senior Watch Program (Non-Agenda Item)

Frank Fuegate 500 S. French St., Columbus OH; (VP, Woda Cooper) spoke in support of Rezoning #19010 – Woda Cooper (Agenda Item 12A).

Supervisor Styka closed public remarks at 6:55 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported: Hosting of Cascade Township Fire Department, June 10 Planning Commission Bennett Road (Mayberry Homes) Rezoning, CATA RediRide Agreement, and Street Improvement Bond both on the August 6 ballot, Informational Neighborhood Meetings, June 29th is Celebrate Meridian.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported:

- Announced the upcoming August 6 Election, election inspectors needed; application available on Township Website or at Clerk's Office.

Trustee Opsommer reported:

- Attended Marketplace on the Green groundbreaking.

Trustee Jackson reported:

- Attended Tri-County Regional Planning Commission; presentation on CATA improvements.
- Attended Lansing Economic Area Partnership Board of Directors Meeting.

Treasurer Deschaine reported:

- Attended DDA meeting; discussed application for TIF grants

- Attended Township Promotions Ceremony.
- Attended Township Memorial Day Service. Thanked the Clerk for putting together a emotionally-moving service at the Glendale Cemetery.
- Attended Transportation Commission; discussed extended RediRide ridership hours.
- Announced upcoming Consumer Education series; will discuss phone, mail, e-scams

Trustee Wisinski reported:

- Showed appreciation to Parks Department and efforts with recreation programs.

Supervisor Styka reported:

- Announced upcoming Harris Nature Center activities.
- Announced Meridian Township Senior Center program; online safety and identity theft.

8. APPROVAL OF AGENDA

Trustee Opsommer requested to move Agenda Item 12B to Discussion under new Agenda Item 13B.

VOICE VOTE: Motion carried 7-0

Trustee Opsommer moved to approve the Agenda as amended. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Treasurer Deschaine moved to adopt the Consent Agenda as presented. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

A. Communications

Treasurer Deschaine moved that the communications be received and placed on file and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

B. Approval of Minutes – May 21, 2019 Regular Meeting

Treasurer Deschaine moved to approve and ratify the minutes of the Regular Meeting of May 9, 2019 as submitted. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Wisinski:

Common Cash		\$	352,522.11
Public Works		\$	41,459.59
Trust & Agency		\$	90.00
	Total Checks	\$	394,071.70
Credit Card Transactions		\$	13,224.73
May 16 to May 29			
	Total Purchases	\$	407,296.43
ACH Payments		\$	1,010,370.67

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Rezoning #19010 (Woda Cooper)

Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #19010 to rezone 4.6 acres located at the east end of Sirhal Drive, west of Greycliff Drive from RX (One and Two Family Residential) to RC (Multiple Family, 14 dwelling units per acre) for publication and subsequent adoption. Seconded by Trustee Opsommer.

Board discussion: conditions offered by applicant, affordable housing vs low-income apartments, rezoning is inconsistent with Future Land Use Map (FLUM) and 2018 Master Plan, low-income

housing already exists in area, need for young people to afford purchase of first house which current zoning supports, no neighbor support for rezoning, reassurances from developer regarding avoiding student housing, meets diversity goals, efforts of applicants to comply with PC recommendations, zoning density concerns, location of parcel, appropriateness vs inappropriateness of development, encourages diversity in Okemos School District, income-based housing.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Supervisor Styka, Trustees Wisinski, Opsommer, Sundland, Jackson

NAYS: Clerk Dreyfus

Motion carried 6-1

B. Rezoning #19050 (Fedewa Builders) – MOVED TO NEW DISCUSSION ITEM 13B

C. Recreational Marihuana

Treasurer Deschaine moved to adopt, for Introduction, the ordinance prohibiting Recreational Marihuana Establishments within the boundaries of Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, initiated Law 1 of 2018, as amended. Seconded by Trustee Jackson.

Board discussion: preserves Townships ability to manage marijuana facilities in Township, unknown impact of medical marihuana facilities, unknown implementation date by State agencies, “opt-in” possible at any time, monitoring cost of medical marihuana application/implementation process, Board can decide to opt-in to allow recreational marijuana facilities at any future time

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Supervisor Styka, Clerk Dreyfus, Trustees Opsommer, Sundland, Jackson, Wisinski

NAYS:

Motion carried 7-0

D. BWL Board of Commissioners Appointment

Clerk Dreyfus moved to reappoint Mike Froh to the Board of Water & Light Board of Commissioners for the term of July 1, 2019 to June 30, 2020. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

E. Whitehills Lakes #7 Streetlighting SAD

Trustee Opsommer moved to approve the Whitehills Lakes #7 Public Streetlighting Improvement Special Assessment District #428- Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk's Office, tentatively declaring intention to install and maintain two (2) traditional, with cut-off, streetlights and defray the cost of operation and maintenance by special

assessment against the 6 benefiting lots, and setting a public hearing for July 9, 2019. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer, Supervisor Styka, Treasurer Deschaine, Clerk Dreyfus

NAYS:

Motion carried 7-0

F. Newton Road Sanitary Sewer SAD #54 Resolution #1 & #2

Trustee Opsommer moved to approve Newton Road Public Sanitary Sewer Improvement Special Assessment District #54 Resolution #1 and Resolution #2 tentatively declaring the Township Board's intention to construct approximately 210' of 8" sanitary sewer along Newton Road, including installation of lateral lines; and to defray the cost by special assessment; tentatively designates the district; and sets a public hearing for June 18, 2019. Seconded by Trustee Jackson.

Board discussion: future ability for nearby park to hookup to sewer, option for property owners, connection fees, future drainage improvement, other failed septic systems.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine, Trustees Opsommer, Sundland, Wisinski, Jackson

NAYS:

Motion carried 7-0

G. Acceptance of 2018 Township Audit Findings

Treasurer Deschaine moved to approve the 2018 Audited Financial Statements as presented by Yeo & Yeo. Seconded by Trustee Opsommer.

Board discussion: quality of Finance Department, GFOA certification.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Wisinski, Sundland, Jackson, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka

NAYS:

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Downtown Development Authority (DDA) Tax Increment Financing (TIF) Policies and Procedures

Director Buck gave information on the policies and procedures pertaining to tax increment financing (TIF) applications within the Downtown Development Authority.

Justin Sprague, CIB Planning, provided an overview of the process taken to organize and prepare the TIF application process.

Board discussion: first community to allow TIF option and provide application process, requirement of developer proof of financing, possible 60 to 90 day application process, funding priorities, scoring process, concerns with TIFs used for “gap funding” – too vague and risky, concerns with large sum TIFs – results in larger rather than smaller-sized projects, community impact of TIF usage, importance of having development, cost of infrastructure, strict review process, Township discretion in providing gap funding, belief Board “rubberstamps” virtually all MUPUDs, belief in importance of using gap funding if needed, use of TIF to reduce blight, no gap funding in DDA scoring criteria on TIF application, cost of environmental cleanup.

Board consensus to place this item on for action at the next Board meeting.

B. Rezoning #19050 (Fedewa Builders)

Director Kieselbach provided an overview of the rezoning request by Fedewa Builders and the new conditions provided by the applicant.

Board discussion: conditions provided, addition of healthy trees, density in current zoning, develop belief in demand for family housing, potential for rehabilitating the drain on the parcel, public water and sewer availability, fits with housing across the street, chance for owner-occupied duplex, distance from MSU, development would be rental.

Board consensus to place this item on for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:23 pm.

Supervisor Styka Closed Public Remarks at 8:24 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. CLOSED SESSION – Review Legal Opinion Shop Town vs. Meridian Township

Trustee Jackson moved that the Board meet in closed session under section 8(e) of the Open Meetings Act to consult with the Township Attorney regarding trial or settlement strategy in connection with Shoptown LLC vs Meridian Charter Township. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Trustees Wisinski, Sundland, Jackson, Opsommer,
Supervisor Styka, Treasurer Deschaine, Clerk Dreyfus

NAYS:

Motion carried 7-0

Supervisor Styka moved the meeting into closed session at 8:25 pm.

Trustee Jackson moved to exit closed session and return to open session. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Opsommer, Jackson, Clerk Dreyfus,
Treasurer Deschaine, Supervisor Styka, Trustee Wisinski

NAYS:

Motion carried 7-0

Supervisor Styka moved the meeting out of closed session at 8:47 pm.

Trustee Opsommer moved to authorize Supervisor Styka and Clerk Dreyfus to sign the June 4, 2019 Consent Judgment as it relates to Case No. 18-413-AV Shop Town LLC vs Meridian Charter Township.

ROLL CALL VOTE: YEAS: Trustees Sundland, Opsommer, Jackson, Clerk Dreyfus,
Treasurer Deschaine, Supervisor Styka, Trustee Wisinski

NAYS:

Motion carried 7-0

17. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:50 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD SPECIAL MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, June 11, 2019 **6:00 pm.**

PRESENT: Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski

ABSENT: Clerk Dreyfus, Trustee Sundland

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Finance Director Mattison, Communications Director Guthrie, Assessor Lee, Human Resources Director Marx, Parks and Recreation Director Maisner, Economic Development Director Buck

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATION

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:02 pm.

Supervisor Styka closed public remarks at 6:03 pm.

6. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the Agenda as presented. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 5-0

7. BOARD DISCUSSION ITEMS

A. Semi-Annual Report

Township Manager Walsh introduced the Semi-Annual Report:

Director Maisner reported on Meridian Township Parks and Recreation projects and accomplishments.

Assessor Lee reported on the Meridian Township Assessing Department.

Director Gebes reported on the Meridian Township Information Technology Department.

Chief Hamel reported on the Meridian Township Fire Department.

Director Guthrie reported on Meridian Township Communications and Marketing.

Director Perry reported on the Meridian Township Public Works and Engineering Department.

Director Mattison reported on the Meridian Township Finance Department.

Director Marx reported on the Meridian Township Human Resources Department.

Director Kieselbach reported on the Meridian Township Community Planning & Development.

Director Buck reported on Meridian Township Economic Development.

Chief Plaga reported on the Meridian Township Police Department.

Manager Walsh provided a report on the Township.

Board discussion: 2019 Action Plan, positive efforts of staff.

8. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:11 pm.

Supervisor Styka Closed Public Remarks at 8:12 pm.

9. OTHER MATTERS AND BOARD MEMBER COMMENTS

10. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 5-0

Supervisor Styka adjourned the meeting at 8:12 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: June 18th, 2019
Re: Board Bills

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:

COMMON CASH	\$	181,998.10
PUBLIC WORKS	\$	548,013.73
TRUST & AGENCY	\$	7,375.28
	TOTAL CHECKS:	\$ 737,387.11
CREDIT CARD TRANSACTIONS May 30 to June 12	\$	18,473.04
	TOTAL PURCHASES:	<u>\$ 755,860.15</u>
ACH PAYMENTS	\$	<u>733,999.78</u>

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 06/18/2019 - 06/18/2019
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. 55TH DISTRICT COURT	FILE SMALL CLAIMS FOR UNPAID UNVOICES	65.00	100728
2. A C & E RENTALS INC	DOG PARK CONCRETE POUR	70.00	
3. CATHERINE ADAMS	REIMBURSEMENT FOR MILEAGE- APRIL/MAY	80.33	
4. AIRGAS GREAT LAKES	STANDING PO FOR MEDICAL OXYGEN	98.83	
	STANDING PO FOR MEDICAL OXYGEN	512.85	
	STANDING PO FOR MEDICAL OXYGEN	85.37	
	TOTAL	697.05	
5. ALLGRAPHICS CORP	SUMMER CAMP T-SHIRTS FOR HNC	728.15	
6. ROXANNE ANDREWS	FARM MARKET VENDOR	42.00	
7. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	66.02	
	FLYERS FOR HASLETT SOCCER/FLAG FOOTBALL	150.10	
	TOTAL	216.12	
8. AT & T	MONTHLY SERVICE	30.22	
9. AT & T	MONTHLY SERVICE	140.72	
	MONTHLY SERVICE	192.39	
	MONTHLY SERVICE	306.46	
	MONTHLY SERVICE	187.74	
	MONTHLY SERVICE	3,030.01	
	MONTHLY SERVICE	541.79	
	MONTHLY SERVICE	581.79	
	TOTAL	4,980.90	
10. AT & T MOBILITY	MONTHLY SERVICE	74.36	100721
11. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2019	36.19	
	4 ADJ WRENCHS	7.59	
	FLEET REPAIR PARTS 2019	225.28	
	FLEET REPAIR PARTS 2019	136.09	
	FLEET REPAIR PARTS 2019	(112.29)	
	TOTAL	292.86	
12. BARYAMES CLEANERS	STANDING PO FOR DRY CLEANING	57.00	
13. BIDCORP.COM	COMMISSION ON AUCTION ITEMS	195.78	
14. BLACKBURN MFG CO	MARKING PAINT	184.01	
15. BOARD OF WATER & LIGHT	2019 STREETLIGHT SERVICE	(27.71)	
16. JEFFORY BROUGHTON	RADIO MAINTENANCE FOR POLICE	412.00	
17. BSN SPORTS	BASEBALL HATS AND SOFTBALL VISORS FOR OKEMOS, HASL	3,801.45	
	YOUTH BASEBALL HATS	91.00	
	PANTS FOR 1-8 GRADE OKEMOS HASLETT BASEBALL SOFTBA	1,762.45	
	BATTING TEE FOR YOUTH SPORTS	249.87	
	HASLETT BASEBALL SOCKS	61.95	
	BASEBALL GEAR	244.48	
	TOTAL	6,211.20	
18. CHRIS BUCK	REIMBURSEMENT FOR MILEAGE - MAY	159.14	

06/13/2019 02:55 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 06/18/2019 - 06/18/2019
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
19. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2019	40.13	
	MECHANICS UNIFORMS 2019	40.13	
	MECHANICS UNIFORMS 2019	48.35	
	TOTAL	128.61	
20. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - MAY	5,990.20	
21. CITY PULSE	TWP NOTICES	191.70	
22. COLOR OF SOUND AUDIO	STAGE AND AUDIO FOR CELEBRATE MERIDIAN	2,000.00	
23. COMCAST	MONTHLY SERVICE	151.85	
24. CONSUMERS ENERGY	CRC EMERG PM'T TO AVOID UTILITY TURN OFF	191.39	100722
25. CONSUMERS ENERGY	MONTHLY SERVICE	991.43	
26. COURTESY FORD	FORD FLEET REPAIR PARTS 2019	36.25	
	FORD FLEET REPAIR PARTS 2019	1,129.00	
	FORD FLEET REPAIR PARTS 2019	1,069.15	
	FORD FLEET REPAIR PARTS 2019	102.89	
	FORD FLEET REPAIR PARTS 2019	66.88	
	TOTAL	2,404.17	
27. CRANDELL BROS TRUCKING CO	22 A NATURAL GRAVEL	965.60	
28. CULLIGAN WATER CONDITIONING	WATER SOFTENER SALT	18.40	
29. CUMMINS BRIDGEWAY LLC	GENERATOR MAINTENACE 2019	44.23	
	GENERATOR MAINTENACE 2019	412.05	
	TOTAL	456.28	
30. DAVID BANKS	EVENTIDE BAND FOR THE 2019 CELEBRATE MERIDIAN EVEN	500.00	
31. DBI	MISC OFFICE SUPPLIES	24.41	
	OFFICE SUPPLIES	3.00	
	TOTAL	27.41	
32. DELHI PARKS & RECREATION	OKEMOS/HASLETT SOFTBALL TEAM REGISTRATION	200.00	
33. DELL MARKETING LP	DELL CTO DESKTOP FOR STEPHEN GEBES	1,596.89	
34. PHIL DESCHAIINE	RIMBURSEMENT FOR MILEAGE/GARAGE MMTA CONF	105.60	
35. ELLEN JONES DILLMAN	VOLUNTEER COORDINATOR 2019 SPRING RECYCLING	500.00	
36. DOLCI ITALIAN BAKEHOUSE	FARM MARKET VENDOR	7.00	
37. EASTERN MI CONTRACTING, LLC	OKEMOS ROAD BOARDWALK 2019	40,500.00	
38. ESSL	FALL SPRING TEAM REGISTRATIONS/2YRS	1,560.00	

Vendor Name	Description	Amount	Check #
39. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES - LABOR	840.00	
	LEGAL FEES	223.96	
	LEGAL FEES - LABOR	365.00	
	LEGAL FEES	34.00	
	LEGAL FEES - LABOR	4,260.00	
	LEGAL FEES	5,541.00	
	LEGAL FEES - LAND	374.00	
	LEGAL FEES	2,087.00	
	LEGAL FEES	100.00	
	LEGAL FEES	180.00	
	LEGAL FEES	2,746.00	
	LEGAL FEES	220.00	
	LEGAL FEES	260.00	
	LEGAL FEES	1,000.00	
	LEGAL FEES	81.07	
	LEGAL FEES - LABOR	40.54	
	LEGAL FEES	592.83	
	LEGAL FEES	506.69	
	LEGAL FEES	490.47	
	LEGAL FEES	1,826.10	
	LEGAL FEES	1,238.34	
	TOTAL	23,007.00	
40. FIRE SERVICE MANAGEMENT	STANDING PO FOR FIRE GEAR CERT./CLEANING	445.50	
41. FIRST COMMUNICATIONS	MONTHLY SERVICE	900.39	
42. FORESIGHT GROUP	WATER BILLS 5/31	463.71	
43. FRONT LINE APPRAISAL INC	COMMERCIAL APPRAISAL	4,000.00	
44. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICES	2,765.52	
45. GCC ORGANICS	FARM MARKET VENDOR	11.00	
46. GRANGER	RUBBISH AND RECYCLING DISPOSAL SERVICES	114.33	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	131.32	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	74.26	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	78.28	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	160.23	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	87.00	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	17.50	
	TOTAL	662.92	
47. MARYANN GROOP	REIMBURSEMENT FOR FOOD/MILEAGE TO MMTA CONF	126.50	
48. GABRIEL, ROEDER, SMITH & COMP	REPORT ON HEALTH BENEFITS AS OF 12/31/18	12,250.00	
49. HAMMOND FARMS	LANDSCAPE MULCH 2019	65.88	
	LANDSCAPE MULCH 2019	65.88	
	TOTAL	131.76	
50. LEROY HARVEY	REIMBURSEMENT MILEAGE- MAY/JUNE	13.34	
51. WILBUR HOCHSTETLER	FARM MARKET VENDOR	334.00	
52. KOLACHE KITCHEN	FARM MARKET VENDOR	37.00	
53. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	786.30	
54. MACOMB COMMUNITY COLLEGE	TRAINING FOR OFFICER SLAVICK	1,100.00	
55. MARSH POINTE APARTMENTS	CRC EMERG PM'T TO AVOID EVICTION	291.00	100723

Vendor Name	Description	Amount	Check #
56. MASON RAILTIME ADVENTURES	CARNIVAL RIDES FOR CELEBRATE MERIDIAN 2019	2,500.00	
57. MBSC	OKEMOS/HASLETT SOFTBALL TEAMS	600.00	
58. MCKESSON MEDICAL-SURGICAL	GOV SOL		
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	590.87	
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	20.77	
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	187.50	
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	2,300.68	
	TOTAL	3,099.82	
59. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CKING P/R 6.7.19	870.23	
60. MEDICAL MANAGEMENT SYSTEMS	OF		
	AMBULANCE BILLING SERVICE	7,991.04	
61. MERIDIAN MALL LIMITED PARTNERS	CONTRACT WITH MERIDIAN MALL SUMMER/FALL EVENTS	250.00	
62. MICHIGAN ASSOCIATION OF HOSTAGE	TRAINING FOR LOFTON & PAYNE/HOSTAGE NEGOTIATOR CON	300.00	
63. KEITH MINAYA	SOULTICE BAND FOR CELEBRATE MERIDIAN	900.00	
64. MYERS PLUMBING	WONCH PARK RESTROOM BACK UP	265.00	
	WONCH PARK RESTROOM BACKUP	559.00	
	TOTAL	824.00	
65. NAPA	FLEET REPAIR PARTS 2019	277.94	
66. PARAMOUNT COFFEE CO.	COFFEE	155.50	
67. PECKHAM	CUSTODIAL SERVICES 2019	6,391.99	
68. PEOPLEFACTS LLC	PROFESSIONAL SERVICES	41.67	
69. MERIDIAN TOWNSHIP PETTY CASH	REIM K LYSIK LUNCH OUT OF COUNTY LUNCH	6.82	
	REIMB E. BESONER LUNCH-FATAL ACCIDENT CLASS	12.69	
	REIMB E. BESONER LUNCH TRAININGS OUT OF COUNTY	25.00	
	REIB P DESCHAIINE FOR JEOPORDY ASSESSMENTS	68.00	
	REIMB F WALSH MANAGERS LUNCHEION	12.50	
	REIMB F WALSH PARKING CAPITAL CONF MML	7.00	
	REIMB B PRIESE FOR FASTENORS HASLETT TRUE VALUE	9.44	
	REIMB E LINN FOR LUNCH TRAINING	5.00	
	TOTAL	146.45	
70. PITNEY BOWES	LEASING CHARGE	943.65	
71. PLANETX INC	FAMILY ACTIVITY AREA INFLATABLES FOR CELEBRATE MER	3,665.00	
72. POSTMASTER	CYCLE 6 STATEMENTS	312.24	100729
	POSTAGE FOR AV APPLICATION POSTCARDS	801.20	100726
	TOTAL	1,113.44	
73. PRINTING SYSTEMS INC	PAYROLL CHECKS	160.89	
74. PRINT MAKERS SERVICE INC	KIP PRINTER MAINTENANCE	34.20	
75. PRO-TECH MECHANICAL SERVICES	2019 HVAC REPAIRS	360.00	
76. PURCHASE POWER	PAY OFF LINE OF CREDIT	1,500.00	
77. RECLAIMED BY DESIGN	2019 MONTHLY OPERATION OF RECYCLING CENTER	2,000.00	
78. MERIDIAN TOWNSHIP RETAINAGE	OKEMOS ROAD BOARDWALK 2019	3,500.00	
79. KIT RICH	REIMBURSEMENT FOR MILEAGE - MAY	59.16	

06/13/2019 02:55 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 06/18/2019 - 06/18/2019
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
80. ROWERDINK AUTOMOTIVE PARATS			
	FLEET REPAIR PARTS 2019	230.38	
	FLEET REPAIR PARTS 2019	49.29	
	FLEET REPAIR PARTS 2019	189.84	
	FLEET REPAIR PARTS 2019	63.12	
	TOTAL	532.63	
81. BETTY ANNE RUPLEY			
	FARM MARKET VENDOR	52.00	
82. SHAHEEN CHEVROLET INC			
	CREDIT FROM INV#806393	(10.42)	
83. SPARROW OCCUPATIONAL			
	PROFESSIONAL SERVICES	1,036.50	
	PROFESSIONAL SERVICES	642.50	
	TOTAL	1,679.00	
84. SPARTAN CHASSIS INC			
	ESTIMATE REPAIR FRONT BRAKES ENGINE 91	1,406.22	
85. STATE OF MICHIGAN			
	QUALITY ASSURANCE ASSESSMENT	2,906.10	
86. ST MARTHA CONFERENCE OF			
	CRC REIMB FOR PM'T TO AVOID EVICTION	200.00	100724
	REIMBURSEMENT TO AVOID UTILITY SHUTOFF	353.46	100727
	TOTAL	553.46	
87. ST THOMAS AQUINAS PARISH			
	REIMB FOR PM'T TO AVOID EVICTION	800.00	100725
88. THE CHEESE PEOPLE OF GRAND RAPIDS			
	FARM MARKET VENDOR	37.00	
89. T MOBILE			
	MONTHLY SERVICE	28.26	
90. TRUGREEN			
	FIELD WEED AND FEED 2019	271.00	
91. URBAN LAND INSTITUTE			
	MEMBERSHIP KIESELBACH	220.00	
92. VAN ATTA'S FLOWER SHOP			
	GARDEN CLUB	299.98	
	GARDEN CLUB	356.60	
	GARDEN CLUB	105.10	
	GARDEN CLUB	60.87	
	GARDEN CLUB	13.50	
	TOTAL	836.05	
93. VARIPRO BENEFIT ADMINISTRATORS			
	FLEX ADMINISTRATION JULY	12,334.20	
94. JOE WADE			
	REIMBURSEMENT FOR MILEAGE TO CODE ENFOR CONF	208.80	
95. WASTE MANAGEMENT			
	ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL	428.44	
96. WILLIAMSTON ENRICHMENT			
	BASKETBALL GYM RENTAL	1,190.00	
97. DALE WOODS			
	FARM MARKET VENDOR	27.00	
98. ZOLL MEDICAL CORP			
	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIPMENT	532.50	
TOTAL - ALL VENDORS		181,998.10	

Vendor Name	Description	Amount	Check #
1. AEGION-CORRPRO			
	WATER TANK CATHODIC PROTECTION SERVICE AGREEMENT	1,450.00	
2. BELL EQUIPMENT CO			
	SONETICS COMMUNICATION EQUIPMENT	13,125.00	
3. CITY OF EAST LANSING			
	SEWER OPERATIONS - JUNE	246,359.17	
	OPERATING COSTS - JUNE	258,171.25	
	TOTAL	504,530.42	
4. COUNTRY VIEW ESTATES			
	REIMBURSEMENT FOR 5122 CHAGGAL	2,000.00	
	REIMBURSEMENT 1410 KALORAMA	2,000.00	
	TOTAL	4,000.00	
5. CUMMINS BRIDGEWAY LLC			
	GENERATOR MAINTENACE 2019	259.92	
	GENERATOR MAINTENACE 2019	370.07	
	GENERATOR MAINTENACE 2019	370.07	
	GENERATOR MAINTENACE 2019	370.07	
	GENERATOR MAINTENACE 2019	259.92	
	GENERATOR MAINTENACE 2019	259.92	
	GENERATOR MAINTENACE 2019	259.92	
	GENERATOR MAINTENACE 2019	267.77	
	TOTAL	2,417.66	
6. DIVERSIFIED NATIONAL TITLE AGENCY			
	REFUND OVERPM'T FINAL #WABA-004114-0000-01	22.25	
	REFUND OVERPM'T FINAL #ROBN-002537-0000-02	60.00	
	TOTAL	82.25	
7. EJ USA, INC.			
	WATER SYSTEM REPAIR PARTS- HYDRANT CONVERSION AND	4,916.30	
8. FERGUSON WATERWORKS #3386			
	WATER SYSTEM REPAIR PARTS	560.00	
	WATER SERVICE INSTALLATION PARTS	7,238.26	
	WATER SYSTEM REPAIR PARTS	1,200.00	
	WATER SYSTEM REPAIR PARTS 2019	11.40	
	LF 1-1/2 CTS QJX MTRFLG STRT BV	331.00	
	TOTAL	9,340.66	
9. GALLAGHER BENEFIT SERVICES, INC			
	HEALTH & WELFARE CONSULTING SERVICE	484.48	
10. PATRICK MCNEAL			
	REFUND OVERPM'T FINAL #GRMA-006000-0000-10	22.00	
11. ONE WAY ASPHALT PAVING			
	ASPHALT REPAIRS	3,387.95	
12. JEFFREY & JAMIE RAHRIG			
	REIMBURSEMENT FOR 6158 COTTAGE DRIVE	2,000.00	
13. JESSICA ROBRAHN			
	REFUND OVERPM'T FINAL #ROYA-006290-0000-05	10.24	
14. SAFETY SERVICES INC			
	SAFETY VESTS	61.77	
15. SCHROEDER BUILDERS			
	REIMBURSEMENT FOR 3665 BANDERA	2,000.00	
16. TITLE RESOURCE AGENCY			
	REFUND OVERPM'T FINAL #GRAY-004224-0000-02	150.00	
	REFUND OVERPM'T FINAL #WTAS-005594-0000-04	35.00	
	TOTAL	185.00	
TOTAL - ALL VENDORS		548,013.73	

06/13/2019 02:55 PM
User: hudecek
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 06/18/2019 - 06/18/2019
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. BLUEFISH SIGNS & ADVERTISING	PRIOR YRS STC REFUND REQUEST DOCKET#154-19-0130	123.48	12602
2. CAPITAL AREA DISTRICT LIBRARY	DELINQ PERSONAL PROPERTY TAX COLLECTED	346.59	12604
3. CATA	DELINQ PERSONAL PROPERTY TAX COLLECTED	668.13	12605
4. CAPITAL REGION AIRPORT AUTHORITY	DELINQ PERSONAL PROPERTY TAX COLLECTED	155.28	12606
5. HASLETT PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	97.46	12609
6. INGHAM INTERMEDIATE SCHOOL	DELINQ PERSONAL PROPERTY TAX COLLECTED	1,387.09	12610
7. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY TAX COLLECTED	845.91	12607
8. MERIDIAN CHARTER TOWNSHIP	7 CHECKS FROM TA UNDER ESCHEAT LIMIT - SOM	89.78	
9. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	3,114.59	12608
10. STATE OF MICHIGAN	ENDING SOR REGISTRATION DATE 5/31/19	90.00	
11. TIGER AND DRAGON INC	REFUND OVERPM'T DELINQ PERSONAL PROPERTY TAX	456.97	
TOTAL - ALL VENDORS		7,375.28	

Credit Card Report 5/31 to 6/12

Posting Date	Merchant Name	Amount	Name
2019/05/31	4ALLPROMOS	\$495.50	LUANN MAISNER
2019/06/04	4IMPRINT	\$476.85	LUANN MAISNER
2019/06/04	AMAZON.COM*M60I164S2	\$8.99	KRISTI SCHAEING
2019/06/03	AMAZON.COM*M65OU8NN1 AMZN	\$47.75	KATHERINE RICH
2019/06/07	AMAZON.COM*M675I7LS0	\$123.21	KRISTI SCHAEING
2019/06/07	AMAZON.COM*M699M8420 AMZN	\$19.76	MICHELLE PRINZ
2019/05/30	AMAZON.COM*MN4VI87H0 AMZN	\$38.44	MICHELLE PRINZ
2019/05/30	AMAZON.COM*MN5NR7UT2 AMZN	\$9.40	MICHELLE PRINZ
2019/05/30	AMAZON.COM*MN5R867L0 AMZN	\$109.99	MICHELLE PRINZ
2019/06/03	AMZN MKTP US*M611R5CT2 AM	\$32.05	MICHELLE PRINZ
2019/06/06	AMZN MKTP US*M62RY3EC1 AM	\$52.19	KRISTI SCHAEING
2019/06/12	AMZN MKTP US*M62W08ES0	\$20.97	CATHERINE ADAMS
2019/06/07	AMZN MKTP US*M65YW3J32 AM	\$272.93	MICHELLE PRINZ
2019/06/07	AMZN MKTP US*M66BB74M0 AM	\$175.89	MICHELLE PRINZ
2019/06/10	AMZN MKTP US*M66TG6AU2 AM	\$29.99	MICHELLE PRINZ
2019/06/10	AMZN MKTP US*M66TN1LX0 AM	\$25.50	MICHELLE PRINZ
2019/06/06	AMZN MKTP US*M67AY5F20 AM	\$23.63	KRISTI SCHAEING
2019/06/10	AMZN MKTP US*M68C05EV2	\$69.99	KRISTI SCHAEING
2019/06/03	AMZN MKTP US*MN12Q0ID0 AM	\$3.93	MICHELLE PRINZ
2019/05/31	AMZN MKTP US*MN53V0IZ2	\$14.79	KATHERINE RICH
2019/06/06	BELLE TIRE 044	\$70.00	JIM HANSEN
2019/06/03	BEST BUY 00004168	\$124.97	KATHERINE RICH
2019/06/10	BIGGBY COFFEE #0285	\$20.13	RICHARD GRILLO
2019/06/03	BLIMPIE SUBS	\$128.04	WILLIAM PRIESE
2019/06/03	CANCUN MEXICAN GRILL	\$51.74	DEBORAH GUTHRIE
2019/06/11	CHANNING BETE CO AHA	\$58.00	WILLIAM PRIESE
2019/06/11	DEQ DW TRAIN AND CERTIFY	\$95.00	KEITH HEWITT
2019/06/05	DICK'S CLOTHING&SPORTING	(\$25.43)	MICHAEL DEVLIN
2019/06/10	DICK'S CLOTHING&SPORTING	\$73.96	MATT FOREMAN
2019/06/05	DMI* DELL HLTHCR/PTR	\$29.58	STEPHEN GEBES
2019/06/12	DSS*ACHIEVMNTPRODUCTS	\$245.72	CATHERINE ADAMS
2019/06/10	DUNHAMS 066	\$19.98	WILLIAM PRIESE
2019/06/10	DUNKIN #353288 Q35	\$9.49	RICHARD GRILLO
2019/05/30	EJ USA DETROIT	\$46.89	CHAD HOUCK
2019/05/31	EPIC SPORTS, INC.	\$192.73	MICHAEL DEVLIN
2019/06/03	FACEBK YF8F7KN592	\$16.90	MICHAEL DEVLIN
2019/06/12	FATHEAD 877-328-4323	\$129.99	RICHARD GRILLO
2019/06/03	FEDEX 787576540614	\$167.05	TAVIS MILLEROV
2019/06/10	FEDEX OFFIC40600004069	\$634.01	MIRIAM MATTISON
2019/05/30	FERGUSON WTRWRKS #3386	\$45.18	DAVID LESTER
2019/05/31	FORESIGHT GROUP INC	\$78.30	KATHERINE RICH
2019/06/03	FORESIGHT GROUP INC	\$17.00	KRISTI SCHAEING
2019/05/30	FUN EXPRESS	\$63.90	MICHAEL DEVLIN
2019/06/10	FUN EXPRESS	\$51.89	MICHAEL DEVLIN
2019/06/04	GLOCK PROFESSIONAL INC	\$250.00	SCOTT DAWSON
2019/06/04	GLOCK PROFESSIONAL INC	\$250.00	SCOTT DAWSON
2019/06/04	GLOCK PROFESSIONAL INC	\$250.00	SCOTT DAWSON
2019/06/03	GOOGLE *RIPL	\$119.88	DEBORAH GUTHRIE
2019/06/05	GRAFF-CHEVROLET-OKEMOS	\$110.00	TODD FRANK
2019/06/10	GRUBHUBSTATESIDEDELIR	\$80.50	RICHARD GRILLO
2019/05/30	HASLETT TRUE VALUE HARDW	\$3.96	JIM HANSEN
2019/06/05	HASLETT TRUE VALUE HARDW	\$0.94	TODD FRANK

2019/06/04	HASLETT TRUE VALUE HARDW	\$32.96	JAY GRAHAM
2019/06/12	HOBBY LOBBY #360	\$33.35	CATHERINE ADAMS
2019/05/31	HOMEDPOT.COM	\$125.96	KELSEY DILLON
2019/06/12	IN *IDENTITYLINKS INC.	\$204.30	YOUNES ISHRAIDI
2019/06/12	INGHAM COUNTY ROD	\$30.00	YOUNES ISHRAIDI
2019/06/03	INT'L CODE COUNCIL INC	\$339.00	TAVIS MILLEROV
2019/05/30	JIMMY JOHNS - 90055 - MOT	\$255.28	LUANN MAISNER
2019/05/31	JIMMY JOHNS - 90055 - MOT	(\$13.32)	LUANN MAISNER
2019/06/03	KROGER #852	\$18.02	WILLIAM PRIESE
2019/06/05	LANSING COMMUNITY COLL	\$166.00	WILLIAM PRIESE
2019/06/05	LANSING COMMUNITY COLL	\$5.50	WILLIAM PRIESE
2019/06/05	LANSING STADIUM M 4004027	\$1,600.00	MICHELLE PRINZ
2019/06/12	MEIJER # 025	\$154.30	CATHERINE ADAMS
2019/05/31	MEIJER #253	\$9.99	BART CRANE
2019/06/11	MEIJER #253	\$30.00	MICHAEL DEVLIN
2019/05/30	MEIJER INC #025 Q01	\$43.62	DARCIE WEIGAND
2019/06/06	MEIJER INC #025 Q01	\$32.61	DARCIE WEIGAND
2019/06/10	MEIJER INC #025 Q01	\$155.64	KELSEY DILLON
2019/06/10	MEIJER INC #025 Q01	\$16.74	KYLE ROYSTON
2019/05/31	MEIJER INC #025 Q01	\$10.99	BART CRANE
2019/05/31	MEIJER INC #025 Q01	\$27.99	KRISTEN COLE
2019/06/10	MEIJER INC #025 Q01	\$13.17	ROBIN FAUST
2019/06/10	MEIJER INC #025 Q01	\$25.98	RICHARD GRILLO
2019/06/03	MEIJER INC #025 Q01	\$39.59	WILLIAM PRIESE
2019/06/03	MEIJER INC #025 Q01	\$18.46	CATHERINE ADAMS
2019/06/10	MEIJER INC #052 Q01	\$39.92	WILLIAM PRIESE
2019/06/11	MICHIGAN METER #3373	\$380.00	CHAD HOUCK
2019/06/06	OCC WEB PAYMENT	\$750.00	SCOTT DAWSON
2019/05/30	OFFICEMAX/OFFICEDEPT#3379	\$68.99	TODD FRANK
2019/06/12	PARKING EP/PS	\$2.50	KATHERINE RICH
2019/06/07	PAYPAL *CITYSPARK	\$59.99	ANDREA SMILEY
2019/06/06	PAYPAL *GLOVENSAFET	\$233.90	ROBERT MACKENZIE
2019/06/07	PAYPAL *HOMELANDSIX	\$137.10	WILLIAM PRIESE
2019/06/11	PAYPAL *HOMELANDSIX	\$137.10	WILLIAM PRIESE
2019/06/11	PAYPAL *ZORO.COM	\$78.81	WILLIAM PRIESE
2019/06/11	PERSONALIZED PAPER STORE	\$134.12	ANDREA SMILEY
2019/06/06	PETSMART # 0724	\$27.28	CATHERINE ADAMS
2019/06/10	PP*GRANDRIVERB	\$38.96	ROBIN FAUST
2019/06/10	QUALITY DAIRY 31280027	\$31.17	DARCIE WEIGAND
2019/05/31	SCHOOLCRAFT WEB PAY	\$160.00	SCOTT DAWSON
2019/05/31	SCHOOLCRAFT WEB PAY	\$160.00	SCOTT DAWSON
2019/06/06	SE EQUIPMENT HOLT	\$15.85	ROBERT STACY
2019/06/04	SHAHEEN CHEVROLET	\$219.05	TODD FRANK
2019/06/10	SHAHEEN CHEVROLET	\$142.49	TODD FRANK
2019/06/10	SOLDANS FEEDS & PET S	\$10.74	KATHERINE RICH
2019/06/03	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2019/06/03	STAPLES 00103242	\$49.99	WILLIAM PRIESE
2019/06/10	SUPERIOR MATERIAL HOLDIN	\$1,167.75	DENNIS ANTONE
2019/06/05	TACTICALGEAR.COM	\$99.95	KYLE ROYSTON
2019/06/05	TACTICALGEAR.COM	\$197.85	KYLE ROYSTON
2019/06/07	TARGET 00003657	\$5.79	MIRIAM MATTISON
2019/06/03	THE HOME DEPOT #2723	\$59.97	ROBERT STACY
2019/06/07	THE HOME DEPOT #2723	\$32.39	ROBERT STACY
2019/06/03	THE HOME DEPOT #2723	\$41.82	CHAD HOUCK
2019/06/05	THE HOME DEPOT #2723	\$4.06	KYLE ROYSTON

2019/06/10	THE HOME DEPOT #2723	\$0.63	WILLIAM RICHARDSON
2019/05/30	THE HOME DEPOT #2723	\$45.68	PETER VASILION
2019/06/03	THE HOME DEPOT #2723	(\$13.97)	PETER VASILION
2019/06/06	THE HOME DEPOT #2723	\$20.77	PETER VASILION
2019/05/31	THE HOME DEPOT #2723	\$19.94	ROBIN FAUST
2019/05/30	THE HOME DEPOT #2723	\$59.74	JANE GREENWAY
2019/06/10	THE HOME DEPOT #2723	\$54.00	JANE GREENWAY
2019/05/30	THE HOME DEPOT #2723	\$27.16	DAVID LESTER
2019/06/03	THE HOME DEPOT #2723	\$50.88	DAVID LESTER
2019/06/06	THE HOME DEPOT #2723	\$41.34	DAVID LESTER
2019/06/03	THE HOME DEPOT #2723	\$57.73	ROBERT MACKENZIE
2019/06/03	THE HOME DEPOT #2723	\$19.99	TOM OXENDER
2019/06/10	THE HOME DEPOT #2723	\$1.68	TOM OXENDER
2019/06/06	THE HOME DEPOT #2723	\$71.67	KEITH HEWITT
2019/06/06	THE HOME DEPOT #2723	\$36.20	KEITH HEWITT
2019/06/05	THE HOME DEPOT #2723	\$193.01	MATT FOREMAN
2019/06/05	THE HOME DEPOT #2723	\$23.26	MATT FOREMAN
2019/06/06	THE HOME DEPOT #2723	\$24.42	MATT FOREMAN
2019/06/06	THE HOME DEPOT #2723	\$59.41	MATT FOREMAN
2019/06/06	THE HOME DEPOT #2723	\$157.38	MATT FOREMAN
2019/06/07	THE HOME DEPOT #2723	\$14.78	MATT FOREMAN
2019/06/10	THE HOME DEPOT #2723	\$35.37	MATT FOREMAN
2019/06/05	THE HOME DEPOT 2723	\$292.85	PETER VASILION
2019/06/05	THE HOME DEPOT 2723	\$328.00	DAVID LESTER
2019/06/06	THE INTERNATIONAL SOCI	\$125.00	WILLIAM PRIESE
2019/06/06	TOP HAT CRICKET FARM INC	\$28.92	CATHERINE ADAMS
2019/05/30	TOTALLYPROMOTIONAL.COM	\$180.00	LUANN MAISNER
2019/06/11	TRACTOR SUPPLY #1149	\$79.98	TODD FRANK
2019/05/31	TRI STATE TROPHIES	\$233.95	DARCIE WEIGAND
2019/05/30	USPS PO 2569800864	\$25.50	ROBIN FAUST
2019/06/03	VAN ATTAS FLOWER SHOP	\$44.99	JANE GREENWAY
2019/05/30	VERIZON WRLS M4806-01	\$839.96	STEPHEN GEBES
2019/05/31	VERIZON WRLS M4806-01	\$67.47	STEPHEN GEBES
2019/06/05	VERIZON WRLS M4806-01	\$119.82	STEPHEN GEBES
2019/06/05	VERIZON WRLS M4806-01	\$1,469.93	STEPHEN GEBES
2019/06/11	VIECO INC. DBA PROMOTIONC	\$273.68	LUANN MAISNER
2019/06/10	WAL-MART #2866	\$20.90	ROBIN FAUST
2019/06/10	WAL-MART #2866	\$4.56	RICHARD GRILLO

TOTAL	\$18,473.04
--------------	--------------------

ACH Transactions

Date	Payee	Amount	Purpose
06/12/19	Meridian Township	773.35	Utility Billing
06/11/19	Blue Care Network	14,519.24	Employee Health Insurance
06/10/19	Delta Dental	14,623.17	Employee Dental Insurance
06/10/19	Health Equity	253.32	Employee Health Savings Contribution
06/05/19	ICMA	40,097.62	Payroll Deductions 6/07/19 Payroll
05/31/19	IRS	4,315.44	Payroll Taxes special 5/31/19 Payroll
06/05/19	IRS	95,777.10	Payroll Taxes 6/07/19 Payroll
06/05/19	MERS	226,130.90	Employee Retirement
06/05/19	OPEB	60,000.00	Other Post Employee Benefits
05/31/19	Various Financial Institutions	9,487.02	Direct Deposit special Payroll 5/31/19
06/05/19	Various Financial Institutions	268,022.62	Direct Deposit 6/07/19 Payroll
Total ACH Payments		<u><u>733,999.78</u></u>	



To: Board Members
From: Joyce A. Marx, Human Resources Director
Date: June 14, 2019
Re: Ratification of New Police Officer Appointment

The Township has presented a conditional offer of employment to a qualified police officer candidate. The prospective hiring will bring the staffing level of the police department to 40 sworn personnel.

David Reinke graduated from Haslett High School, obtained his Bachelor's Degree in Criminal Justice from Grand Valley State University and graduated from the Memphis Police Academy where he worked for the Memphis Police Department, for over one year, prior to moving back to Meridian Township.

A motion is prepared for Board consideration:

MOVE TO RATIFY THE APPOINTMENT OF DAVID REINKE TO THE POSITION OF POLICE OFFICER CONTINGENT UPON SUCCESSFUL COMPLETION OF THOSE ITEMS STIPULATED IN THE CONDITIONAL OFFER OF EMPLOYMENT.



To: Township Board
From: LuAnn Maisner
Director of Parks and Recreation
Date: June 12, 2019
Re: Property Donation - Pinnavaia

The Park Commission is interested in accepting a property donation of a 2.1-acre parcel adjacent to Brattin Woods Park in Sleepy Hollow subdivision from Marilyn and Thomas Pinnavaia. A donation agreement has been executed and a Phase I Environmental Site Assessment completed. The Planning Commission approved the Section 61 Review during their meeting on February 11, 2019.

Information on Property:

Location: W Sleepy Hollow Ln., East Lansing, MI 48823
Parcel Number: 33-02-02-09-201-013
Area: 2.1 acres

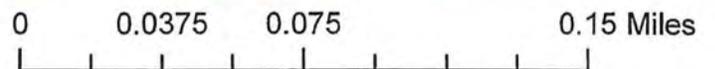
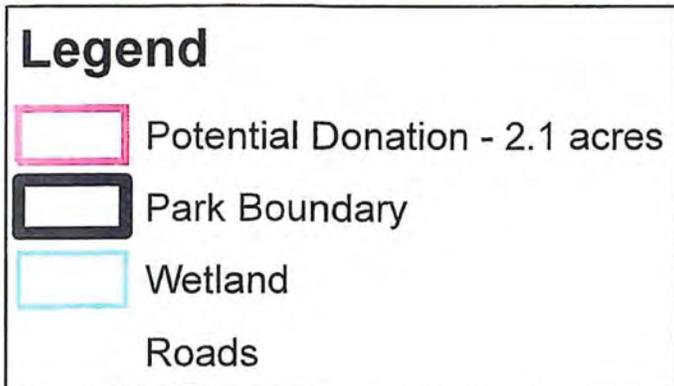
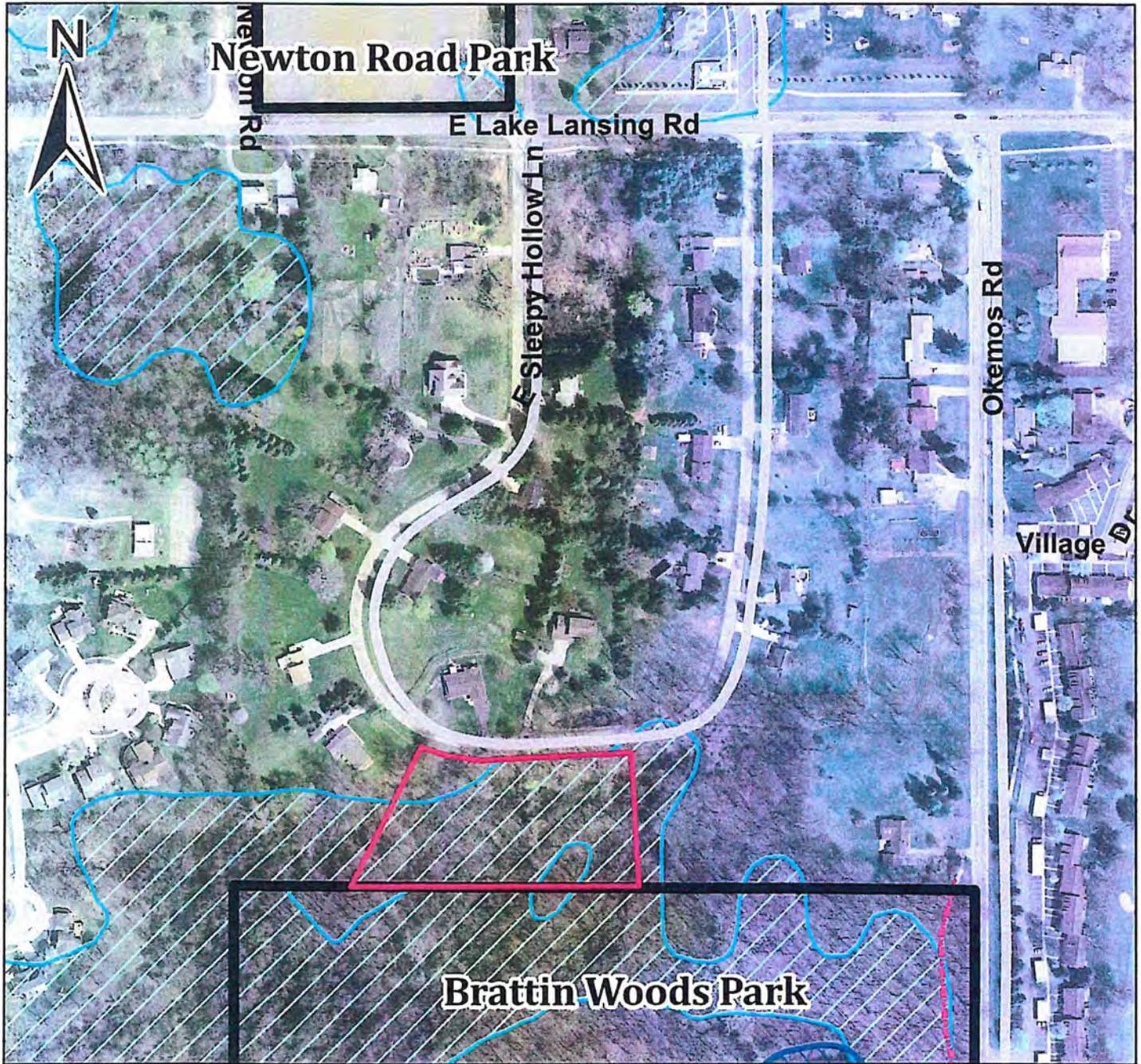
Motion for Board Consideration

MOVE TO ACCEPT A 2.1-ACRE DONATION OF LAND FROM THE THOMAS AND MARILYN PINNAVAIA TRUST PARCEL NUMBER 33-02-02-09-201-013 LOCATED IN SLEEPY HOLLOW SUBDIVISION FOR PARK PURPOSES; AND AUTHORIZE TOWNSHIP MANAGER, FRANK WALSH TO SIGN THE CLOSING DOCUMENTS ON BEHALF OF THE TOWNSHIP.

Attachment

1. Map of 2.1-acre parcel
2. Purchase Agreement

Potential Donation



REAL ESTATE DONATION AGREEMENT

This REAL ESTATE DONATION AGREEMENT (the "Agreement") is made June 4, 2019, by and between the CHARTER TOWNSHIP OF MERIDIAN, a Michigan municipal corporation, with an address of 5151 Marsh Road, Okemos, Michigan 48864 ("Donee") and MARILYN E. PINNAVAIA TRUST, dated 9/8/1999, whose address is 41184 Calla Lily St., Indian Land, SC 29707 ("Donor"), (collectively, the "Parties").

NOW, THEREFORE, the Parties agree as follows:

1. DONATION.

- 1.1 Ownership. Donor is the owner of certain real property of approximately 2.2 acres located north of Brattin Woods Park, (the legal description of which is attached hereto as **Exhibit A**) (the "Property").
- 1.2 Transfer. Donor agrees to donate the Property to Donee and Donee agrees to accept the Property from Donor on the terms and conditions set forth herein.
- 1.3 Title. Title shall be transferred on the Closing Date via a warranty deed or its equivalent.
- 1.4 Closing Costs. Donor shall pay all costs associated with the transfer of the Property, including but not limited to all transfer or conveyance taxes, if any, agent's fees, recording costs, title insurance, and Donor's attorney fees, if any. Donee may order title insurance at its expense.
- 1.5 Further Assurances. Donee and Donor agree to execute all instruments and documents and to take all actions reasonably necessary and appropriate to consummate the transfer and donation of the Property and shall use their best efforts to close in a timely manner.
- 1.6 Taxes. Taxes will be treated as if they cover the calendar year in which they are first billed. Taxes first billed in years prior to year of Closing will be paid by Donor without proration. Taxes which are first billed in year of Closing will be prorated so that Donor will pay taxes from the first of the year to Closing Date and Donee will pay taxes for balance of the year, including day of Closing. If any bill for taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted and prorated.
- 1.7 Environmental Site Assessment. The Donee may, at its own expense, conduct such environmental site assessments of the Property, as it deems appropriate, including, without limitation, a process to determine the possible presence of petroleum products or other hazardous substances, a Phase I or Phase II environmental site assessment, or a Baseline Environmental Assessment. Donor acknowledges that

Donee's acceptance of the Property is contingent upon a satisfactory environmental site assessment.

1.8 Approvals. The Parties agree that Donee's acceptance of the Property may be subject to review by the Meridian Charter Township Planning Commission and approval of the Meridian Charter Township Board. If such approval has not been granted within 90 days after the date of this Agreement, either party may terminate this Agreement by written notice to the other party.

1.9 Property Usage. The Property will only be used for Meridian Township park purposes in perpetuity.

2. WARRANTIES OF DONOR. Except as otherwise provided or acknowledged in this Agreement, Donor represents and warrants to, and agrees with Donee as follows:

2.1 Donor Authority. Donor has the right, power and authority to enter into this Agreement and to transfer the Property in accordance with the terms hereof, and Donor has granted no option or right of first refusal to any other person or entity to purchase the Property and has not entered into any contract to transfer the Property as of the date of the Agreement. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Donor are and shall be duly authorized to sign the same on Donor's behalf and to bind Donor thereto.

2.2 No Liens. Donor's interest in the Property shall be transferred to Donee free from liens, encumbrances and other unpermitted exceptions.

2.3 No Condemnation or Assessment. There is no pending or threatened condemnation or similar proceeding or assessment affecting the Property, nor to the best knowledge and belief of Donor any such proceeding or assessment contemplated by any governmental agency.

2.4 Zoning Compliance. The Property currently complies with all local and state zoning regulations and Donor has otherwise complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions including zoning restrictions relating to the Property or any part thereof.

2.5 Documents and Reports. With the exception of the documents provided to the Donee, there are no reports, studies, appraisals, engineering reports, correspondence, agreements with governmental authorities, wetland studies or reports, flood plain studies or reports and/or other written information related to the Property of which Donor is aware or that are in Donor's possession or control.

2.6 Right-of-Way Access. The Property shall have been granted full and free access to and from public highways, streets or roads and, to the best knowledge and belief of Donor, there is not pending or threatened governmental proceeding which

would impair or result in the termination of such access.

2.7 No Toxic or Hazardous Substances. Donor is without personal knowledge as to the presence in the Property of any toxic or hazardous substances or of any underground storage tanks.

3. CLOSING. The Parties agree to schedule a Closing within 10 days after all necessary approvals and after all necessary Closing documents are ready, but no later than August 30, 2019, unless extended by mutual agreement of the Parties. If the Closing does not timely occur, Donor may, as its sole and exclusive remedy, give written Notice of Default to Donee. If Donee does not cure the default within 30 days, then Donor may terminate this Agreement.

4. GENERAL PROVISIONS

4.1 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties.

4.2 Entire Agreement. This Agreement contains the entire agreement between the Parties concerning the Donation and sale of the Property, and supersedes all prior written or oral agreements between the Parties to this Agreement. No addition to or modification of any term or provision shall be effective unless in writing, signed by both Donor and Donee.

4.3 Time of Essence. Donor and Donee hereby acknowledge and agree that time is strictly of the essence with respect to each term and condition of this Agreement and that the failure to timely perform any of the terms and conditions by either party shall constitute a breach and default under this Agreement by the party failing to so perform.

4.4 Partial Invalidity. If any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, that portion shall be deemed severed from this Agreement and the remaining parts shall remain in full force as fully as though the invalid, illegal or unenforceable portion had never been part of this Agreement.

4.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Michigan.

4.6 No Third Parties Benefits. No person other than Donor and Donee, and their permitted successors and assigns, shall have any right of action under this Agreement.

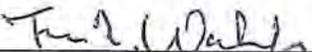
4.7 Waivers. No waiver by either party of any provision shall be deemed a waiver of any other provision or of any subsequent breach by either party of the same or any other provision.

- 4.8 Captions. The captions and Section numbers of this Agreement are for convenience and in no way define or limit the scope or intent of the sections of this Agreement.
- 4.9 Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each party, or that the signature of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the Parties hereto.
- 4.10 No Presumption. This Agreement shall be construed without regard to any presumption or other rule of construction whereby any ambiguities within this Agreement would be construed or interpreted against the party causing the document to be drafted.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first written above.

DONEE: Charter Township of Meridian
a Michigan municipal corporation

DONOR: Marilyn E. Pinnavaia Trust


By: Frank L. Walsh
Its: Township Manager


By: Marilyn E. Pinnavaia
Its: Trustee

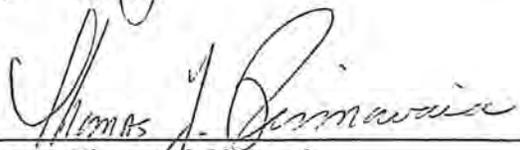

By: Thomas J. Pinnavaia
Its: Trustee

EXHIBIT A

Lots 7 and 8 of Sleepy Hollow, a subdivision of a part of the Northwest 1/4 of the Northeast 1/4 of Section 9, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 25 of Plats, Page 12, Ingham County Records.



To: Board Members
From: LuAnn Maisner CPRP, Director of Parks and Recreation
Date: June 14, 2019
Re: Fireworks Display Permit – Celebrate Meridian

The Meridian Township Parks and Recreation Department is organizing the annual Celebrate Meridian event on Saturday, June 29, 2019. The finale of the event will be fireworks at Central Park South. The fireworks display is planned to begin at approximately 10:20 p.m. (weather permitting).

According to state law, Township Board approval is required to grant permits for fireworks display and storage. Night Magic Displays has performed the Township fireworks display for the past 18 years.

The following motion is prepared for Board consideration:

MOVE TO APPROVE THE FIREWORKS PERMIT FOR THE MERIDIAN TOWNSHIP CELEBRATE MERIDIAN EVENT ON SATURDAY, JUNE 29, 2019, BY PYROTECHNIC OPERATOR NIGHT MAGIC DISPLAYS.

Attachment:

1. Application for Fireworks

NIGHT MAGIC DISPLAYS

3999 E. Hupp Rd. Building R-3-1 La Porte, IN 46350

800-998-3900 Toll Free

Fax 574-272-6042

AGREEMENT

AGREEMENT made this **30th day of May 2019**, by **Night Magic Displays**, by its authorized agent, hereinafter referred to as "Seller," and **the Charter Township of Meridian**, hereinafter referred to as "Buyer."

1. **SALE OF GOODS:** The Seller shall sell to the Buyer certain Fireworks Display(s) in accordance with the program attached hereto which shall be incorporated herein. This Display will be given on the evening of **June 29, 2019**, weather permitting, it being understood that should inclement weather prevent the giving of any Display on the date mentioned herein, it will be given on the next clear agreed upon date in 2019.

2. **PURCHASE PRICE and PAYMENT:** Purchase price shall be **\$ 21,000.00**. Payment shall be made within 10 days after display is shot. A finance charge of one and one-half percent per month will be assessed on all accounts overdue. If inclement weather should prevent the giving of this display on the alternate agreed upon date, the Buyer will have the option of fulfilling this contract with a buyout of 40% of the display amount to the Seller.

3. **CLAIMS:** Any claims for loss or damage, defective materials and / or product or shortages in count, or for any other cause is waived by Buyer unless made within Three (3) days after delivery.

4. **WARRANTIES:** The Seller warrants that the displays and their contents are in conformity with the specifications set forth in the Program. No other representations or warranties have been made by the Seller or relied upon by the Buyer. This warranty is expressly in lieu of any and all warranties expressed or implied.

5. **LIABILITY:** The Buyer further agrees to provide the following:

- a) Sufficient area for the Displays in accordance with the N.F.P.A. code of distances.
- b) Adequate Security Staff protection to prevent spectators from entering Display Area.
- c) Protection of the Display area by roping off or similar facility.
- d) Fire Truck at Display site.
- e) Daylight inspection of Display site the day following the Display.
- f) State Permit for Fireworks Display.

6. **ADDITIONAL COVENANTS:**

- a) Seller agrees to furnish Pyrotechnicians for this Display. This includes labor for setup, firing, tear down of display and initial inspection and cleanup of Display area.
- b) Seller shall purchase insurance for the benefit of Seller and Buyer in the amount of \$10,000,000.00 for each display. Such insurance shall cover damage and personal injury resulting from any aspect of this contract.

7. **BENEFIT:** This agreement shall be binding upon and inure to the benefit of the parties, their successors, and assigns.

IN WITNESS, WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

THIS _____ DAY OF , 2019.

NIGHT MAGIC DISPLAYS

By _____
Authorized Agent of SELLER

By 
Authorized Agent of BUYER

LuAnn Maisner
Printed Name

2100 Lakeside Dr
Billing Address City State Zip

Haslett, MI 48840

WETA
email address
MAISNER@meridian.mi.us

Insurance certificate will be emailed to address provided here by buyer.

Please sign and return both originals to NIGHT MAGIC DISPLAYS. An executed original will be returned for your records

2019 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT EXPIRES

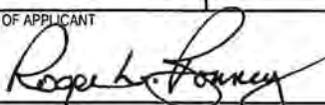
6/30/19

Authority 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc. under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- Agricultural or Wildlife Fireworks
 Articles Pyrotechnic
 Display Fireworks
 Public Display
 Private Display
 Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT Charter Township of Meridian		ADDRESS OF APPLICANT 5151 Marsh Rd. Okemos, MI 48864	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO AGE:
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER LuAnn Maisner, Director		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER same	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR Roger L. Bonney		ADDRESS OF PYROTECHNIC OPERATOR 212 First St. Olivet, MI 49076	AGE OF PYROTECHNIC OPERATOR 18 YEARS OF AGE OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO AGE: 79
NO. YEARS EXPERIENCE 43	NO. DISPLAYS over 300	WHERE Meridian - Delta - Delhi Townships, Lansing, Silver Bells, Olivet, others	
NAME OF ASSISTANT Roger W. Bonney II		ADDRESS OF OTHER ASSISTANT 210 First St. Olivet, MI 49076	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO AGE: 55
NAME OF OTHER ASSISTANT Edward G. Bonney		ADDRESS OF OTHER ASSISTANT 446 Bates St. Jackson, MI 49202	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO AGE: 59
EXACT LOCATION OF PROPOSED DISPLAY Central Park North (see attached site plan)			CITY, VILLAGE, TOWNSHIP Meridian Township, MI
DATE OF PROPOSED DISPLAY Saturday, June 29, 2019	RAIN DATE TBD	TIME OF PROPOSED DISPLAY approximately 10:20 PM	
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH 1123, 1124, & 1126 AND OTHER STATE OR FEDERAL REGULATIONS, PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT. Delivered to site day of show.			
AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOV.) \$10,000,000.00		NAME OF BONDING CORPORATION OR INSURANCE COMPANY  BRITTON GALLAGHER	
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 1375 East 9th Street 30th Floor Cleveland, OH 44114			
NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)		
549	3" Aerial Shells		
153	4" Aerial Shells		
109	5" Aerial Shells		
47	6" Aerial Shells		
8	8" Aerial Shells		
SIGNATURE OF APPLICANT 		DATE May 30, 2019	

Other Night Magic Personnel may act as operators and assistants throughout the season
 Night Magic Displays
 3999 E. Hupp Rd, Building R-3-1
 La Porte, IN 46350

COMMENTS

Instructions for Application for Fireworks Other Than Consumer or Low Impact

Applications shall be submitted to the legislative body of a city, village or township board. A permit may be issued as a result of official action by the legislative body. A permit shall be valid only for use within the limits of the jurisdiction of the legislative body of a city, village or township board.

1. Type of Permit – check all boxes that may apply to the type of permit needed. You may select several permit types depending on your fireworks display. You may check with your legislative body of a city, village or township board for assistance when making your selection. Please review the following definitions to determine which type of permit to select:
 - Agricultural or Wildlife Fireworks – devices distributed to farmers, ranchers, and growers through a wildlife management program administered by the US Department of Interior or Michigan DNR.
 - Articles Pyrotechnic – 1.4G fireworks for professional use only that is classified as UN0431 or UN0432.
 - Display Fireworks – 1.3G fireworks for professional use only
 - Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes – devices with a combination of chemical elements or compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical or thermal effect for pest or animal control.
 - Public Display – a fireworks display that is open to all persons for viewing.
 - Private Display – a fireworks display that is not open to the general public for viewing.
2. Name of applicant – list the name of the applicant. The applicant may be a person representing an organization, group, firm or corporation, or self. If the applicant is also the operator, enter the same name in the operator's section.
3. Address of applicant – complete the address of the applicant; include the street address, city, state and zip code.
4. Name of person or resident agent representing corporation, LLC, DBA or other – list the name of the person or resident agent that represents the corporation, LLC, DBA or other.
5. Address of person or resident agent that represents the corporation, LLC, DBA or other – list the address of the person or resident agent representing the corporation, LLC, DBA or other.
6. Non-resident applicant – list the name of the non-resident applicant. A non-resident applicant shall appoint a Michigan attorney or Michigan resident agent in writing to be the applicant's legal representative upon whom all service of process in any action or proceeding may be served.
7. Name of pyrotechnic operator – list the name of the pyrotechnic operator. The pyrotechnic operator is the person in charge of the display. The legislative body of a city, village or township board shall rule on the competency and qualifications of the operator before granting a permit and may require an affidavit from the applicant as to the operator's experience, former pyrotechnic accidents, criminal record, sobriety, etc.
8. Address of pyrotechnic operator – list the address of the pyrotechnic operator; include the street address, city, state and zip code.
9. Age of the pyrotechnic operator – list the age of the pyrotechnic operator; the operator must be 18 years of age or older.
10. Name of assistant – list the name of the assistant to the pyrotechnic operator.
11. Address of assistant – list the address of the assistant; include the street address, city, state and zip code. If there is more than one assistant, please list additional assistants on a separate sheet and include the address and age of those additional assistants.
12. Age of assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
13. Name of other assistant – list the name of other assistant to the pyrotechnic operator.
14. Age of other assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
15. Exact location of proposed display – list the address of the exact location of the proposed fireworks display.
16. Date of proposed display – indicate the date of the proposed fireworks display; only one display date can be used per application.
17. Time of proposed display – indicate the time of the proposed fireworks display.
18. Manner and place of storage – indicate the manner and place of storage within the legislative body of a city, village or township board of fireworks that are ready for display, just prior to the display in the area of exhibition. The legislative body of a city, village or township board shall obtain approval from the local fire authorities of the manner and place of storage before any permit is issued.
19. Amount of bond or insurance – the issuing legislative body of a city, village or township board shall set the amount of and proof of bond or insurance for the protection of the public to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of the person, firm or corporation, or any agent or employee of the applicant. The applicant shall assure the bond or insurance required is provided.
20. Name of bonding corporation or insurance company – provide the name of the bonding corporation or insurance company for which the bond was issued through.
21. Address of bonding corporation or insurance company – list the address of the bonding corporation or insurance company; include the street address, city, state and zip code.
22. Number of fireworks and kind of fireworks to be displayed – indicate the total amount of fireworks proposed for the display or use and a description of the type of fireworks for display; such as 10 aerial bombs, 30 aerial rocket bursts, etc.
23. The application is valid for the calendar year in which the application was received and permit was issued.
24. Permit fees shall be established by the legislative body of a city, village or township board and shall be submitted to and retained by legislative body of a city, village or township board.
25. Permitting will be in compliance with the Michigan Fireworks Safety Act, PA 256 of 2011, MCL 28.466 Section 16.
26. **Mail the application to the legislative body of a city, village or township board within the location jurisdiction of the display. DO NOT mail the application to the Bureau of Fire Services (BFS). If mailed to the BFS, it will be returned to the sender.**

2019

Permit for Fireworks Other Than Consumer or Low Impact
Michigan Department of Licensing & Regulatory Affairs
Bureau of Fire Services
P.O. Box 30700
Lansing, MI 48909
(517) 241-8847

Authority	2011 PA 256	The Department of Licensing & Regulatory Affairs will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency/
Compliance	Required	
Penalty	Permit will not be issued.	

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only.

Public Display		
ISSUED TO Roger L. Bonney	AGE (18 or over) 79	
ADDRESS 212 First St. Olivet, MI 49076		
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION Charter Township of Meridian		
ADDRESS 5151 Marsh Rd. Okemos, MI 48864		
NUMBER AND TYPES OF FIREWORKS 549 3" Aerial Shells 153 4" Aerial Shells 109 5" Aerial Shells 47 6" Aerial Shells 8 8" Aerial Shells		
EXACT LOCATION OF DISPLAY OR USE Central Park North (see attached site plan)		
CITY, VILLAGE, TOWNSHIP Meridian Township, MI	DATE June 29, 2019	TIME approximately 10:20 PM
BOND OR INSURANCE FILED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		AMOUNT \$10,000,000.00
Issued by action of the Legislative Body of a <input type="checkbox"/> city <input type="checkbox"/> village <input type="checkbox"/> township of _____ on the _____ day of _____ 20____. _____ (Signature and Title of Legislative Body Representative)		

FORM IS VALID FOR YEAR SHOWN ONLY

MERRIDIAN FIREWORKS SAFETY ZONES

June 29, 2019

This circle is Safety Zone required for 8" shell.

This circle is Safety Zone required for up to and including 6" shell.



9. G

To: Board Members
From: Phil Deschaine, Township Treasurer
Date: June 18, 2019
Re: Adopt Tax Collection Requests and Agreements for 2019

East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts, Ingham County, CADL, CATA, CRAA and LCC have requested and authorized the Township to collect their summer/winter taxes according to mutual agreement.

Move that the Township Board approve the “2019 Tax Collection Requests and Agreements” for East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts, Ingham County, CADL, CATA, CRAA and LCC.



To: Board Members
From: Brett Dreyfus, Township Clerk
Date: June 18, 2019
Re: Approval to Change Polling Location

Precinct 2, which has been at the Haslett Middle School, and Precinct 4, which has been at Murphy Elementary School, need to be moved due to construction at both locations.

Precinct 3, Haslett High School, 5450 Marsh Rd, Haslett, MI 48840, will best accommodate our voters in that area. The facility is relatively close to voters in Precincts 2 and 4, is accessible to people with disabilities, has ample parking and is legally eligible to serve as a polling location.

We have received permission from Haslett Superintendent Steven Cook to use this facility as a temporary polling location for both precincts.

Proposed motion:

Move that the voting locations for Precinct 2 (Haslett Middle School) and Precinct 4 (Murphy Elementary School) shall be temporarily moved to the Precinct 3 location (Haslett High School) because of construction at both Precinct #2 and #4 polling locations. This change will be in effect for the August 6, 2019 election only.



11.A/13.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: June 12, 2019

Re: Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Village of Okemos, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project identified as Village of Okemos. The C-2 (Commercial) zoned 3.99 acre project site consists of 11 parcels located on the north and south sides of Hamilton Road and west side of Okemos Road. The proposal includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units. The buildings are four stories in height, with fifth stories in some locations. 289,037 total square feet of building area is proposed, consisting of 222,585 square feet of residential space and 66,452 square feet of commercial space.

In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The special use permit (SUP #19051) is being processed concurrently with the MUPUD request.

The Planning Commission held a public hearing on the proposal at its meeting on May 13, 2019 and on May 20, 2019 voted to recommend approval, citing the following reasons for their decision:

- The proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances and has been designed harmoniously with the existing and potential future uses surrounding the site.
- The requested waivers for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance.
- The number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances.
- Due to its location in the Okemos Downtown the proposed mixed use planned unit development qualifies for higher density per acre of residential dwelling units and an increase in the height of a building and complies with the 11 performance criteria as outlined in Section 86-440(c)(2)e of the Code of Ordinances.

Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC)
Township Board (June 18, 2019)
Page 2

- The proposed mixed use planned unit development is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.
- The proposed mixed use planned unit development is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Okemos area.
- The proposed mixed use planned unit development is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

Staff memorandums outlining the MUPUD request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

Township Board Options

The Township Board may approve or deny the proposed mixed use planned unit development project. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated May 10, 2019 and May 17, 2019 with attachments.
2. Resolution recommending approval of MUPUD #19024 dated May 20, 2019.
3. Planning Commission minutes dated May 13, 2019 (public hearing) and May 20, 2019 (decision).
4. Communications.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19024 (Village of Okemos LLC)\MUPUD 19024.tb1.docx



To: Planning Commission

From: Peter Menser, Principal Planner

Date: May 10, 2019

Re: Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Village of Okemos, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project identified as Village of Okemos. The C-2 (Commercial) zoned 3.99 acre project site consists of 11 parcels located on the north and south sides of Hamilton Road and west side of Okemos Road. The proposal includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units. The buildings are four stories in height, with fifth stories in some locations. 289,037 total square feet of building area is proposed, consisting of 222,585 square feet of residential space and 66,452 square feet of commercial space. The table below provides a breakdown of the square footage and number of units for each building in the project:

	Size	Units
Building A	35,895 sq. ft.	16 units
Building B	43,620 sq. ft.	24 units
Building C	51,655 sq. ft.	42 units
Building D	38,980 sq. ft.	17 units
Building E	52,950 sq. ft.	24 units
Building F	47,705 sq. ft.	24 units
Building G	32,090 sq. ft.	27 units

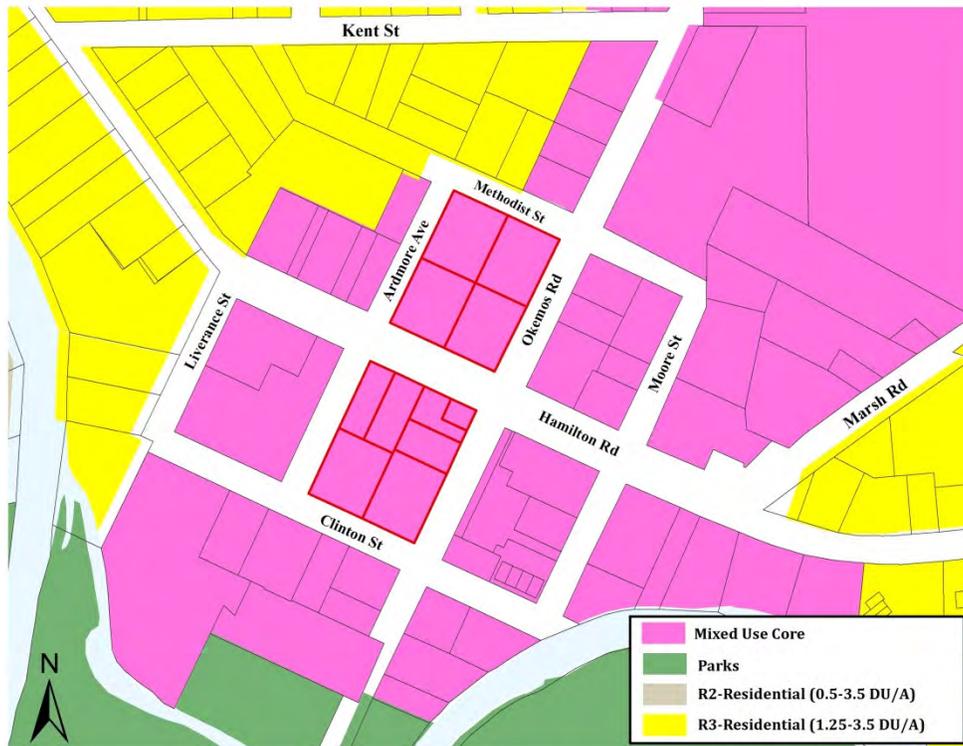
Buildings A through F are mixed use buildings, with commercial uses on the first floors and in some areas of the second floors (in Buildings A and B) and residential units on upper floors. Building C along Ardmore Avenue consists of 42 residential units with no commercial space. Of the 174 total dwelling units proposed there are 29 “junior” (studio) units, 60 1-bedroom units, 63 2-bedroom units, and 22 loft/townhouses. Overall residential density is 43.61 dwelling units per acre (du/a).

In addition to the MUPUD, a special use permit (SUP) is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area. The special use permit (SUP #19051) is being processed concurrently with the MUPUD request.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

FUTURE LAND USE MAP



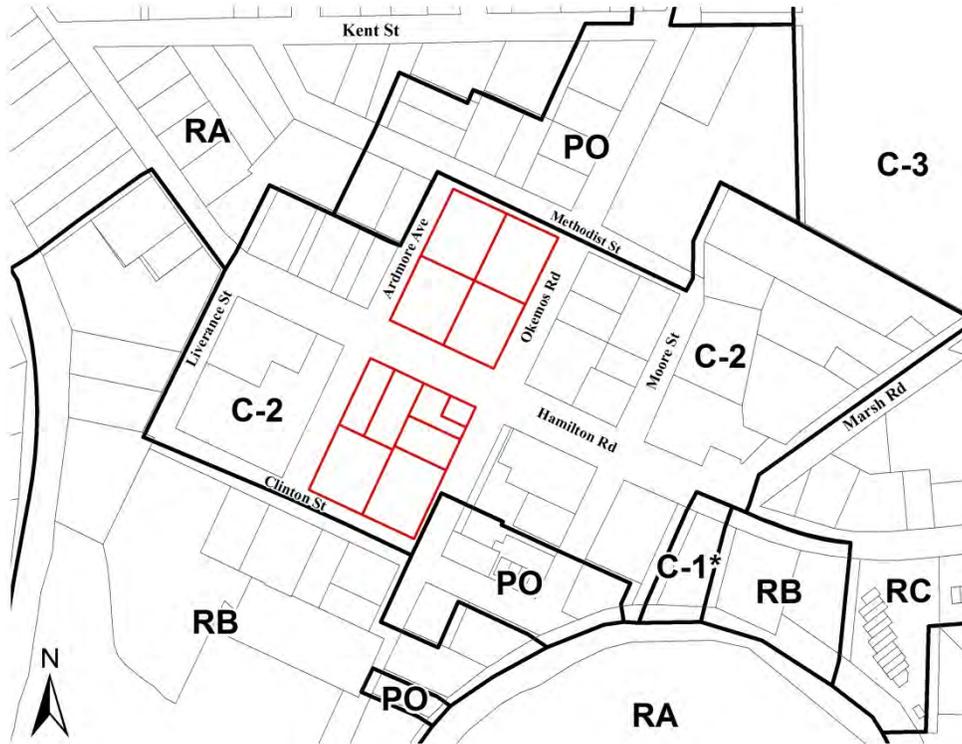
Zoning

The proposed project is located in the C-2 (Commercial) zoning district. A MUPUD is permitted in the C-2, C-3 (Commercial), CR (Commercial Recreation), and CS (Community Service) zoning districts and is also permitted in C-1 (Commercial) and PO (Professional and Office) when public water and sewer are available. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a MUPUD.

At its meeting on May 15, 2018 the Township Board approved Zoning Amendment #18020, which established new standards for residential density and building height only for mixed use planned unit development projects in two areas, a five block (14 acre) area in downtown Okemos and a three block (53 acre) area in downtown Haslett. The amendment removed the previous limitations on residential density (up 18 dwelling units per acre with the provision of amenities) and raised the maximum allowable building height from 45 feet to 60 feet for those areas.

The amendment granted the Township Board the authority to establish appropriate limits for density and to consider buildings taller than 45 feet in height based on consistency with a list of 11 performance criteria. The performance criteria include issues such as architecture, renewable energy, amenities, transportation, and traffic impacts. The Village of Okemos project is located within the area covered by the zoning amendment.

ZONING MAP



Physical Features

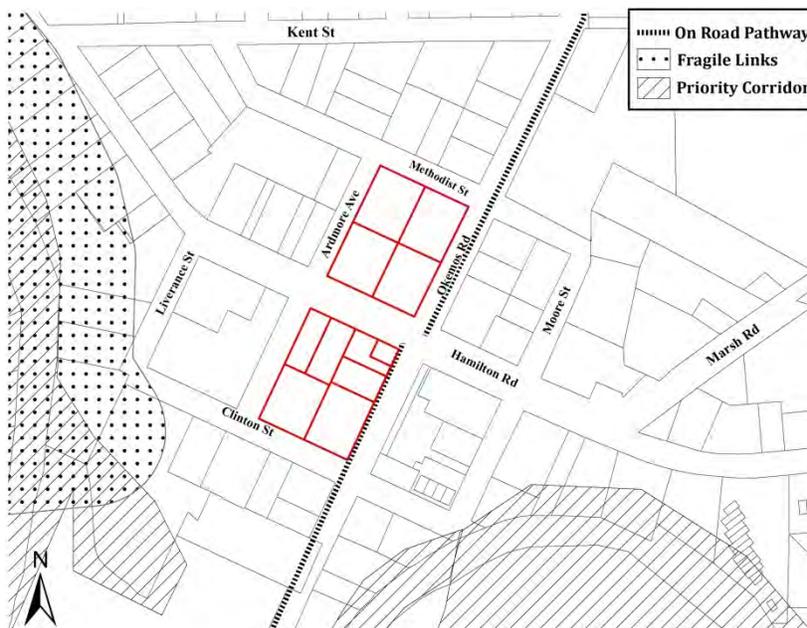
The subject property is currently occupied by 10 vacant commercial buildings, one vacant residential building, and related surface parking lots. Mature trees and landscaping is present around some of the properties. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and wetlands are not present on the site. No work is proposed in the floodplain at this time. The floodplain in this area is located to the west of Ardmore Street. Wetlands are limited to the area immediately adjacent to the Red Cedar River.

FLOODPLAIN/WETLANDS MAP



GREENSPACE PLAN

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link to the southwest of the project site in the area around the Red Cedar River. An On-Road Pathway is located along Okemos Road. A PCC is a network of ecologically significant open spaces and a Fragile Link is an area where a PCC is exceptionally narrow or fragmented.



Streets and Traffic

The project site is located on the west side of Okemos Road and the north and south sides of Hamilton Road. Okemos Road is four-lanes wide with curb and gutter, classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. Hamilton Road is a four lane road with curb and gutter, also classified as a Principal Arterial. The roads surrounding the project site, Ardmore Avenue, Clinton Street, and Methodist Street, are all classified as local streets. A seven foot wide pathway is present along Okemos Road, Hamilton Road, and a portion of Clinton Street.

A traffic impact study is required for MUPUDs which would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. The applicant submitted a traffic impact study prepared by Hubbell, Roth, & Clark, Inc. (HRC) dated December 11, 2018 that provides detailed information on existing traffic volumes, estimates of traffic generated by the proposed MUPUD, turning movements, and level of service (LOS) at surrounding intersections. The study also provides recommendations to the existing road network to improve circulation and LOS.

The submitted site plan proposes improvements to Hamilton Road, including the installation of a landscaped boulevard. Other road improvements such as changes to lanes, turning improvements, and signal modification and optimization are being considered for potential future phases of the project but are not included in the present request.

Utilities

Municipal water and sanitary sewer is available to serve the project site. The location and capacity of utilities for the proposed development will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

Parking

The Township Code of Ordinances requires two parking spaces for each dwelling unit and five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for the commercial space. With 174 dwelling units and 66,452 square feet of commercial space, a total of 680 parking spaces would be required for the project.

In addition to the required motor vehicle parking, one bicycle parking space for every 10 required motor vehicle parking spaces must also be provided. The maximum number of required bicycle parking spaces cannot exceed 50, however more bicycle parking can be provided if desired. With 680 motor vehicle parking spaces required, the maximum of 50 bicycle parking spaces are required for the project. 50 bicycle parking spaces (25 bicycle racks) are provided in different areas on the property.

Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC)
Planning Commission (May 13, 2019)
Page 6

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 25 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 655 spaces.

The submitted site plan proposes 509 parking spaces on the site. The parking is comprised of the following:

	Number of spaces
Block 1 surface level parking	128
Block 2 underground parking	216
Block 2 surface level parking	85
On-street parking	56
Private garage parking	24
Total:	509

With 655 required parking spaces and 509 proposed spaces the applicant is seeking a 146 space waiver from the Township Board as part of the MUPUD approval.

Staff Analysis

The applicant has requested to construct a mixed use planned unit development (MUPUD) identified as the Village of Okemos. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, the applicant's responses to the density and height performance criteria as outlined in Section 440(c)(2)e, and the MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying C-2 zoning district will be compared to what is proposed on the submitted site plan.

Land Use: All uses permitted by right and by special use permit in the underlying zoning district are allowed in a MUPUD. The applicant is proposing a mix of residential and commercial space.

Density: The submitted plan proposes 174 dwelling units on 3.99 acres for a density of 43.61 dwelling units per acre (du/a). Since the project site is located in downtown Okemos, the Township Board has the authority to establish appropriate limits for density based on consistency with a list of 11 performance criteria. For a MUPUD located outside of the downtown Okemos or downtown Haslett areas, redevelopment projects are allowed a maximum of 14 dwelling units per acre (du/a). The maximum density may be increased to no more than 18 du/a when an applicant offers four or more unique and extraordinary amenities acceptable to the Township, such as but not limited to green roofs, covered bicycle storage, and multilevel or underground parking. For undeveloped sites, a maximum of 10 du/a is allowed.

Phasing: The applicant has indicated the development of both blocks will be completed in one phase.

Amenities: One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance. The submitted site plan lists the following amenities: public art/clock tower, sidewalk planters, innovative lighting, multi-level parking, first floor awnings and upper floor balconies, outdoor seating, transit stop, rehabilitation of degraded site, and consolidation of multiple land parcels.

Building height: Since the project site is located in downtown Okemos the ordinance allows buildings up to four stories or a maximum of 60 feet and a fifth story when it is setback a minimum of 10 feet from the predominant first-floor facade elevation. The ordinance also provides standards for interior floor-to-ceiling height, which are a minimum of 14 feet for first floor commercial or office uses and a minimum of nine feet for all residential and any upper floors, regardless of use. If the project was proposed on property located outside of downtown Okemos or downtown Haslett the maximum building height allowed in a MUPUD is 45 feet.

Building elevations are provided in the MUPUD application materials. The building elevations indicate all buildings comply with the maximum height limitation of 60 feet. The buildings are four stories in height and, where present, a fifth story is located 10 feet back from the predominant first-floor facade elevation. The interior floor-to-ceiling height of the first floor commercial spaces is 14 feet. Residential stories in the project have nine foot ceilings, but the applicant is proposing fifth story residential units with ceiling heights of eight feet.

Building materials: Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project are a mix of masonry, exterior insulation and finish system (EIFS) siding, fiber cement, glass, vinyl, asphalt (shingles), metal, and wood. EIFS siding is a composite material that provides exterior walls with an insulated and water-resistant finished surface. Elevations of the buildings were submitted that show the different building materials for the project.

Architectural design: The MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade and nonresidential street level facades must be covered by at least 50% windows. Scaled building elevations have been provided which indicate the buildings as proposed provides the required facade articulation and window coverage.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. Details on the proposed benches and trash/recycling receptacles are shown in application materials. The Township requires the use of an inverted "U" shaped bicycle rack, which are the type proposed in the project.

Trash and recycling: Trash and recycling receptacles are shown on the submitted site plan. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Parking: The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 655 parking spaces are required for the project and the applicant is proposing 509 spaces.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. While not required as part of the MUPUD application, a landscape plan for the project was submitted. Landscaping will be reviewed in detail during site plan review.

Lighting: The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was provided and will be reviewed in detail during site plan review.

Signs: A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved by the Township Board as part of the MUPUD. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. Freestanding signs are required to be at least 10 feet back from the adjacent road right-of-way (ROW). Details on proposed signage can be found on the building elevations and in the application materials.

Sidewalks: Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows five and seven foot wide sidewalks on all sides of the two blocks in the project area.

Waiver requests

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, lot frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the Village of Okemos project.

Front yard setback

The following front yard setbacks are required: 100 feet from the center of the Okemos Road right-of-way (ROW), 25 feet from the Clinton Street and Ardmore Avenue ROW, and 85 feet from the center of the Hamilton Road ROW. At its closet point the buildings in the proposed project are located 48.87 feet from the center of the Okemos Road ROW, 0 feet from the Clinton and Ardmore ROWs, and 50.55 feet from the center of the Hamilton Road ROW. Waivers of 51.73 feet (Okemos), 25 feet (Clinton/Ardmore), and 34.45 feet (Hamilton) are requested for the front yard building setbacks.

Setback from residential zoning district

In the C-2 zoning district no structure is permitted within 100 feet of any residential zoning district boundary line. As proposed, Buildings B and C are located 66 feet from the RB (Single Family, High Density) property to the south. A waiver of 34 feet is requested for the setback from the residential zoning district boundary.

Maximum impervious surface

In Commercial (C-1, C-2, C-3) zoning districts a maximum of 70 percent impervious surface coverage is allowed. The submitted site plans show the project site with 96.73 percent impervious surface. A waiver of 26.73 percent is requested.

Parking lot setback

Where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drives, adjoins a residential district a landscaped buffer at least 40 feet wide must be provided between the parking area and the adjoining property line. At its closest point the parking lot on the south side of the property is located 0 feet from the RB zoning district line. A waiver of 40 feet is requested for the parking lot setback from a residential zoning district.

Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide must be provided between the parking area and the adjacent right-of-way. The landscaped buffer is not provided so a waiver of 20 feet is requested for the parking lot setback from a public street.

Parking

655 parking spaces are required for the project based on the number of residential units, commercial space in the mixed use building, and the allowed reduction granted for bicycle parking. 509 parking spaces are proposed by the applicant. A waiver of 146 parking spaces is required.

Planning Commission Options

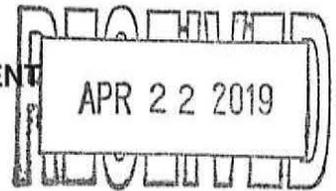
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. A resolution will be provided at a future meeting.

Attachments

1. Application and attachments.
2. Site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.
3. Floor plans prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 and received by the Township on May 10, 2019.
4. Building elevations prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 (revision date May 9, 2019) and received by the Township on May 10, 2019.
5. Landscape plan prepared by MKSK dated April 19, 2019 and received by the Township on May 10, 2019.
6. Traffic study prepared by Hubbell, Roth, & Clark, Inc. dated December 11, 2018.
7. Letter from Ingham County Road Department Director of Engineering Kelly R. Jones dated April 30, 2019.
8. MUPUD Density & Height performance criteria.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19024 (Village of Okemos LLC)\MUPUD 19024.pc1.docx

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**



MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

A. Applicant Village of Okemos, LLC
 Address of Applicant 2410 Woodlake Dr. Suite 440 Okemos, MI 48864
 Telephone - Work (517) 580-2550 E-Mail _____ Fax _____
 Interest in property (circle one): Owner Tenant Option Other _____
 (Please attach a list of all persons with an ownership interest in the property.)

Village of Okemos, LLC / Douglas J Housing Okemos, LLC / Chowcero, LLC / Sherry Fisher
 B. Site address / location / parcel number 2137 Hamilton Rd.
 Legal description (please attach if necessary) _____
 Current zoning C2 / Overlay
 Project name Village of Okemos

C. Developer (if different than applicant) Village of Okemos, LLC
 Address _____
 Telephone: Work _____ E-Mail _____ Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS, INC
 Address 2116 HASLETT ROAD HATLETT, MI 48840
 Telephone(s) 517-339-1014 E-Mail AJPATRICH@KEBS.com Fax 517-339-8047

E. Acreage of all parcels in the project: Gross 3.99 Net 3.99

F. Proposed Uses and Site Amenities:

1. Non-residential uses:
 - a. Type COMMERCIAL (OFFICE/RETAIL)
 - b. Percent of project area 30.3%
 - c. Total square feet for non-residential uses 82,110 SF
 - d. Usable floor area 82,110 x 0.85 = 69,893 SF
 - e. Number of employees TBD
 - f. Hours of operation TBD

2. Residential Uses:
 - a. Percent of project area _____
 - b. Total dwelling units _____
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent — Condo _____
 - ii. Number of duplexes: for Rent — Condo _____
 - iii. Number of townhouses: for Rent 16 Condo _____
 - iv. Number of garden style apartments: for Rent 131 Condo _____
 - v. Number of other dwellings: for Rent — Condo _____

3. Parking:
- a. Non-residential uses 289 SHARED SPACES (RESIDENTIAL & COMMERCIAL)
- b. Residential uses 240 SPACES (BASEMENT LEVEL & GARAGES)
4. Proposed Amenities: Type CULTURE - PUBLIC ART / CLOCK TOWER
 (General) Type ENVIRONMENT - REHABILITATION OF DEGRADED SPACES
 Type ACCESSIBILITY - TRANSIT STOP
 Type SOCIAL INTERACTION - OUTDOOR SEATING
 Type SITE & DUCK DETAIL - AWNINGS & BALCONIES, MULTILEVEL PARKING,
SIDEWALK PLANTERS, INNOVATIVE LIGHTING, CONSIDERATION OF
 Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

G. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

10. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 11. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
 12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 13. A sign program illustrating size and location of each proposed sign type.
 14. A lighting plan (see Chapter 38, Article VII).
 15. Copies of comments from reviewing agencies such as, but not limited to, the following:
 - Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)
 - The appropriate school board (as applicable)
- H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Village of Okemos, LLC by Will Randle
 Signature of Applicant *authorized agent*

4/22/19
 Date

Village of Okemos, LLC by Will Randle
 Type/Print Name *authorized agent*

Fee: _____

Received by: *[Signature]* 4-22-19
 Date: 4.22.19

Pre-Application Meeting Held: _____
 Date

Application Complete: _____
 Date

By: _____
 Staff

Chapter 86: Zoning

Article IV. District Regulations

Division 4. Other Districts: 86-440 MUPUD.

Subsection c) Permitted Locations and Uses. 3.e Mixed-Use PUD's

Performance Criteria for Village of Okemos

1) Architectural design and building placement are consistent with the 2017 Master Plan. They are in an urban compact arrangement that preserves natural resources and encourages walkability, therefore more environmentally friendly than a more suburban planning solution. They are in one of three locations identified in the Master Plan as prime locations for more resource-friendly urban development.

2) The buildings are generally four stories, with a fifth story in one half of the buildings. That top level is set back a minimum of 10 feet. In all cases it is the penthouse level of a 2-story townhome and allows the overall building height to stay within the 60 foot height limit. The other buildings are either 4 stories at the predominant elevation or 3 stories at predominant wall with fourth level under roof.

The first floor commercial use at mixed-use buildings has a clear height of 14 feet. The upper level residential clear height in all buildings is 9 feet, except in the case of fifth level penthouse units at 8 foot ceiling height. As these are all bedroom levels the lower height works fine and allows the total building height to stay within the 60 foot height limit.

3) Required parking for the project includes surface parking and sub-level deck parking. The surface parking is internal to each of the two blocks and either less visible from Okemos Road or not at all from Hamilton Boulevard. These lots are landscaped at the edges to screen parked cars. The sub-level deck will not be seen at all except for two partial walls on the south and west sides of Block 2. These walls will be treated so as to diminish into the landscaped area.

4) The residential development includes 5 unit types – Junior (no separated bedroom), 1-Bedroom, 1-Bedroom with den, 2-Bedroom, and 2-level Townhome. There are a total of over 20 variations of plans, based on particular building location, space configuration and balcony/garden terrace opportunity.

5) Amenities for the residents are:

- Community Gathering Room with Garden Terrace on Block 2
- Exercise/workout area with smaller kitchen/gathering area and event rooms adjacent, bathrooms on Block 1
- Secure parking at the covered sub-level parking deck
- Secure storage on-site

Amenities for the public are:

- Walkable ADA compliant 5-7 foot wide sidewalks with street trees, landscaping, benches
- Restaurants with seasonal outdoor seating
- On-street parking
- Extension of the Heritage Trail Pedestrian Pathway

6) This project addresses non-motorized concerns in 2 ways:

a) The project is bicycle-friendly:

- 4 foot bike lane on west side of Okemos at the 2 new downtown blocks
- Shared roadways at Ardmore and Clinton Streets
 - per Pedestrian Bicycle Pathway Map (“sharrow” symbols on roadways)
- Bicycle parking rack locations throughout both blocks

b) A bus stop is provided on Block 1 along Okemos Road

- Per CATA requirements and as outlined in the 2017 Master Plan.

7) Public parking (parallel on-street) is provided on all streets except Okemos Road. The roadways are all existing and connected to existing road networks. All existing curbs and access ways to adjacent properties to the project are retained and respected.

8) The project provides first floor commercial use in all buildings except one (on Ardmore Street). The total commercial area provided is consistent with a recent Retail Study done by Gibbs Planning Group. Three restaurants and a coffee shop are envisioned. An existing business –Douglas J Salon- will relocate to Block 2 and become an anchor for the downtown commercial mix. Also, a new anchor will be a major co-working office tenant, co-work space an emerging trend in downtowns.

9) The project completes what the Village of Okemos might have become, had Hamilton Road remained the major arterial connection to Detroit. It is a low-rise collection of mostly mixed-use buildings that looks to have been developed over time. This project will accomplish in 5 to 10 years what would have taken many more years than that, had Okemos somehow survived the test of time. As such it has the urban density it might have had: large enough to attract commercial uses, not tower over adjacent commercial buildings or residential neighborhoods and provide a focal point for communal gathering. Indeed, Cedar Bend Heights residents have easy walkability to the downtown that may very well enhance their property values.

10) Traffic impacts have been considered carefully. The proposed solutions bring the level of service at pertinent intersections to pre-development levels. In some cases, these levels of service are increased.

11) Unfortunately, there are no structures that can be preserved in the 2 blocks. In many cases they are not old buildings that deserve attention. In all cases they stand in the way of a major redevelopment project that is in the interest of the majority of the community.

SUP Request Standards (Township Code of Ordinance, Section 86-126)

- 1) This project complies with the intent of ordinance sections pertaining to Mixed-Use Projects, as it creates a walkable pedestrian-oriented small downtown. This downtown will provide a street of downtown first floor businesses (including restaurants, boutique retail and coffee shops) with tree-lined streets and wide sidewalks with benches and planter beds. It will be a vibrant environment for communal gathering.
- 2) This project fulfills one goal of the 2017 Master Plan, that of creating a Mixed-Use Core district specifically in this location at Okemos and Hamilton Streets.
- 3) The character of the adjacent commercial buildings is generally 2-story and close to the street right-of-way. We are creating a 4-story downtown that steps down the building massing and cladding so as to look like 3 stories at the street. We propose similar building setbacks from the streets. Our project will look more like the intended character envisioned by the Master Plan.
- 4) The existing Cedar Bend Heights neighborhood is closest to Village of Okemos and therefore most affected potentially. Because of new parallel parking on a narrower Hamilton street with a boulevard we anticipate that traffic will be calmed as it comes through the new downtown, more than it now. It is possible that some who use Hamilton Street as a vehicular cut-through may choose other now-shorter-time routes. Also, there are natural pedestrian routes from CBH to the new downtown that can be enhanced.
- 5) Rather than being detrimental, this project may make neighborhoods/properties within walking distance to this vibrant new downtown more valuable in the near-future.
- 6) Yes. The project is adequately served by public facilities. The project is bordered by Hamilton Rd., Ardmore Ave., Clinton St., and Okemos Rd. (major trunk line) and near several public transportation and public utilities. A CATA bus stop is proposed as part of the development.
- 7) Yes. The project is adequately served by public sanitation facilities that are accessible by the proposed development.

8) Yes. The proposed development will rehabilitate blighted properties and provide a viable commercial/residential use that is needed in the Downtown Okemos area. The proposed development will not involve uses that cause excessive noise, smoke, fumes, glare or odors. A traffic study has been completed with recommendations for street improvements to accommodate the anticipated traffic from the proposed development.

9) Yes. The project will have a positive impact on the natural resources of the Township. The proposed development will include the removal of existing subsurface contamination on the properties, and the installation of measures to prevent exposure to harmful vapors.



THE VILLAGE OF
OKEMOS

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

April 16, 2019

Dear Commissioners:

Ten short years ago Meridian Township community members envisioned what they thought a future revived village of Okemos might look like, as described in the 2009 DDA Integrated Plan. In 2017, the Master Plan further articulated what this village build-out might be and how township goals and objectives could be met.

Today we are honored to offer our proposal for the new Village of Okemos, to begin to fulfill that shared community vision and township staff commitment.

To be more specific, we offer a small mixed-use four-story downtown with a variety of residential dwelling units and sizes over first floor commercial. The commercial uses are diverse as well, with restaurants and coffee shops, boutique retail and co-worker office space, all anchored by Okemos' own relocated Douglas J Salon and Spa.

The project will be phased. Phase One area is over 250,000 square feet of built space, of which 70,000 square feet will be commercial. There will be 147 residential units. Phase Two will bring the total build-out to over 300,000 square feet on the two blocks, and approximately 200 residential units. Note that this project develops the two blocks west of Okemos Road, the west half of the original 4-block downtown envisioned in 2009 and 2017.

The Meridian Township Master Plan has seven goals, of which this project satisfies six. From enhancing neighborhoods, common space, businesses and parks, to encouraging sustainable growth and transportation practices, we offer what all townships should consider – a compact thriving small commercial downtown with vibrant walkable streets.

In short the Village of Okemos will provide a place for communal gathering and living, so important to the health and well-being of Meridian Townships residents and visitors.

Attached are documents that support and describe our work this past year:

-Plan Set: 37 documents (see Cover Sheet for legend)

-Attachments to this cover letter:

A: Area Retail Study

B: Commercial Signage Approach

C: Sustainable Building Design

D: Landscape Materials

E: Non-Motorized Plan (including walk paths)

F: Way-Finding Signage Plan

G: Traffic Study

Thank you for this opportunity.

Sincerely,

Will Randle
True North Development

EXHIBIT A



Village of Okemos
Meridian Township, Michigan



PRESLEY ARCHITECTURE



Gibbs
Planning Group

Top Supportable Retail Categories

- 12,300 sf General Merchandise
- 4,900 sf Limited-Serv. Eating Places
- 4,000 sf Bars, Breweries & Pubs
- 3,400 sf Full-Service Restaurants
- 2,700 sf Special Food Services
- 2,600 sf Hardware & Garden Stores
- 2,400 sf Specialty Food Stores
- 45,000 sf Total**



Village of Okemos
Meridian Township, Michigan



PRESLEY ARCHITECTURE



Gibbs
Planning Group

2019-24 Estimated Supportable Retail Table

Retail Category	Estimated Supportable SF	2019 Sales/SF	2019 Estimated Retail Sales	2024 Sales/SF	2024 Estimated Retail Sales	No. of Stores
Retailers						
Apparel Stores	1,800	\$295	\$472,000	\$310	\$496,000	1
Beer, Wine & Liquor Stores	2,300	\$320	\$736,000	\$335	\$770,500	1
Book & Music Stores	1,100	\$250	\$275,000	\$285	\$291,500	1
Furniture Stores	2,000	\$265	\$530,000	\$280	\$560,000	1
General Merchandise Stores	12,300	\$305	\$3,751,500	\$320	\$3,936,000	3 - 4
Hardware	2,600	\$250	\$650,000	\$265	\$689,000	1
Miscellaneous Store Retailers	5,700	\$265	\$1,510,500	\$280	\$1,596,000	2 - 3
Specialty Food Stores	2,400	\$295	\$708,000	\$310	\$744,000	1
Retailer Totals	30,000	\$281	\$8,633,000	\$296	\$9,083,000	11 - 13
Restaurants						
Bars, Breweries & Pubs	4,000	\$333	\$1,332,000	\$350	\$1,400,000	1 - 2
Full-Service Restaurants	3,400	\$350	\$1,190,000	\$370	\$1,258,000	1
Limited-Service Eating Places	4,900	\$340	\$1,666,000	\$355	\$1,739,500	1 - 2
Special Food Services	2,700	\$315	\$850,500	\$330	\$891,000	1 - 2
Restaurant Totals	15,000	\$335	\$5,038,500	\$351	\$5,288,500	4 - 7
Retailer & Restaurant Totals	45,000	\$299	\$13,671,500	\$314	\$14,371,500	15 - 20



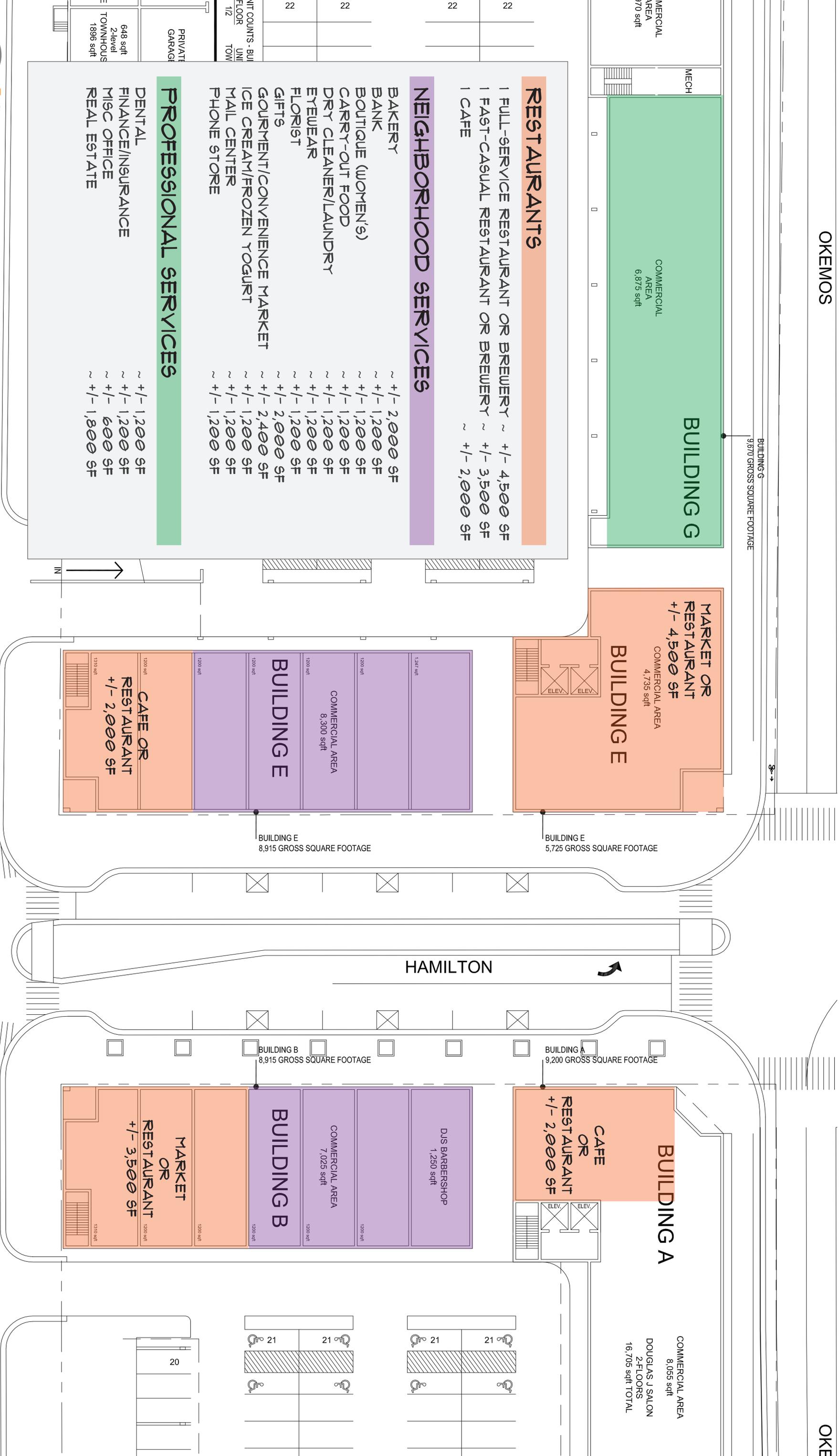
Village of Okemos
Meridian Township, Michigan



PRESLEY ARCHITECTURE



Gibbs
Planning Group



TREES



Red Oak (Quercus Rubra)
Height: 60'-70'
Spread: 40'-60'



Red Horsechestnut - Full Bloom



Red Oak - Fall



Red Horsechestnut (Aesculus x Carnea)
Height: 50'-75'
Spread: 40'-70'



Littleleaf Linden - Fall



Littleleaf Linden (Tilia Cordata)
Height: 50'-70'
Spread: 50'-70'



Shumard Oak - Fall



American Elm (Ulmus Americana)
Height: 60'
Spread: 80'



Shumard Oak (Acer Saccharum)
Height: 60'-75'
Spread: 40'-50'



Sugar Maple (Acer Saccharum)
Height: 60'-75'
Spread: 40'-50'



Sugar Maple - Summer



Black Hills Spruces (Picea Glauca 'Densata')
Height: 20'-60'

SHRUBS



Lily Turf (Variegated Liriope)
Spread: 1'-2'



New Jersey Tea (Ceanothus Americanus)
Spread: 3'-5'



Nordic Inkberry (Ilex Glabra)
Spread: 3'-5'



Shrubby cinquefoil (Potentilla fruticosa)
Spread: 3'-5'



Little Bluestem (Schizachyrium Scoparium)
Spread: 1.5'-2'



Annuals

FURNISHINGS



ASHBERY LIGHT POST
BY LANDSCAPE FORMS



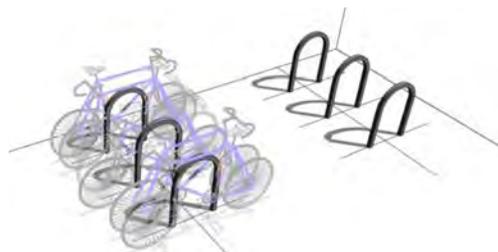
KINGSLEY BATE
HYDE PARK BENCH



CONCORD LITTER BIN BY
LANDSCAPE FORMS



FESTOON LIGHTING, AMERICAN LIGHTING



BIKE PARKING - PER CITY ORDINANCE 86-760



VERNIN CLOCK TOWER



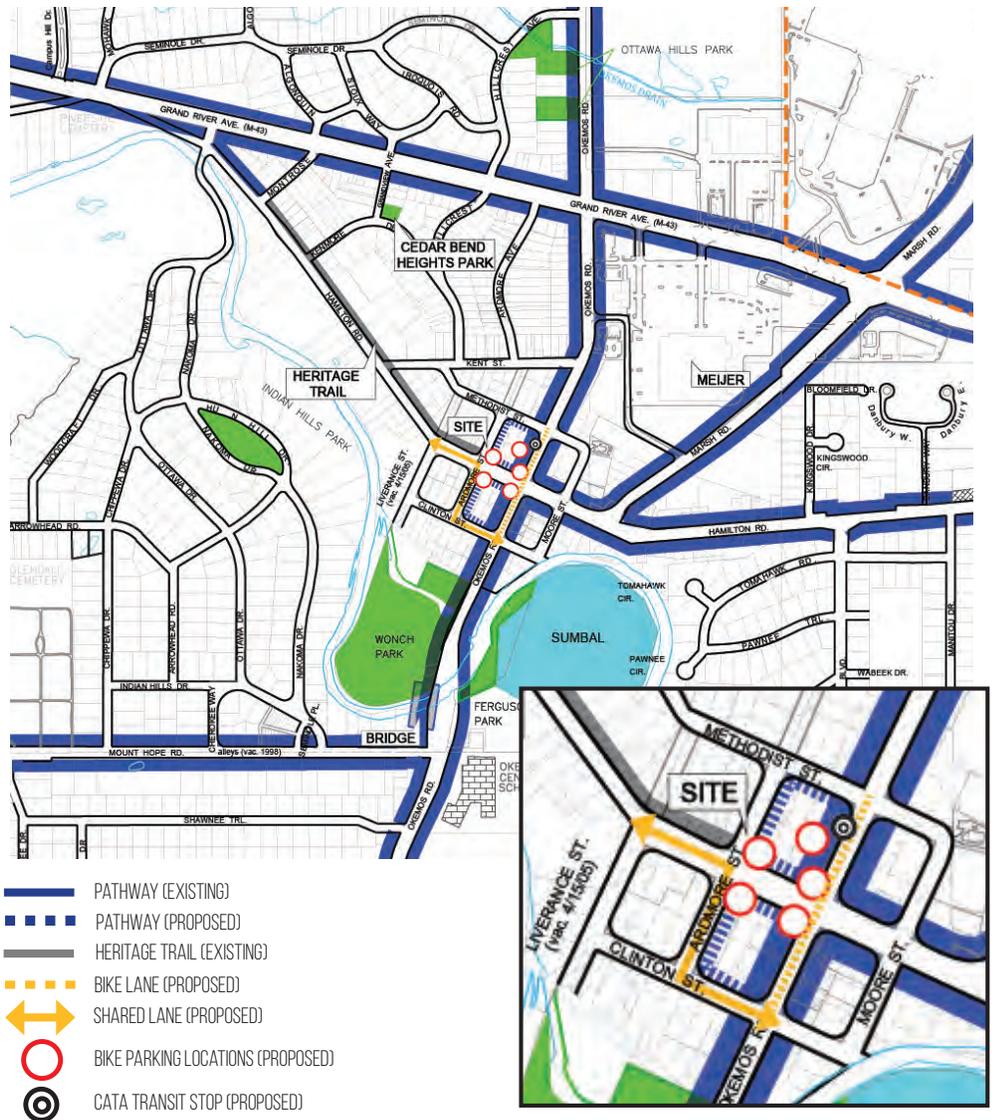
BUS SHELTER BY CATA

NON-MOTORIZED PLAN

The Village of Okemos has been designed with a focus on pedestrians, bicyclists and potentially transit users. Our design team has emphasized consistency with the Township's Complete Street Ordinance, the Pedestrian Bicycle Pathway Map, the PICA goals for the Okemos Mixed Use Core Area described in the Master Plan, and the concepts from the "Shaping the (Grand River) Avenue" project.

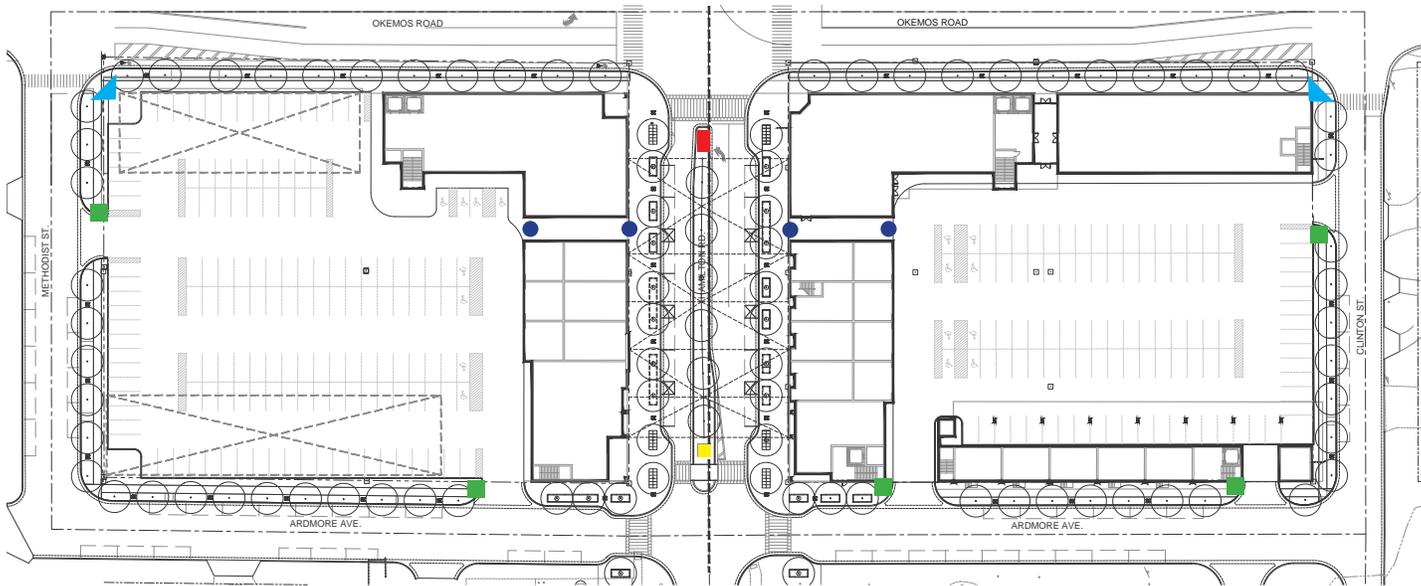
Our team has had a number of meetings with representatives of the Township, the DDA, the Transportation Commission, the Ingham County Roads Department, and CATA. Through those discussions we have refined our design to accommodate a good balance of travel for all modes. The street design elements in the right-of-way will need to be approved by the County.

Key elements of the multi-modal transportation design illustrated on the PUD Plan are listed below:



- Our sidewalk system connects with the existing network along Hamilton and Okemos Road, including the Heritage Trail. This provides opportunities for walking and bicycling between the Village and nearby parks, shopping and entertainment.
- Sidewalks are seven feet wide in the core area and a minimum five feet elsewhere, with street trees, pedestrian oriented lighting, and amenities like benches to provide a highly walkable environment.
- Highly visible pedestrian crosswalks are provided. A refuge island is provided at the western side of Hamilton Road, at the intersection with Ardmore Avenue.
- Bicycle facilities have been designed to accommodate travel by experienced cyclists (with a bike lane along Okemos Road) but also encourage cycling by more casual cyclists. We proposed "sharrows" on the side streets to help direct casual bicyclists to those lower volume roads, and to remind motorists to "share the road." Sharrow markings will be located to direct cyclists to travel in the lane outside of the "door yard" of parked cars.
- Convenient bicycle parking is provided at visible locations along the corners of Hamilton Road and within the sidewalk of the surface parking lot.
- Based on communications with CATA staff, we have provided a location on Okemos Road for a bus stop with amenities to support future bus service (as recommended in the Township's Master Plan).

WAYFINDING



SITE SYMBOL LEGEND

SYMBOL	SIGN TYPE
■	<p>PRIMARY GATEWAY</p>
▲	<p>SECONDARY GATEWAY</p>
■	<p>PARKING LOT IDENTIFICATION</p>
●	<p>VIA SIGNAGE</p>

Some distinct signs are needed to help brand the Village district and to direct motorists to the parking lot and structure behind the buildings. A preliminary wayfinding program has been prepared that illustrates the location and potential types of wayfinding signs. The goal of this wayfinding plan is to create a simple intuitive system that direct visitors easily to parking options. With the new wayfinding structures in place, visitors enter the core of the site at two main gateways: Hamilton Road and Okemos Road, or Hamilton Road and Ardmore Drive. At Hamilton and Okemos, a prominent, grounded gateway sign will signify the gateway into the Village. At Hamilton and Ardmore, the clock tower will also display signage announcing the entrance to the Village from the west. A pair of secondary gateway signs at the corners of Okemos Road and Methodist Street, as well as Okemos Road and Clinton Street, will display Village signage as well as directional parking symbols. These will guide vehicular traffic to the surface parking or the parking garage. As a visitor proceeds to their destination, either by Hamilton Road or the

SYMBOL	SIGN TYPE
■	<p>PRIMARY GATEWAY - CLOCK TOWER</p>

side streets, post-mounted parking signage will be placed at each of the entrance drives to the surface lot and parking garage. These parking areas could have distinct names. Finally, via signage will facilitate pedestrians through the parking to the fronts of the buildings. Signs in the public right-of-way will need to be approved by the County, but that intent is for a unique design package that complements the fonts, colors, materials, and style of the Village architecture. The content of the wayfinding signs will be developed and approved based on input from the Township and County.



PRIMARY GATEWAY - CLOCK TOWER

Signage

As signage, particularly commercial signage, will be specific to the individual tenant, we are not prepared to discuss signage at this time. Each sign will be unique to the tenant. We do have general thoughts on the matter, based on experience in other small downtowns in Michigan. The plans presented have sign locations and sizes in mind but not specific signage for approval.

We look forward to meeting with township staff at Site Plan Review process to consider these important matters.

MUPUD PLAN FOR: Village of Okemos

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

EX. SEWER MANHOLES

- STORM MANHOLE #107
10" ROP N INV. = 840.22
8" VCP E INV. = 838.54
12" ROP WE INV. = 831.28
8" VCP W INV. = 837.28
- CATCH BASIN #108
10" ROP N INV. = 840.38
10" ROP S INV. = 840.38
TOP OF DEBRIS ELEV. = 840.38
- CATCH BASIN #109
10" ROP S INV. = 840.72
10" ROP S INV. = 840.72
TOP OF DEBRIS ELEV. = 840.72
- CATCH BASIN #110
8" VCP N INV. = 838.40
8" VCP S INV. = 838.40
8" VCP W INV. = 838.40
- STORM MANHOLE #111
10" ROP N INV. = 839.37
10" ROP S INV. = 839.37
8" VCP W INV. = 839.37
- STORM MANHOLE #112
10" ROP N INV. = 839.22
10" ROP S INV. = 839.22
8" VCP W INV. = 839.22
- STORM MANHOLE #113
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #114
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #115
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #116
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #117
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #118
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #119
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #120
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #121
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #122
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #123
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15
- STORM MANHOLE #124
10" ROP N INV. = 839.15
10" ROP S INV. = 839.15
8" VCP W INV. = 839.15

- CATCH BASIN #14
10" ROP N INV. = 841.65
4" POC SE INV. = 838.15
10" ROP S INV. = 837.28
SWAMP ELEV. = 836.75
- STORM MANHOLE #45
18" ROP S INV. = 832.65
18" ROP W INV. = 832.65
SWAMP ELEV. = 833.47
- CATCH BASIN #46
6" POC N INV. = 834.15
SWAMP ELEV. = 833.47
- CATCH BASIN #47
10" ROP N INV. = 837.02
10" ROP W INV. = 833.13
TOP OF DEBRIS ELEV. = 833.47
- CATCH BASIN #48
10" ROP N INV. = 834.15
TOP OF DEBRIS ELEV. = 833.93
- CATCH BASIN #49
10" ROP N INV. = 831.94
6" POC S INV. = 847.59
- CATCH BASIN #50
6" POC S INV. = 847.59
- CATCH BASIN #51
6" VCP S INV. = 850.27
TOP OF DEBRIS ELEV. = 850.07
- STORM MANHOLE #51
12" ROP N INV. = 832.90
15" ROP WE INV. = 832.76
30" ROP W INV. = 832.76
- STORM MANHOLE #52
10" ROP N INV. = 832.65
30" ROP E INV. = 831.72
30" ROP W INV. = 831.72

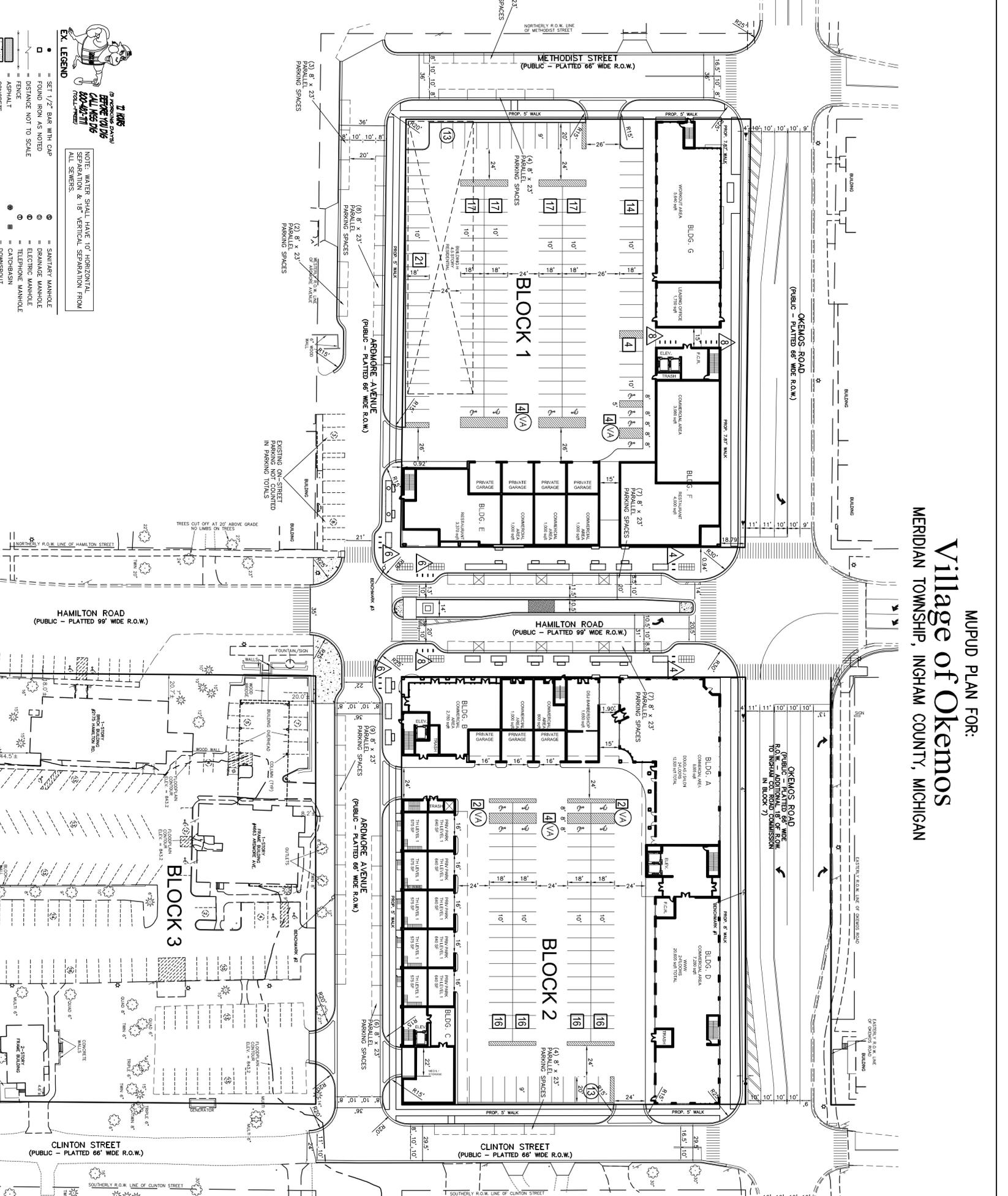
- BENCHMARKS**
- BENCHMARK #1 ELEV. = 852.30 (NAVD83)
PR. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
4+42 SOUTH OF BUILDING #461 OKEMOS ROAD.
 - BENCHMARK #2 ELEV. = 846.57 (NAVD83)
PR. NAIL, SOUTH EAST SIDE UTILITY POLE, WEST SIDE OF ARBOWRE
AVENUE, ON LINE WITH SOUTHWEST PARKING LINE.
 - BENCHMARK #3 ELEV. = 856.59 (NAVD83)
CORNERS, NORTHWEST CORNER OF ARBOWRE AVENUE AND HAMILTON ROAD.

- LEGEND**
- EXT. CONTOURS
 - EXT. WATER MAIN
 - EXT. SANITARY SEWER
 - EXT. STORM SEWER
 - EXT. ELEVATIONS
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - MANHOLE (NEW)
 - MANHOLE (EX)
 - UTILITY EASEMENT
 - CENTER LINE OF ROAD
 - ROAD RIGHT OF WAY
 - PROPERTY LINE
 - WATER VALVE
 - THROUST BLOCK
 - PROPOSED TOP OF CURB ELEV.

- EX. LEGEND**
- SET 1/2" BAR WITH CAP
 - ROUND IRON AS NOTED
 - DISTANCE NOT TO SCALE
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - CATCHBASIN
 - DOWNSPOUT
 - SANITARY CLEANOUT
 - ASHPALT
 - CONCRETE
 - GRAVEL
 - VALVE
 - FIRE HYDRANT
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - GUARDRAIL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SIGN
 - AIR CONDITIONING UNIT

- NOTES:** WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.
- 1 DENOTES NUMBER OF P/Y SPACES
 - VA DENOTES VAN ACCESS P/Y SPACES
 - 0 DENOTES PROPOSED NUMBER OF 9' x 10' PARKING SPACES
 - 0 DENOTES PROPOSED NUMBER OF 12' x 18' PARKING SPACES
 - Δ DENOTES NUMBER OF BIKE PARKING SPACES

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>4-10-19</td> <td>SUBMITTAL</td> </tr> <tr> <td>2</td> <td>4-26-19</td> <td>WAKERS</td> </tr> <tr> <td>3</td> <td>5-0-19</td> <td>BUILD G</td> </tr> </table> <p style="text-align: right;">DESIGNER: KESB, INC. PROJECT MGR: BRYAN LAND SURVYERS SHEET: C101</p>	NO.	DATE	DESCRIPTION	1	4-10-19	SUBMITTAL	2	4-26-19	WAKERS	3	5-0-19	BUILD G	<p style="text-align: center;">Village of Okemos</p> <p style="text-align: center;">216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p style="text-align: center;">E-93725-MUPUD-4-12-19 SURVEY#93725ALT</p>
NO.	DATE	DESCRIPTION											
1	4-10-19	SUBMITTAL											
2	4-26-19	WAKERS											
3	5-0-19	BUILD G											



PARKING PROVIDED

BLOCK 1

- 10' x 18' = 107 SPACES
- 9' x 20' = 13 SPACES
- B.F. = 8 SPACES
- GARAGE x 4 = 8 SPACES
- TOTAL = 136 SPACES

BLOCK 2

- BASEMENT LEVEL = 216 SPACES (INCL. 7 B.F.)
- 10' x 18' = 64 SPACES
- 9' x 20' = 13 SPACES
- B.F. = 8 SPACES
- GARAGE = 16 SPACES
- TOTAL = 318 SPACES

BLOCK 3

- 18 BIKE PARKING

ON-STREET (8' x 23') = 56 SPACES

TOTAL SPACES PROVIDED = 509 SPACES (INCL. 23 B.F.)

50 BIKE PARKING

SCALE 1" = 40'

LOCATION MAP

MUPUD PLAN FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

EX. SEWER INFRASTRUCTURE

STORM MANHOLE #107	10' ROP N INV. = 834.22	8' VCP N INV. = 833.60	SANITARY MANHOLE #202	8' VCP N INV. = 833.60
12' ROP W INV. = 833.54	8' VCP E INV. = 831.28	8' VCP S INV. = 831.17	12' ROP NE INV. = 833.28	8' VCP E INV. = 831.28
12' ROP W INV. = 837.28	8' VCP E INV. = 831.17	8' VCP S INV. = 831.17	12' ROP NW INV. = 833.17	8' VCP E INV. = 831.17
CATCH BASIN #108	10' ROP N INV. = 834.03	8' VCP N INV. = 833.03	SANITARY MANHOLE #203	8' VCP N INV. = 833.03
10' ROP S INV. = 840.38	8' VCP S INV. = 835.03	8' VCP W INV. = 835.03	10' ROP SE INV. = 840.38	8' VCP S INV. = 835.03
CATCH BASIN #109	10' ROP S INV. = 840.72	8' VCP S INV. = 839.83	SANITARY MANHOLE #210	8' VCP S INV. = 839.83
10' ROP SE INV. = 840.47	8' VCP E INV. = 839.25	8' VCP W INV. = 839.25	10' ROP SW INV. = 840.72	8' VCP S INV. = 839.25
CATCH BASIN #110	10' ROP S INV. = 839.40	8' VCP S INV. = 838.88	SANITARY MANHOLE #211	8' VCP S INV. = 838.88
10' ROP SE INV. = 839.15	8' VCP E INV. = 838.26	8' VCP W INV. = 838.26	10' ROP SW INV. = 839.40	8' VCP S INV. = 838.26
STORM MANHOLE #111	18' ROP E INV. = 839.37	8' VCP E INV. = 828.22	SANITARY MANHOLE #212	8' VCP E INV. = 828.22
18' ROP S INV. = 835.11	8' VCP S INV. = 835.11	8' VCP W INV. = 835.11	18' ROP SE INV. = 835.11	8' VCP S INV. = 835.11
STORM MANHOLE #112	18' ROP E INV. = 833.37	8' VCP E INV. = 833.03	SANITARY MANHOLE #213	8' VCP E INV. = 833.03
18' ROP S INV. = 834.58	8' VCP S INV. = 833.88	8' VCP W INV. = 833.88	18' ROP SE INV. = 834.58	8' VCP S INV. = 833.88
CATCH BASIN #113	10' ROP S INV. = 834.14	8' VCP S INV. = 834.14	SANITARY MANHOLE #214	8' VCP S INV. = 834.14
10' ROP SE INV. = 835.34	8' VCP E INV. = 835.34	8' VCP W INV. = 835.34	10' ROP SW INV. = 834.14	8' VCP S INV. = 835.34
CATCH BASIN #114	10' ROP S INV. = 835.02	8' VCP S INV. = 835.02	SANITARY MANHOLE #215	8' VCP S INV. = 835.02
10' ROP SE INV. = 833.15	8' VCP E INV. = 833.15	8' VCP W INV. = 833.15	10' ROP SW INV. = 835.02	8' VCP S INV. = 833.15
STORM MANHOLE #115	10' ROP S INV. = 837.28	8' VCP S INV. = 837.28	SANITARY MANHOLE #216	8' VCP S INV. = 837.28
STORM MANHOLE #116	18' ROP E INV. = 832.65	8' VCP E INV. = 832.65	SANITARY MANHOLE #217	8' VCP E INV. = 832.65
18' ROP S INV. = 832.97	8' VCP S INV. = 832.97	8' VCP W INV. = 832.97	18' ROP SE INV. = 832.65	8' VCP S INV. = 832.97
CATCH BASIN #117	6' VCP N INV. = 834.15	6' VCP N INV. = 834.15	SANITARY MANHOLE #218	6' VCP N INV. = 834.15
6' VCP S INV. = 833.47	6' VCP S INV. = 833.47	6' VCP W INV. = 833.47	6' VCP SE INV. = 834.15	6' VCP N INV. = 833.47
CATCH BASIN #118	6' VCP N INV. = 847.39	6' VCP N INV. = 847.39	SANITARY MANHOLE #219	6' VCP N INV. = 847.39
6' VCP S INV. = 847.59	6' VCP S INV. = 847.59	6' VCP W INV. = 847.59	6' VCP SE INV. = 847.39	6' VCP N INV. = 847.59
CATCH BASIN #119	6' VCP N INV. = 850.27	6' VCP N INV. = 850.27	SANITARY MANHOLE #220	6' VCP N INV. = 850.27
6' VCP S INV. = 850.07	6' VCP S INV. = 850.07	6' VCP W INV. = 850.07	6' VCP SE INV. = 850.27	6' VCP N INV. = 850.07
STORM MANHOLE #121	12' ROP N INV. = 832.90	8' VCP N INV. = 832.90	SANITARY MANHOLE #221	8' VCP N INV. = 832.90
12' ROP NE INV. = 832.76	8' VCP NE INV. = 832.76	8' VCP SE INV. = 832.76	12' ROP NW INV. = 832.90	8' VCP N INV. = 832.76
15' ROP E INV. = 832.76	8' VCP E INV. = 832.76	8' VCP S INV. = 832.76	15' ROP SE INV. = 832.76	8' VCP E INV. = 832.76
30' ROP S INV. = 832.76	8' VCP S INV. = 832.76	8' VCP W INV. = 832.76	30' ROP SW INV. = 832.76	8' VCP S INV. = 832.76
STORM MANHOLE #122	15' ROP N INV. = 835.68	8' VCP N INV. = 835.68	SANITARY MANHOLE #222	8' VCP N INV. = 835.68
15' ROP NE INV. = 835.68	8' VCP NE INV. = 835.68	8' VCP SE INV. = 835.68	15' ROP NW INV. = 835.68	8' VCP N INV. = 835.68
30' ROP S INV. = 831.77	8' VCP S INV. = 831.77	8' VCP W INV. = 831.77	30' ROP SW INV. = 831.77	8' VCP S INV. = 831.77

BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAVD88)
 PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
 442' SOUTH OF BUILDING #461 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVD88)
 PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
 AVENUE, ON LINE WITH SOUTHWEST PARKING LOT.

BENCHMARK #3 ELEV. = 856.59 (NAVD88), ELEVATION NORTHEAST
 QUADANT OF ARDMORE MANHOLE AND HAMILTON ROAD.

LEGEND

—	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	MANHOLE (EX)
—	UTILITY EMBLEMMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT LINE
—	PROPERTY LINE
—	WATER VALVE
—	THRUST BLOCK
—	PROPOSED TOP OF CURB ELEV.

EX. LEGEND

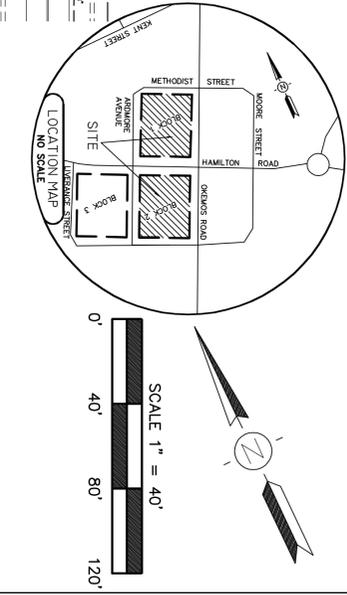
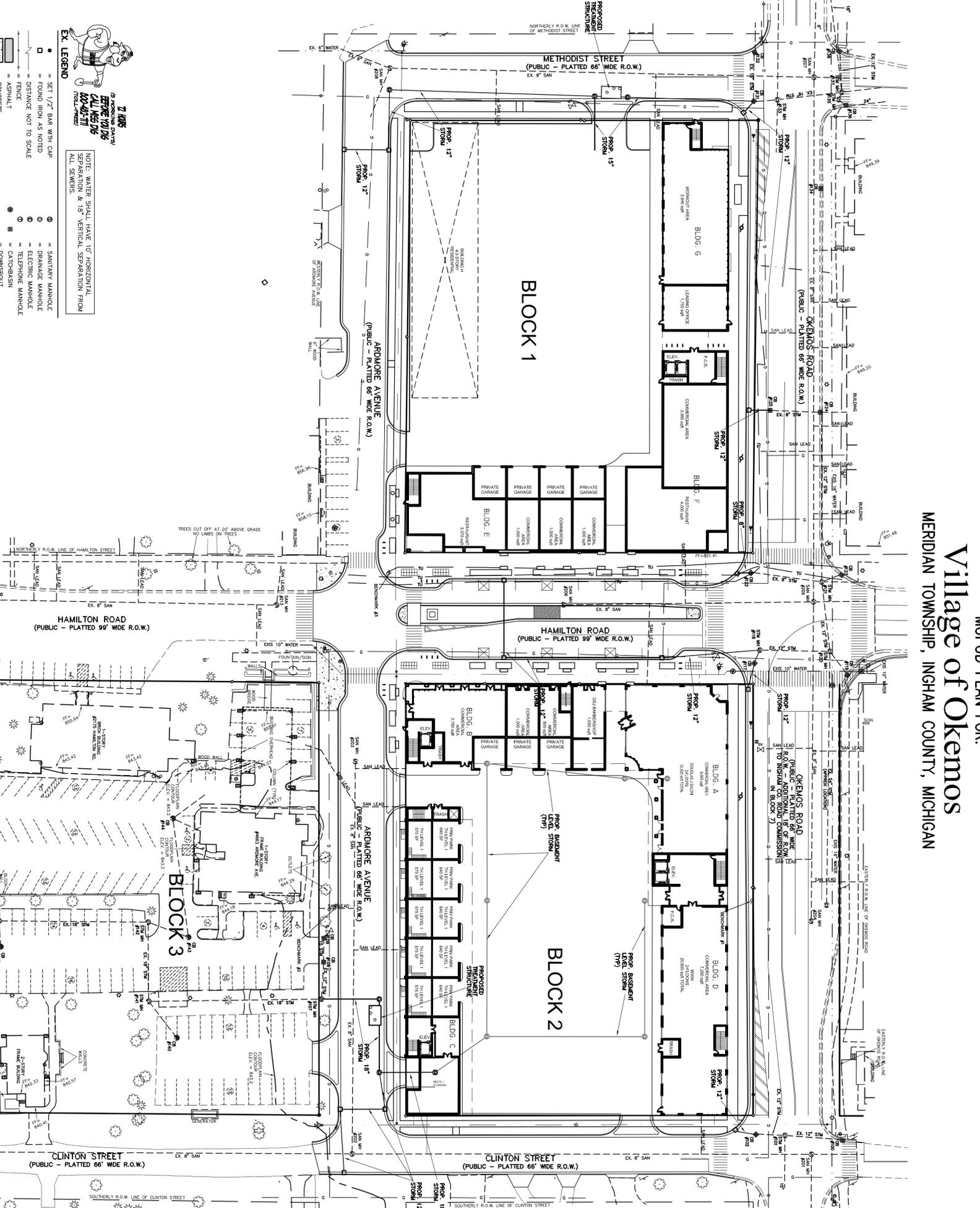
—	SET 1/2" BAR WITH CAP
—	FOUND IRON AS NOTED
—	DISTANCE NOT TO SCALE
—	ASPHALT
—	CONCRETE
—	GRAVEL
—	DOORSPROUT
—	SANITARY CLEANOUT
—	VALVE
—	UTILITY POLE
—	GROUND LIGHT
—	TRAFFIC SIGNAL
—	GUY WIRE
—	UTILITY PEDESTAL
—	TRANSFORMER
—	HANDHOLE
—	ELECTRIC METER
—	GAS METER
—	WATER METER
—	SIEN
—	POST
—	AIR CONDITIONING UNIT

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

REVISIONS

NO. 1	DATE	DESCRIPTION
1	4-10-19	SUBMITTAL
2	4-26-19	WALKERS
3	5-0-19	BUILD C

DESIGNER: KEBS, INC.
PROJECT MGR: KEBS, INC.
SHEET: C103
APPROVED BY: KEBS, INC.
JOB #: 93725



MUPUD PLAN FOR: Village of Okemos

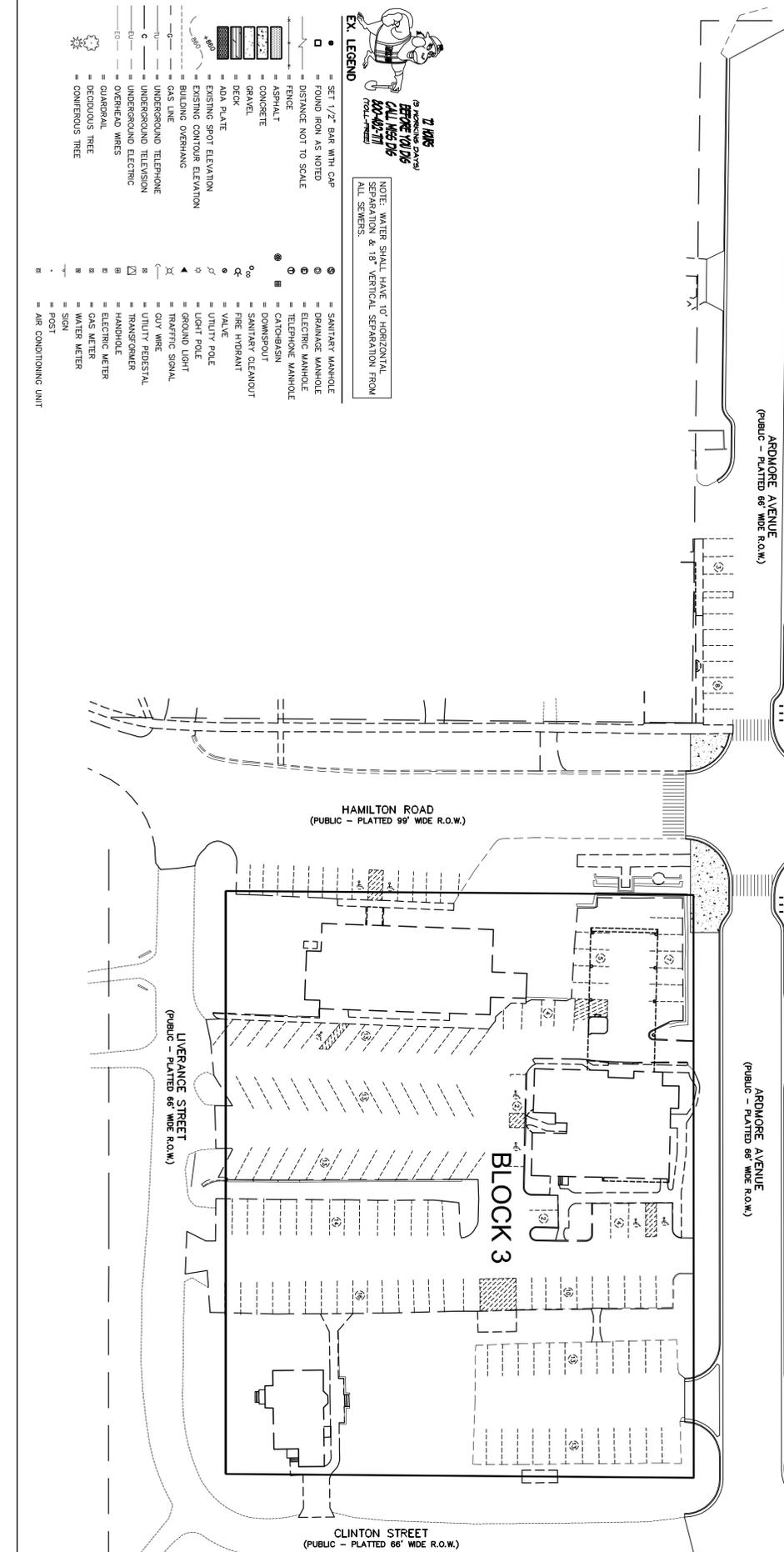
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

EX. SERVER INTERFACES

STORM MANHOLE #107 10" RCP N. INV. = 840.22 8" VCP E. INV. = 838.54 12" RCP W. INV. = 837.28	SANITARY MANHOLE #202 8" VCP N. INV. = 832.60 8" VCP E. INV. = 831.28 8" VCP W. INV. = 831.17
CATCH BASIN #108 10" RCP N. INV. = 840.38 10" RCP S. INV. = 840.38 TOP OF DEBRIS ELEV. = 840.38	SANITARY MANHOLE #203 8" VCP N. INV. = 835.03 8" VCP S. INV. = 834.83 8" VCP W. INV. = 834.83
CATCH BASIN #109 10" RCP N. INV. = 840.72 10" RCP S. INV. = 840.72 TOP OF DEBRIS ELEV. = 840.72	SANITARY MANHOLE #210 8" VCP N. INV. = 839.25 8" VCP S. INV. = 839.25 8" VCP W. INV. = 839.25
CATCH BASIN #110 8" RCP N. INV. = 839.40 8" RCP S. INV. = 839.40 SWAMP ELEV. = 836.15	SANITARY MANHOLE #211 8" RCP N. INV. = 838.24 8" VCP S. INV. = 838.24 8" VCP W. INV. = 838.24
STORM MANHOLE #111 18" RCP E. INV. = 839.37 18" RCP S. INV. = 839.37 18" RCP W. INV. = 839.37	SANITARY MANHOLE #212 8" RCP N. INV. = 833.77 8" VCP S. INV. = 833.77 8" VCP W. INV. = 833.77
STORM MANHOLE #112 18" RCP E. INV. = 835.11 18" RCP S. INV. = 835.11 18" RCP W. INV. = 835.11	SANITARY MANHOLE #213 8" RCP N. INV. = 834.01 8" VCP S. INV. = 834.01 8" VCP W. INV. = 834.01
STORM MANHOLE #114 18" RCP E. INV. = 841.65 18" RCP S. INV. = 841.65 18" RCP W. INV. = 841.65	SANITARY MANHOLE #214 8" RCP N. INV. = 837.23 8" VCP S. INV. = 837.23 8" VCP W. INV. = 837.23
CATCH BASIN #143 10" RCP N. INV. = 835.38 10" RCP S. INV. = 835.38 SWAMP ELEV. = 835.02	
CATCH BASIN #144 8" RCP N. INV. = 841.65 4" PVC SE. INV. = 838.15 10" RCP S. INV. = 837.38	
STORM MANHOLE #145 18" RCP E. INV. = 836.75 18" RCP S. INV. = 832.65 18" RCP W. INV. = 832.65	
CATCH BASIN #146 6" PVC N. INV. = 834.15 6" POC N. INV. = 834.15 SWAMP ELEV. = 833.47	
CATCH BASIN #147 8" RCP E. INV. = 837.62 8" RCP S. INV. = 833.02 TOP OF DEBRIS ELEV. = 833.47	
CATCH BASIN #148 8" RCP E. INV. = 838.03 8" RCP S. INV. = 834.15 TOP OF DEBRIS ELEV. = 833.93	
CATCH BASIN #149 8" RCP E. INV. = 847.39 6" POC N. INV. = 847.39 6" POC S. INV. = 847.39	
CATCH BASIN #201 8" VCP S. INV. = 850.27 TOP OF DEBRIS ELEV. = 850.07	
STORM MANHOLE #151 12" RCP N. INV. = 832.90 15" RCP W. INV. = 832.76 30" RCP S. INV. = 832.76	
STORM MANHOLE #152 8" RCP E. INV. = 835.69 8" RCP S. INV. = 831.72 30" RCP W. INV. = 831.72	

LEGEND

	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	MANHOLE (N.V.)
	MANHOLE (E.V.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.



EX. LEGEND

	SET 1/2" BAR WITH CAP		SANITARY MANHOLE
	FOUND IRON AS NOTED		ELECTRIC MANHOLE
	DISTANCE NOT TO SCALE		TELEPHONE MANHOLE
	FENCE		CATCHBASIN
	ASPHALT		DOWNSPOUT
	CONCRETE		SANITARY CLEANOUT
	GRAVEL		FIRE HYDRANT
	ADA PLATE		VALVE
	EXISTING SPOT ELEVATION		UTILITY POLE
	BUILDING OVERHANG		GROUND LIGHT
	GAS LINE		TRAFFIC SIGNAL
	UNDERGROUND TELEPHONE		GUY WIRE
	UNDERGROUND TELEVISION		GROUND LINE
	UNDERGROUND ELECTRIC		UTILITY PEDESTAL
	OVERHEAD WIRES		TRANSFORMER
	GUARDRAIL		HANDHOLE
	DECIDUOUS TREE		ELECTRIC METER
	CONIFEROUS TREE		GAS METER
	WATER METER		WATER METER
	SIGN		SIGN
	POST		POST
	AIR CONDITIONING UNIT		AIR CONDITIONING UNIT

PROPOSED PERVIOUS/IMPERVIOUS AREAS:

TOTAL PROPERTY = 173,989 S.F.
TOTAL PERVIOUS = 5,634 S.F. = 3.24%
IMPERVIOUS = 168,355 S.F. = 96.76%
(GREENSPACE & PLANTERS WITHIN ROAD R.O.W. NOT COUNTED)

SCALE 1" = 40'

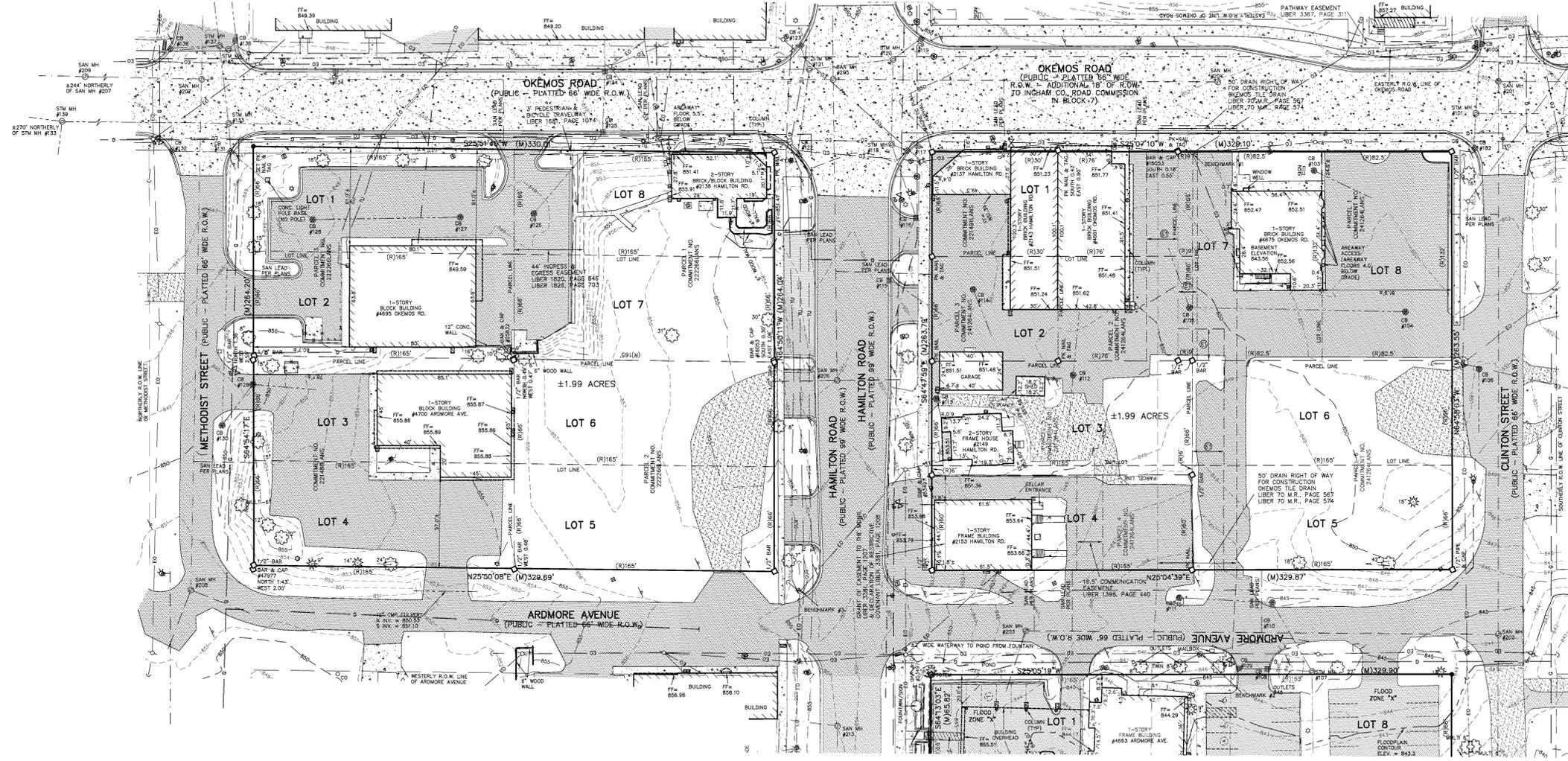
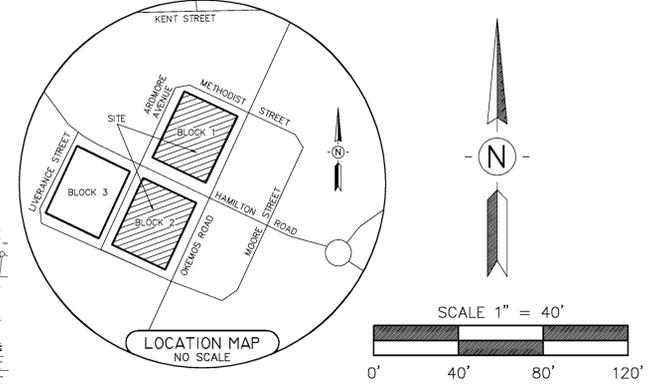
0' 40' 80' 120'

LOCATION MAP
NO SCALE

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>4-10-19</td> <td>SUBMITTAL</td> </tr> <tr> <td>2</td> <td>4-26-19</td> <td>WALKERS</td> </tr> <tr> <td>3</td> <td>5-0-19</td> <td>BLOCK C</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	4-10-19	SUBMITTAL	2	4-26-19	WALKERS	3	5-0-19	BLOCK C	<p style="text-align: center;">KEBS, INC. KES ENGINEERING BRYAN LAND SURVEYS</p> <p style="text-align: center;">216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p style="text-align: center;">Meridian Office Ph. 269-781-9800</p> <p style="text-align: center;">Village of Okemos PERVIOUS/IMPERVIOUS PLAN</p> <p>SCALE: 1" = 40' DATE: 4-14-19 DESIGNER: [Signature] PROJECT MGR: [Signature] SHEET: C104 APPROVED BY: [Signature] AUTHORIZED BY: [Signature] JOB #: 93725</p>
NO.	DATE	DESCRIPTION											
1	4-10-19	SUBMITTAL											
2	4-26-19	WALKERS											
3	5-0-19	BLOCK C											

VILLAGE OF OKEMOS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 (As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445LANS, dated August 15, 2017)

Parcel 1:
 Lots 1, 5, 6, 7 & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221458LANS, dated August 15, 2017)

Lots 3, 4, and the North 99 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAVD88)
 PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVD88)
 PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAVD88)
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

LEGEND

●	= SET 1/2" BAR WITH CAP	⊙	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	⊖	= DRAINAGE MANHOLE
—	= DEED LINE	⊕	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	⊗	= TELEPHONE MANHOLE
—	= FENCE	⊗	= CATCHBASIN
▨	= ASPHALT	⊗	= SANITARY CLEANOUT
▩	= CONCRETE	⊗	= FIRE HYDRANT
▧	= GRAVEL	⊗	= VALVE
▦	= ADA PLATE	⊗	= UTILITY POLE
—	= EXISTING SPOT ELEVATION	⊗	= LIGHT POLE
—	= EXISTING CONTOUR ELEVATION	⊗	= GROUND LIGHT
—	= BUILDING OVERHANG	⊗	= TRAFFIC SIGNAL
—	= SANITARY SEWER	⊗	= GUY WIRE
—	= STORM SEWER	⊗	= UTILITY PEDESTAL
—	= WATER LINE	⊗	= TRANSFORMER
—	= GAS LINE	⊗	= HANDHOLE
—	= UNDERGROUND TELEPHONE	⊗	= ELECTRIC METER
—	= UNDERGROUND TELEVISION	⊗	= GAS METER
—	= UNDERGROUND ELECTRIC	⊗	= WATER METER
—	= OVERHEAD WIRES	⊗	= SIGN
⊗	= DECIDUOUS TREE	⊗	= POST
⊗	= CONIFEROUS TREE	⊗	= AIR CONDITIONING UNIT

SEWER INVENTORIES

CATCH BASIN #100 RIM ELEV. = 851.88 8" RCP W INV. = 847.69 TOP OF DEBRIS ELEV. = 847.66 SUMP ELEV. = 846.19	CATCH BASIN #110 RIM ELEV. = 844.72 12" RCP N INV. = 838.24 12" RCP SW INV. = 839.01 SUMP ELEV. = 838.12	STORM MANHOLE #101 RIM ELEV. = 852.29 12" RCP E INV. = 846.78 15" RCP S ELEV. = 846.59 12" RCP W INV. = 846.90 TOP OF DEBRIS ELEV. = 846.75	CATCH BASIN #120 RIM ELEV. = 849.59 12" RCP N INV. = 844.58 12" RCP SE INV. = 845.08 SUMP ELEV. = 844.09	CATCH BASIN #130 RIM ELEV. = 848.81 4" S INV. = 845.28 12" RCP SE INV. = 845.19 SUMP ELEV. = 844.81	CATCH BASIN #140 RIM ELEV. = 838.40 8" PVC NW INV. = 836.40 SUMP ELEV. = 836.15	CATCH BASIN #150 RIM ELEV. = 852.27 TOP OF DEBRIS INV. = 850.07	SANITARY MANHOLE #208 RIM ELEV. = 851.62 8" VCP N INV. = 840.11 8" VCP SW INV. = 840.41 8" VCP NW INV. = 840.54
STORM MANHOLE #102 RIM ELEV. = 851.85 12" RCP E INV. = 847.33 SUMP ELEV. = 847.35	CATCH BASIN #111 RIM ELEV. = 844.66 12" RCP S INV. = 839.47 SUMP ELEV. = 839.06	CATCH BASIN #103 RIM ELEV. = 852.09 SW RESTRICTOR PLATE INV. = 849.23 SW 12" SQUARE OPENING INV. = 848.13 SUMP ELEV. = 846.89	CATCH BASIN #121 RIM ELEV. = 849.28 12" RCP N INV. = 840.68 8" RCP NE INV. = 844.49 12" RCP E INV. = 840.65 12" RCP S INV. = 843.19 8" RCP W INV. = 845.02	CATCH BASIN #131 RIM ELEV. = 846.24 15" RCP N INV. = 840.99 15" RCP E INV. = 839.05 8" VCP SW INV. = 842.60 12" RCP W INV. = 843.06 SUMP ELEV. = 838.86	CATCH BASIN #141 RIM ELEV. = 839.97 18" RCP NW INV. = 834.70 18" RCP E INV. = 834.52 8" PVC SE INV. = 835.11	SANITARY MANHOLE #200 RIM ELEV. = 845.38 8" VCP N INV. = 836.58 8" VCP SE INV. = 836.72	SANITARY MANHOLE #209 RIM ELEV. = 842.15 8" VCP N INV. = 833.91 8" VCP S INV. = 833.91
CATCH BASIN #104 RIM ELEV. = 851.00 8" RCP N INV. = 847.68 TOP OF WATER ELEV. = 847.68 SUMP ELEV. = 846.60	CATCH BASIN #112 RIM ELEV. = 850.32 6" VCP E INV. = 847.30 6" VCP W INV. = 847.39 SUMP ELEV. = 847.22	CATCH BASIN #105 RIM ELEV. = 849.67 6" VCP NE INV. = 845.07 8" RCP S INV. = 844.91 SUMP ELEV. = 844.17	CATCH BASIN #122 RIM ELEV. = 849.72 8" RCP E INV. = 845.86 SUMP ELEV. = 843.42	CATCH BASIN #132 RIM ELEV. = 846.00 15" RCP S INV. = 841.09 SUMP ELEV. = 838.70	CATCH BASIN #142 RIM ELEV. = 841.24 12" RCP SE INV. = 834.56 18" RCP S INV. = 834.18 8" PVC SE INV. = 835.11	SANITARY MANHOLE #210 RIM ELEV. = 839.63 8" VCP N INV. = 829.25 8" VCP E INV. = 829.30	SANITARY MANHOLE #211 RIM ELEV. = 838.82 8" VCP N INV. = 828.24 8" VCP S INV. = 830.50 8" VCP W INV. = 828.26 8" VCP V INV. = 829.30
CATCH BASIN #106 RIM ELEV. = 850.60 8" PVC W TOP OF PIPE ELEV. = 849.12 TOP OF DEBRIS ELEV. = 848.80	CATCH BASIN #113 RIM ELEV. = 850.08 6" VCP W INV. = 848.40 TOP OF DEBRIS ELEV. = 848.38	CATCH BASIN #107 RIM ELEV. = 845.42 10" RCP N INV. = 840.22 12" RCP NE INV. = 838.54 18" RCP W INV. = 837.28	CATCH BASIN #123 RIM ELEV. = 849.30 8" RCP SW INV. = 844.59 SUMP ELEV. = 838.70	STORM MANHOLE #143 RIM ELEV. = 840.02 10" RCP N INV. = 835.36 12" RCP NW INV. = 835.34 SUMP ELEV. = 835.02	CATCH BASIN #143 RIM ELEV. = 840.02 10" RCP N INV. = 835.36 12" RCP NW INV. = 835.34 SUMP ELEV. = 835.02	SANITARY MANHOLE #212 RIM ELEV. = 853.37 8" VCP E INV. = 837.05 8" VCP S INV. = 836.88 8" VCP W INV. = 836.98	SANITARY MANHOLE #213 RIM ELEV. = 854.01 8" VCP N INV. = 841.73 8" VCP W INV. = 841.31
CATCH BASIN #108 RIM ELEV. = 844.38 10" RCP N INV. = 840.43 10" RCP S INV. = 840.39 TOP OF DEBRIS ELEV. = 840.38	CATCH BASIN #114 RIM ELEV. = 850.55 6" VCP SW INV. = 848.23 TOP OF DEBRIS ELEV. = 848.23	CATCH BASIN #109 RIM ELEV. = 844.37 10" RCP S INV. = 840.72 TOP OF DEBRIS ELEV. = 840.47	CATCH BASIN #124 RIM ELEV. = 848.90 8" METAL E INV. = 841.49 12" RCP S INV. = 841.49 15" RCP W INV. = 838.23 SUMP ELEV. = 841.49	STORM MANHOLE #144 RIM ELEV. = 841.65 6" PVC NE INV. = 840.41 4" PVC SE INV. = 838.15 10" RCP S INV. = 837.38 SUMP ELEV. = 836.75	CATCH BASIN #144 RIM ELEV. = 841.65 6" PVC NE INV. = 840.41 4" PVC SE INV. = 838.15 10" RCP S INV. = 837.38 SUMP ELEV. = 836.75	SANITARY MANHOLE #220 RIM ELEV. = 847.01 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #221 RIM ELEV. = 846.39 8" VCP N INV. = 840.63 8" VCP S INV. = 840.71
CATCH BASIN #115 RIM ELEV. = 850.68 4" PVC SE INV. = 848.55 6" PVC SW INV. = 848.52 SUMP ELEV. = 846.43	CATCH BASIN #115 RIM ELEV. = 850.68 4" PVC SE INV. = 848.55 6" PVC SW INV. = 848.52 SUMP ELEV. = 846.43	CATCH BASIN #116 RIM ELEV. = 850.06 12" RCP NE INV. = 846.01 4" VCP NW INV. = 848.11 TOP OF DEBRIS ELEV. = 845.76	CATCH BASIN #125 RIM ELEV. = 848.84 8" RCP E INV. = 845.44 6" PVC NW INV. = 845.49 SUMP ELEV. = 845.24	STORM MANHOLE #145 RIM ELEV. = 837.27 18" RCP E INV. = 832.65 18" RCP S INV. = 832.97 18" RCP W INV. = 832.63 SUMP ELEV. = 833.47	STORM MANHOLE #145 RIM ELEV. = 837.27 18" RCP E INV. = 832.65 18" RCP S INV. = 832.97 18" RCP W INV. = 832.63 SUMP ELEV. = 833.47	SANITARY MANHOLE #222 RIM ELEV. = 849.65 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #223 RIM ELEV. = 852.02 8" VCP N INV. = 840.33 8" VCP S INV. = 840.71
CATCH BASIN #117 RIM ELEV. = 850.01 12" RCP NE INV. = 845.88 TOP OF DEBRIS ELEV. = 845.88	CATCH BASIN #126 RIM ELEV. = 848.50 6" PVC SE INV. = 846.15 TOP OF DEBRIS ELEV. = 848.10	CATCH BASIN #118 RIM ELEV. = 849.82 12" RCP E INV. = 845.66 12" RCP SW INV. = 845.77 12" RCP W INV. = 845.77 TOP OF DEBRIS ELEV. = 845.86	CATCH BASIN #127 RIM ELEV. = 848.24 8" PVC N INV. = 844.49 SUMP ELEV. = 844.04	CATCH BASIN #146 RIM ELEV. = 836.82 6" PVC N INV. = 834.15 SUMP ELEV. = 833.47	CATCH BASIN #146 RIM ELEV. = 836.82 6" PVC N INV. = 834.15 SUMP ELEV. = 833.47	SANITARY MANHOLE #224 RIM ELEV. = 850.02 8" VCP N INV. = 840.63 8" VCP S INV. = 840.71	SANITARY MANHOLE #225 RIM ELEV. = 846.39 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58
CATCH BASIN #119 RIM ELEV. = 849.25 12" RCP NW INV. = 845.94 SUMP ELEV. = 844.75	CATCH BASIN #128 RIM ELEV. = 847.24 8" VCP NE INV. = 844.05 8" PVC S INV. = 844.05 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37	CATCH BASIN #128 RIM ELEV. = 847.24 8" VCP NE INV. = 844.05 8" PVC S INV. = 844.05 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37	STORM MANHOLE #137 RIM ELEV. = 846.55 12" RCP N INV. = 841.45 18" RCP E INV. = 833.92 8" PVC S INV. = 833.83 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37	CATCH BASIN #147 RIM ELEV. = 837.62 12" RCP S INV. = 833.02 10" RCP W INV. = 833.13 TOP OF DEBRIS INV. = 833.47	CATCH BASIN #147 RIM ELEV. = 837.62 12" RCP S INV. = 833.02 10" RCP W INV. = 833.13 TOP OF DEBRIS INV. = 833.47	SANITARY MANHOLE #226 RIM ELEV. = 852.02 8" VCP N INV. = 840.63 8" VCP S INV. = 840.71	SANITARY MANHOLE #227 RIM ELEV. = 846.39 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58

EXISTING FEATURES PLAN

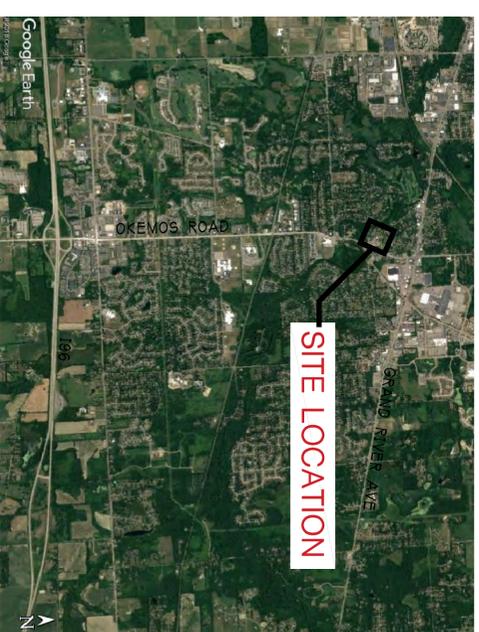
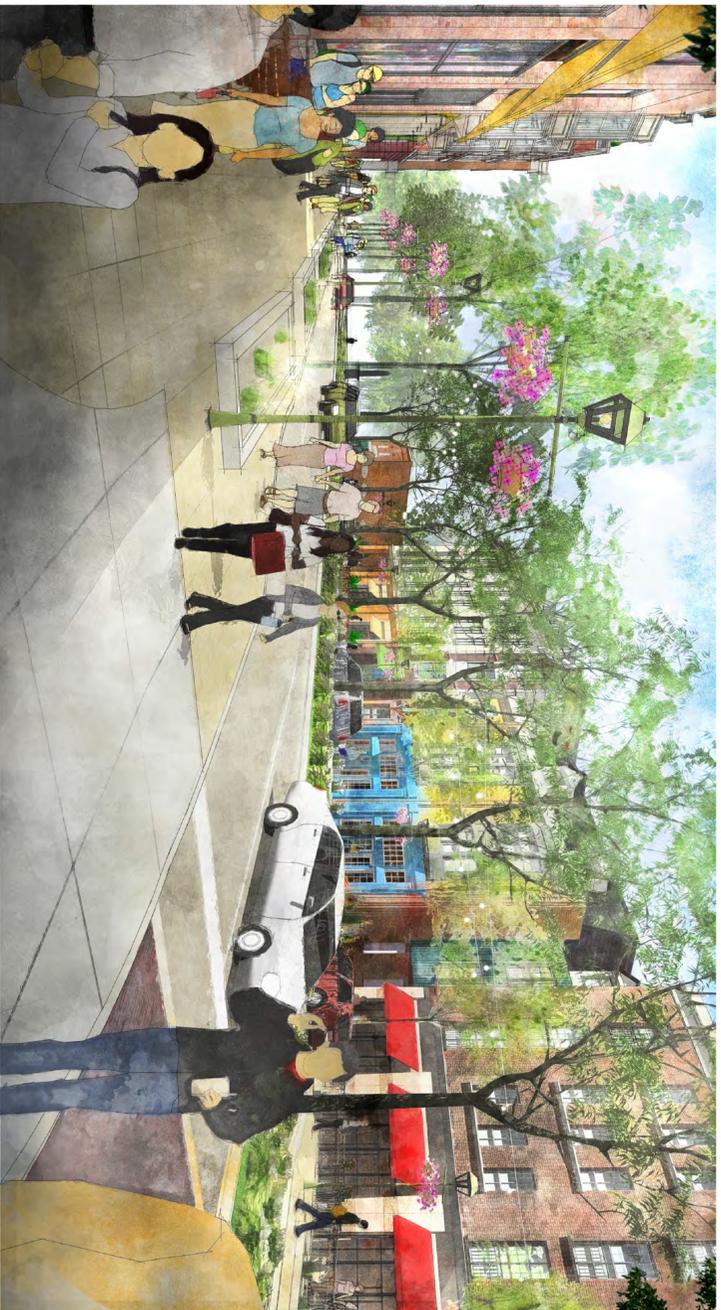
REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
04/15/2019	EXISTING PLAN	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY: SSF	SECTION: 21, T4N, R1W
		FIELD WORK BY: NAW/SL	JOB NUMBER:
		SHEET: C106	93725.ALT

I:\93725\dwg\93725.dwg 4/18/2019 12:57:15 PM ajpatrick

DOWNTOWN OKEMOS

MUPUD & SUP SUBMISSION

APRIL 19, 2019



NORTH
SITE LOCATION MAP
SCALE - NTS

DEVELOPMENT TEAM

DEVELOPER TRUE NORTH 2410 Woodlake Dr, Meridian Charter Township, MI 48864 (517) 580-2550	ARCHITECTS HOBBS & BLACK ARCHITECTS 100 N State St, Ann Arbor, MI 48104 (734) 663-4189	ENGINEERS HPC 535 Griswold Street Buhl Building, Suite 1650 Detroit, MI 48226 (313) 965-3330
CONSTRUCTION MANAGER WOLVERINE BUILDING GROUP 1420 Washington Blvd, Suite 450 Detroit, MI 48226 (313) 453-3131	PRESLEY ARCHITECTURE 108 North Center Northville MI, 48167 (248) 348-1124	WALKER CONSULTANTS 525 Avis Drive, Suite 1 Ann Arbor, MI 48108 (734) 663 1070
CIVIL ENGINEER KEBS ENGINEERING 2116 Haslett Road Haslett, MI 48840 (517) 339-1014	STRUCTURAL ENGINEER JDH ENGINEERING 3000 Vanrest Ave SW, Grandville, MI 49418 (616) 531-6020	LANDSCAPE ARCHITECT GIBBS PLANNING GROUP 240 Martin Street Suite 200 Birmingham, MI 48009 (248) 642-4800
	LANDSCAPE ARCHITECT MKSK STUDIOS 4219 Woodward Avenue Detroit, Michigan 48201 (313) 652 1101	

INDEX OF DRAWINGS

<input type="checkbox"/> 04/19/19 MUPUD / SUP ISSUED:	<input type="checkbox"/> 04/19/19 MUPUD / SUP ISSUED:
<input checked="" type="checkbox"/> A-000 GENERAL TITLE / INDEX SHEET	<input checked="" type="checkbox"/> A-100 ARCHITECTURAL FLOOR PLAN BASEMENT LEVEL
<input type="checkbox"/> C-100 CIVIL OVERALL PLAN	<input checked="" type="checkbox"/> A-101 FLOOR PLAN FIRST LEVEL
<input type="checkbox"/> C-101 DIMENSION PLAN	<input checked="" type="checkbox"/> A-102 FLOOR PLAN SECOND LEVEL
<input type="checkbox"/> C-102 UTILITY PLAN	<input checked="" type="checkbox"/> A-103 FLOOR PLAN THIRD LEVEL
<input type="checkbox"/> C-103 STORM PLAN	<input checked="" type="checkbox"/> A-104 FLOOR PLAN FOURTH LEVEL
<input type="checkbox"/> C-104 FERROUS/ NONFERROUS PLAN	<input checked="" type="checkbox"/> A-105 FLOOR PLAN FIFTH LEVEL (PENTHOUSE)
<input type="checkbox"/> C-105 ASBESTOS PLAN	<input checked="" type="checkbox"/> A-150 BLOCK 1 OVERALL ELEVATIONS
<input type="checkbox"/> C-106 EXISTING FEATURES PLAN	<input checked="" type="checkbox"/> A-151 BLOCK 2 OVERALL ELEVATIONS
<input type="checkbox"/> LHP-100 LANDSCAPE & PLANNING PLAN	<input checked="" type="checkbox"/> A-200 BUILDING A EXTERIOR ELEVATION
<input type="checkbox"/> LHP-101 LANDSCAPE & PLANNING PLAN	<input checked="" type="checkbox"/> A-201 BUILDING B EXTERIOR ELEVATION
<input type="checkbox"/> LHP-102 LANDSCAPE & PLANNING PLAN	<input checked="" type="checkbox"/> A-202 BUILDING C EXTERIOR ELEVATION
<input type="checkbox"/> LZ-102 DETAILS	<input checked="" type="checkbox"/> A-203 BUILDING D EXTERIOR ELEVATION
<input type="checkbox"/> SL-1 SITE LIGHTING	<input checked="" type="checkbox"/> A-204 BUILDING E EXTERIOR ELEVATION
<input type="checkbox"/> SP-1 ELECTRICAL SITE POWER PLAN	<input checked="" type="checkbox"/> A-205 BUILDING F EXTERIOR ELEVATION
	<input checked="" type="checkbox"/> A-206 BUILDING G EXTERIOR ELEVATION
	<input checked="" type="checkbox"/> A-207 BUILDING H EXTERIOR ELEVATION
	<input checked="" type="checkbox"/> A-208 BUILDING I EXTERIOR ELEVATION
	<input checked="" type="checkbox"/> A-209 BUILDING J EXTERIOR ELEVATION
	<input checked="" type="checkbox"/> A-210 TYPICAL UNIT TYPES
	<input checked="" type="checkbox"/> A-300 BUILDING SECTION
	<input checked="" type="checkbox"/> A-400 TYPICAL UNIT TYPES

BUILDING CODE DATA

DESCRIPTION	2015 MICHIGAN BUILDING CODE
USE GROUP	MUPUD, A-2, B, R-2, S-2
CONSTRUCTION TYPE	BUILDING E (4) LEVELS TYPE IIB RESIDENTIAL OVER (1) LEVELS TYPE B PODIUM 5150 SQ/FT
BLOCK 1	BUILDING F (3) LEVELS TYPE IIB RESIDENTIAL OVER (1) LEVELS TYPE B PODIUM 28723 SQ/FT
BLOCK 2	BUILDING A (2) LEVELS TYPE IIB RESIDENTIAL OVER (2) LEVELS TYPE IIB PODIUM OVER 8365 SQ/FT (1) LEVEL PARKING DECK BUILDING B (1) LEVELS TYPE IIB RESIDENTIAL OVER (1) LEVEL TYPE IIB PODIUM OVER 9275 SQ/FT (1) LEVEL PARKING DECK BUILDING C (5) LEVELS TYPE IIB RESIDENTIAL OVER (1) LEVEL PARKING DECK 51665 SQ/FT BUILDING D (2) LEVELS TYPE IIB RESIDENTIAL OVER (2) LEVELS TYPE IIB PODIUM OVER 8100 SQ/FT (1) LEVEL PARKING DECK 8100 SQ/FT
ALLOWABLE HEIGHT (ABOVE GRADE)	PER TABLE 504.5.61 FEET / 5 STORIES, W/ 7'-0" SETBACK
PROPOSED HEIGHT	VARIES, 60'-0" MAXIMUM
LOWER LEVEL PARKING LEVEL	7975 SQUARE FEET
PROPOSED BUILDING AREA	258265 SQUARE FEET

TITLE SHEET

SHEET TITLE

18443

PROJECT NUMBER

A-000

SHEET NUMBER

Sheet Size - 24x36
SCALE - NTS
ALL RIGHTS RESERVED

MUPUD / SUP
DATE ISSUED
DRAWN BY
CHECKED BY

M ARCHITECTS
114 RAYSON STREET
SUITE 205
NORTHVILLE, MICHIGAN
48167
PHONE 248.349.2768
FAX 248.349.2522

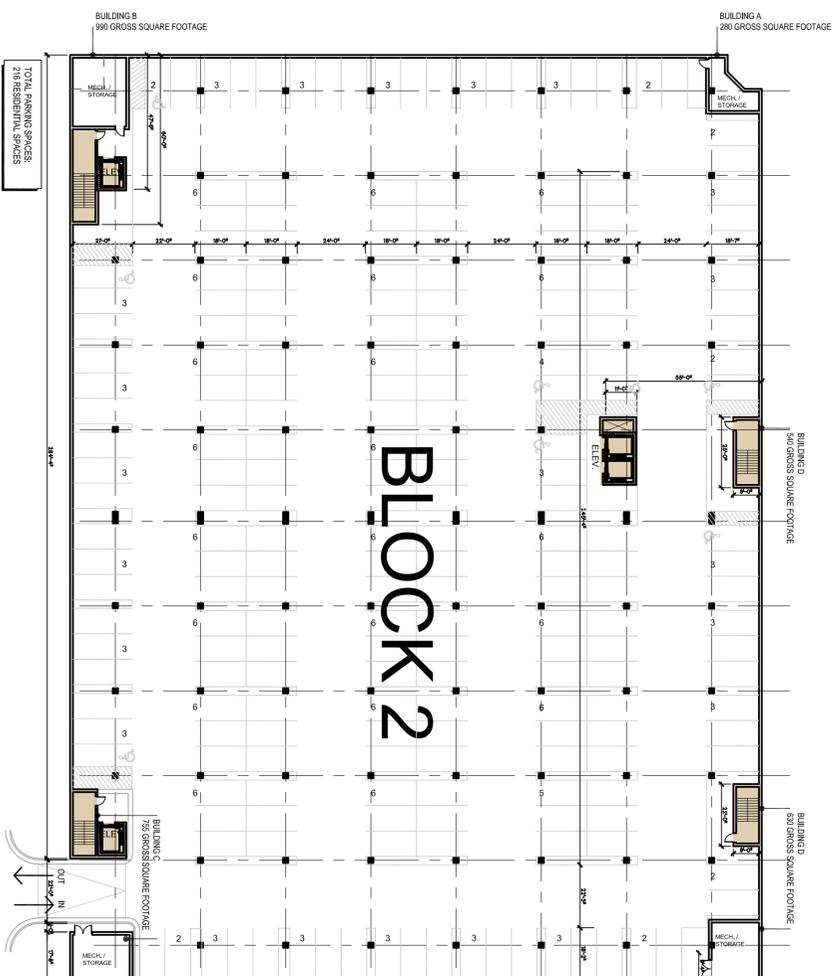
PRESLEY ARCHITECTURE
108 N. CENTER ST. SUITE 205
NORTHVILLE, MI 48167
P. 248.348.1124. F. 248.348.9300
E. gregpresley@comcast.net

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P.734.663.4189
www.hobbs-black.com

VILLAGE OF
OKEMOS
PROJECT

CONSULTANT

PROJECT NUMBER
18443
SHEET NUMBER
A-000



FLOOR PLAN
 LOWER FLOOR (BELOW GRADE LEVEL)
 SCALE = 1/32" = 1'-0"
 PLAN NORTH

DATE ISSUED 4/18/19
 DRAWN BY
 CHECKED BY

M
 ARCHITECTS
 114 RAYSON STREET
 SUITE 205
 NORTHVILLE, MICHIGAN 48167
 PHONE 248.348.2788
 FAX 248.349.2522

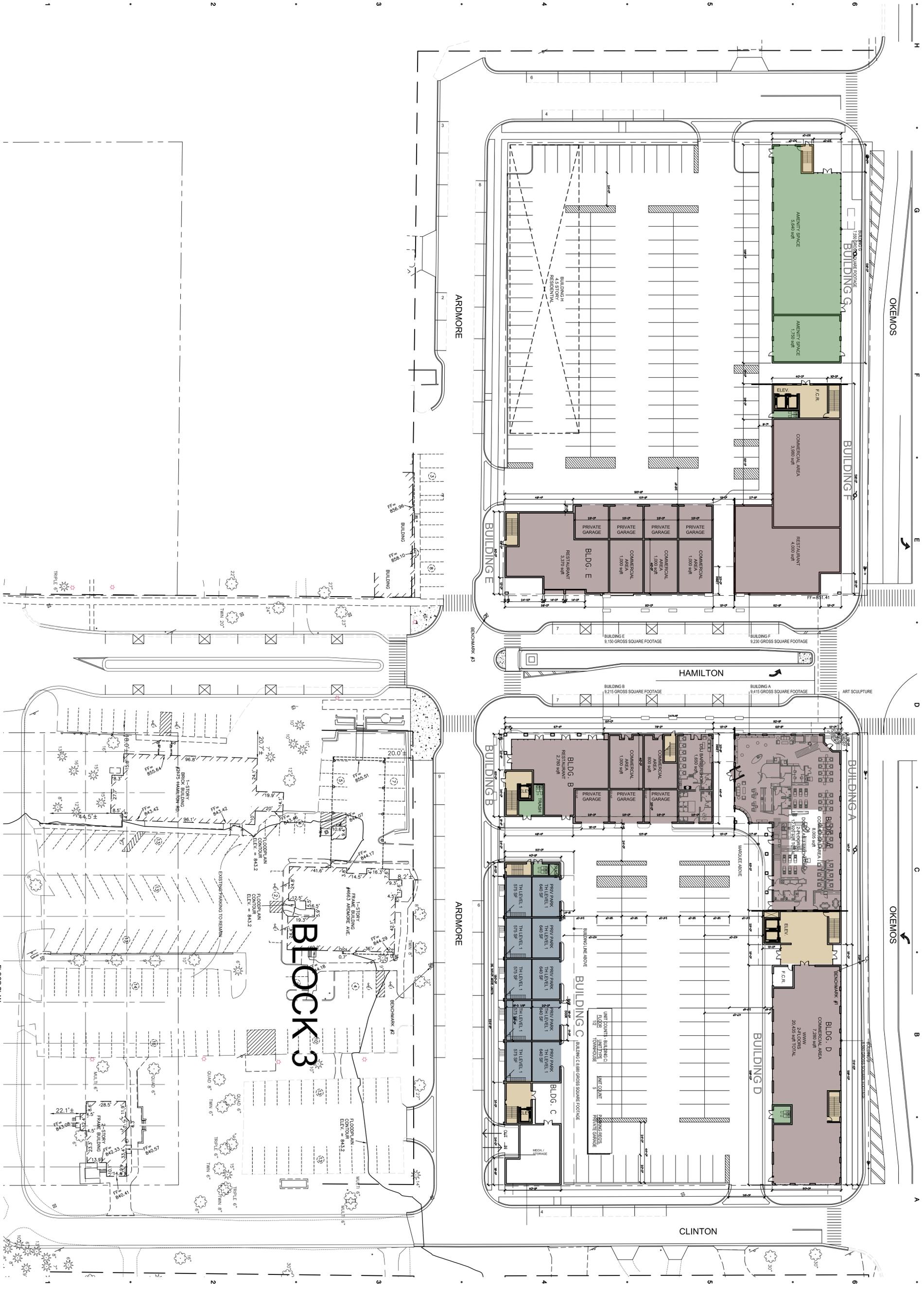
PRESLEY ARCHITECTURE
 108 N. CENTER ST. SUITE 205
 NORTHVILLE, MI 48167
 P. 248.348.1124. F. 248.348.9300
 E. gregpresley@comcast.net

HOBBS + BLACK
 ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
 P.734.663.4189
 www.hobbs-black.com

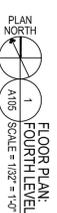
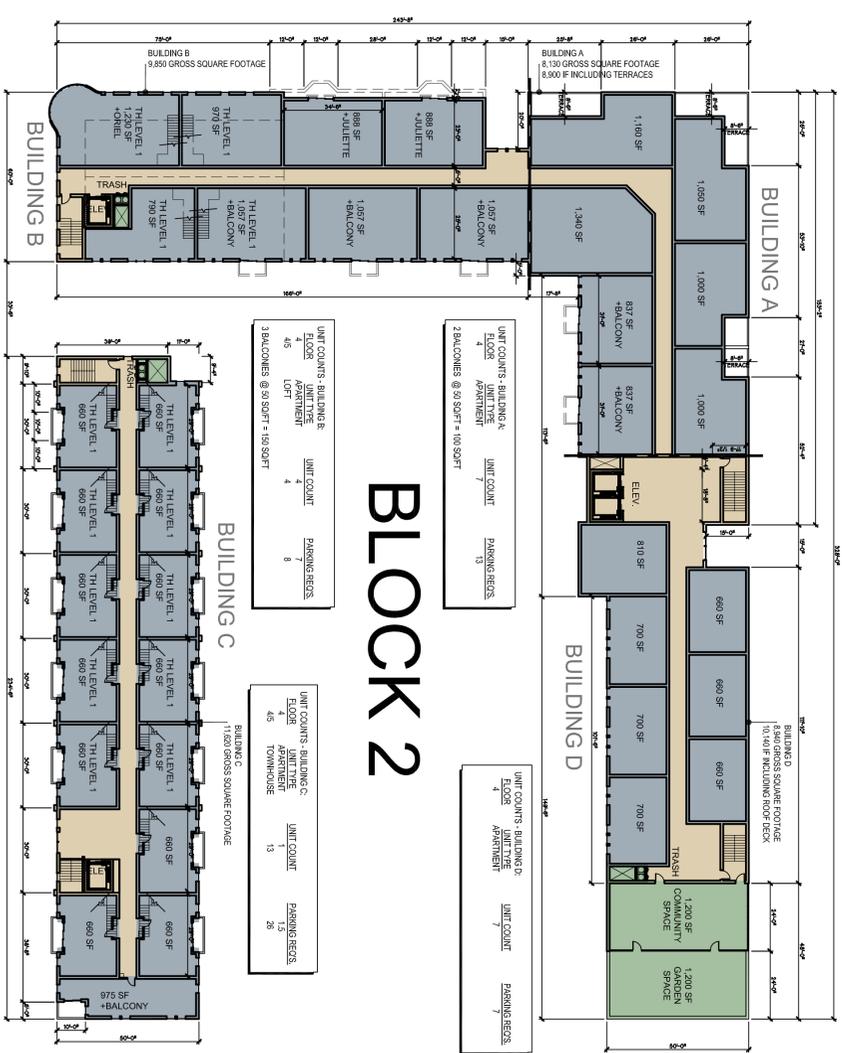
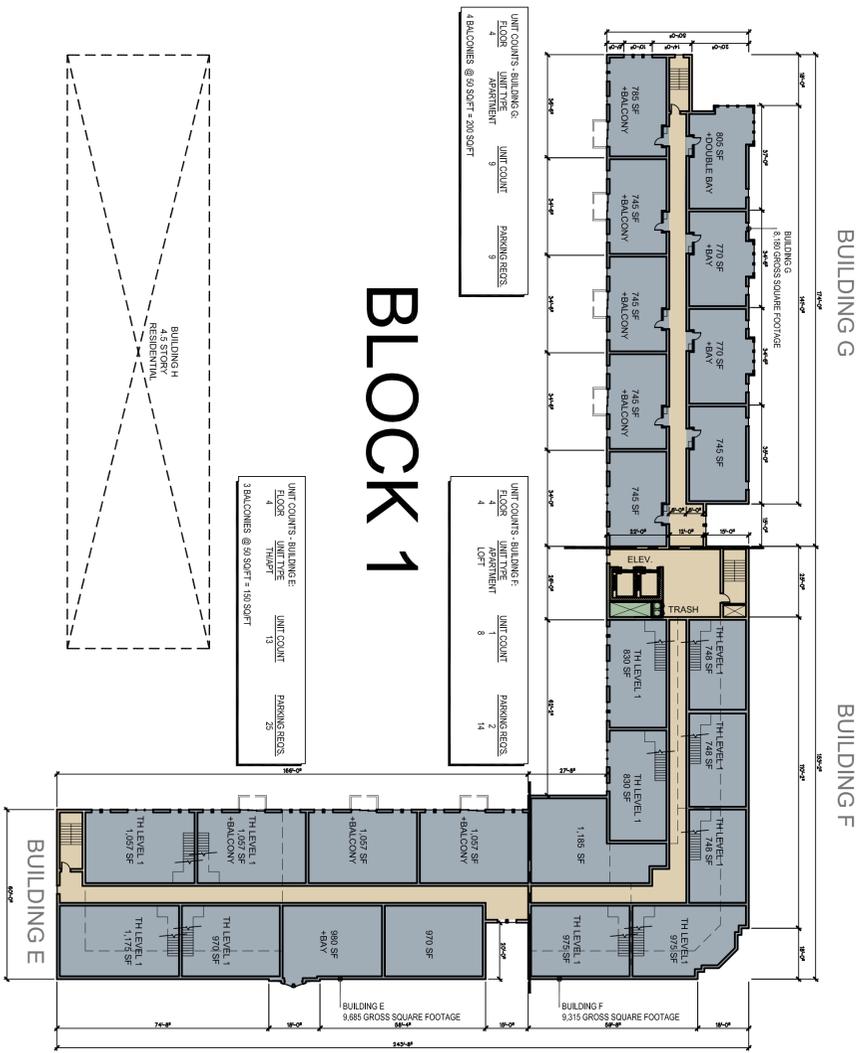
VILLAGE OF OKEMOS
 PROJECT

CONSULTANT
FLOOR PLAN
BASEMENT LEVEL

SHEET TITLE
 18443
 PROJECT NUMBER
A-100
 SHEET NUMBER



FLOOR PLAN
 1 FIRST FLOOR (GROUND LEVEL)
 PLAN NORTH
 ANNOT SCALE = 1/32" = 1'-0"



RESIDENTIAL UNIT ANALYSIS

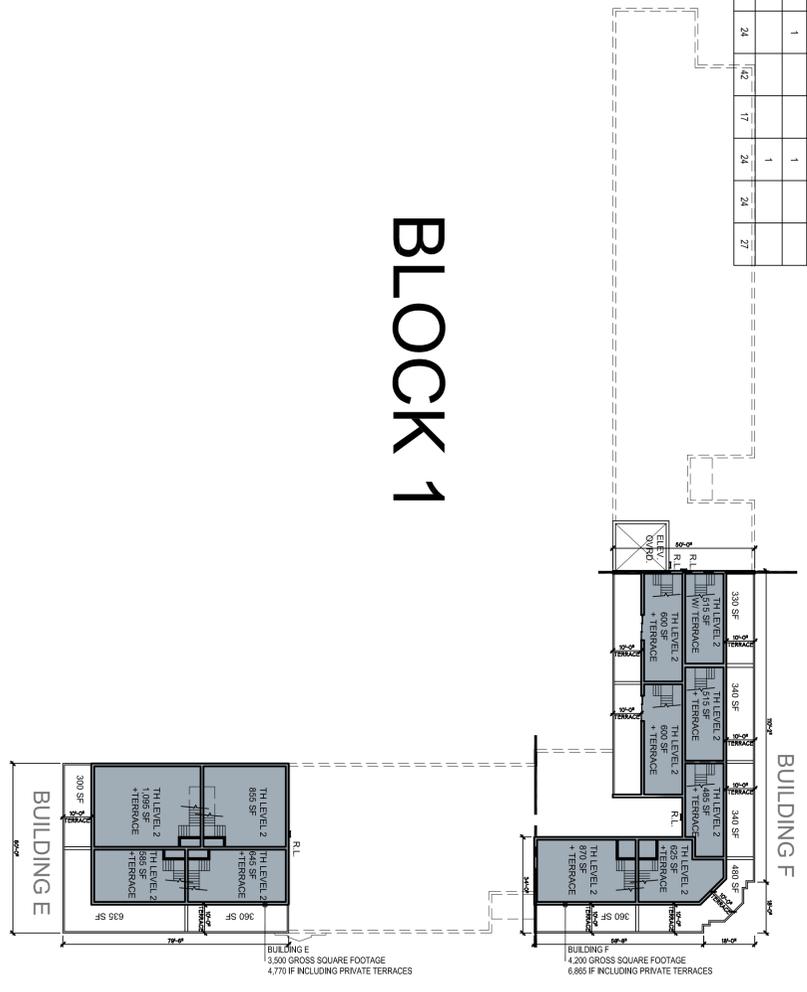
UNIT TYPE	SF	UNITS	TOTAL NET SF									
			A	B	C	D	E	F	G			
JUNIORS 29 UNITS =	660	29	1940									
2-BEDROOM TOWNHOUSES =	700	6	4200				21	8				
3-BEDROOM TOWNHOUSES =	715	4	2860					6				
	745	12	8940								12	
	748	6	4488								6	
	770	10	7700					1				9
	785	3	2355									3
	790	2	1580					2				
	805	3	2415									3
	810	2	1620						2			
	830	4	3320									4
	837	4	3348					4				
	868	2	3552									2
2-BEDROOM CONDO UNITS =	925	1	925								1	
	970	8	7760									5
	975	7	6825									3
	985	1	985									1
	1020	3	3060						3			
	1050	1	1050									1
	1057	18	19026								10	
	1160	1	1160									1
	1175	2	2350									2
	1185	3	3555									3
	1000	2	2000									2
	1140	13	14820								13	
	1230	2	2460									2
LOFTS + TOWNHOUSES 22 UNITS =	1283	3	3789									3
	1875	5	9375									5
	1430	4	5720									2
	1615	2	3230									1
	1680	1	1680									1
	2270	1	2270									1
	1885	1	1885									1
	1795	1	1795									1
	1845	1	1845									1
	1912	2	3824									1
	2152	1	2152									1
	174	1	17199									1

PROJECT FLOOR AREA ANALYSIS

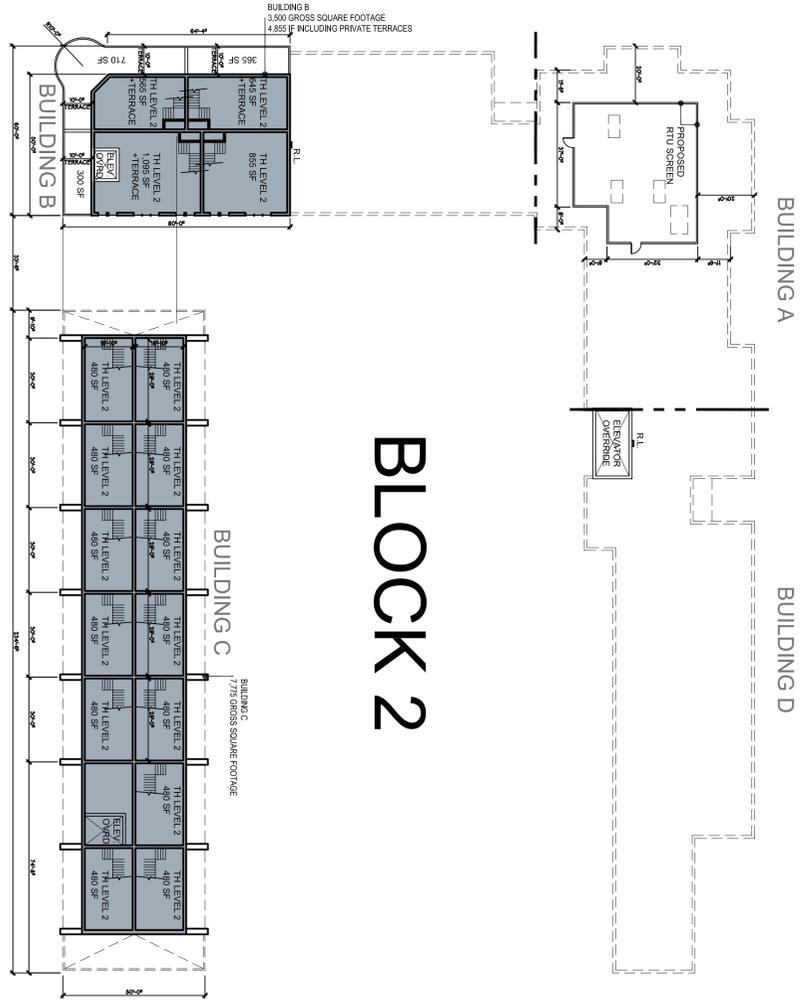
BUILDING	BUILDING							PROJECT TOTAL
	A	B	C	D	E	F	G	
LOWER PLANNING	-	-	-	-	-	-	-	7875
UPPER PLANNING	-	-	-	-	-	-	-	4265
PARKING	9415	9215	8680	8560	9150	9232	7550	61882
PODIUM	8770	9890	11620	10140	9685	9315	8180	67590
LEVEL 2	8800	9500	11620	10140	9685	9315	8180	67880
LEVEL 3	8130	9890	11620	8940	9685	9315	8180	65720
LEVEL 4	8130	9890	11620	8940	9685	9315	8180	65720
ROOF DECK	770	1395	-	1200	1300	2965	-	7290
LOFT	-	3500	7775	-	3500	4200	-	18975
TOTAL	35985	43620	51315	38980	43005	44042	32090	289307

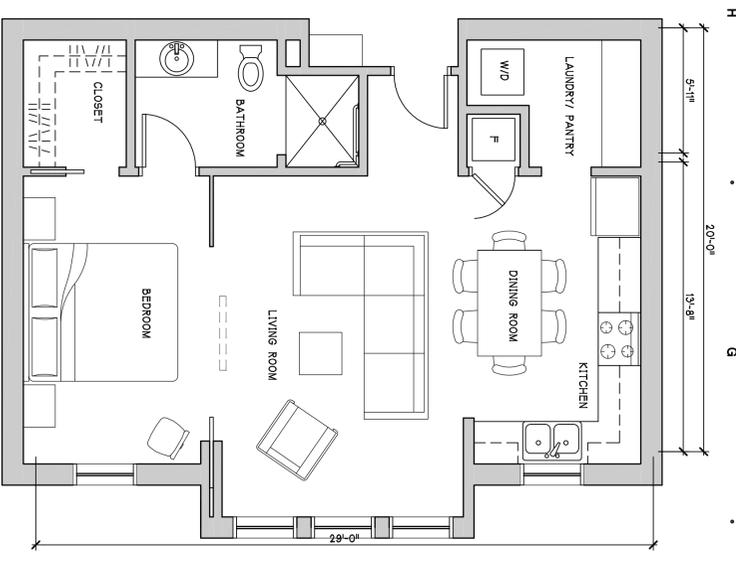
GROSS SQUARE FOOT CALCULATIONS

BLOCK 1

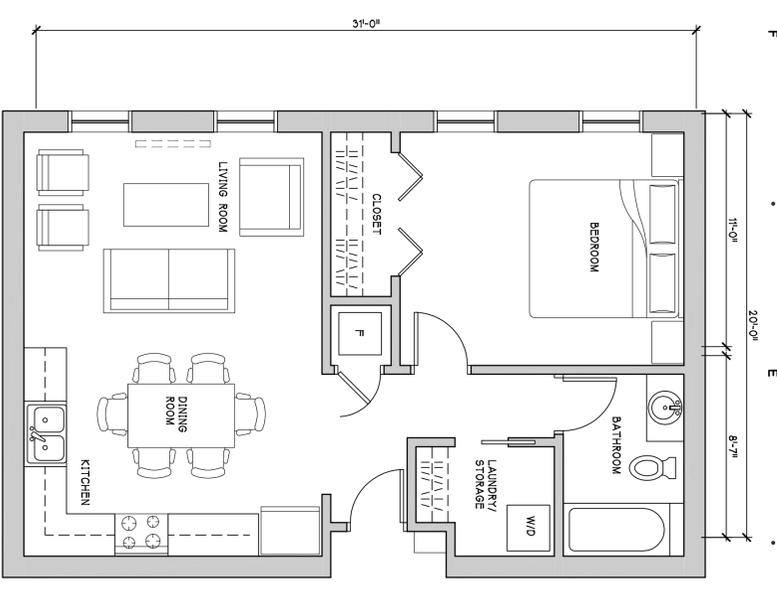


BLOCK 2

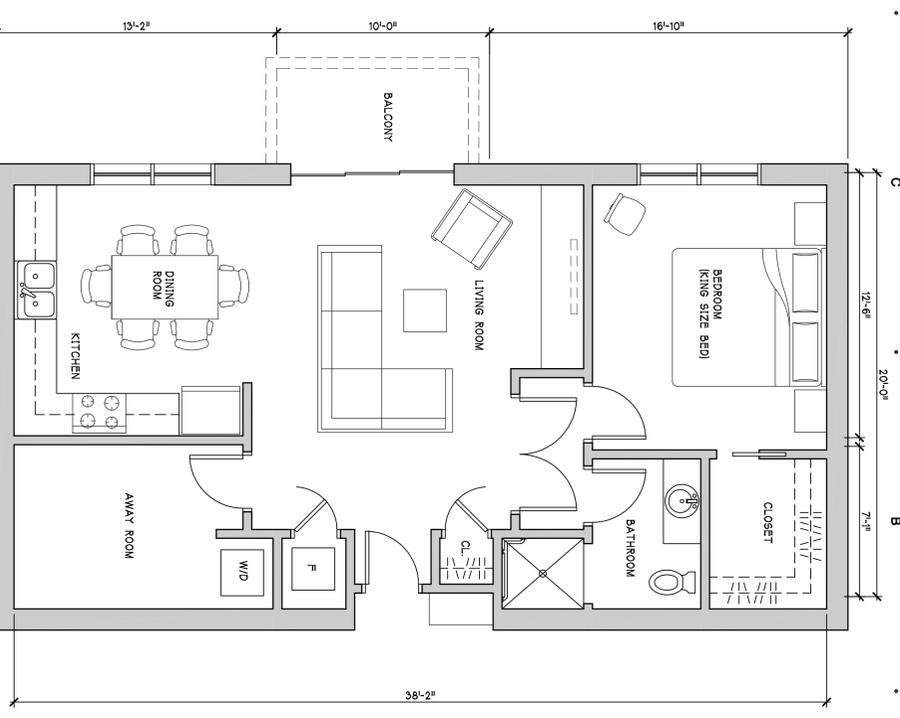




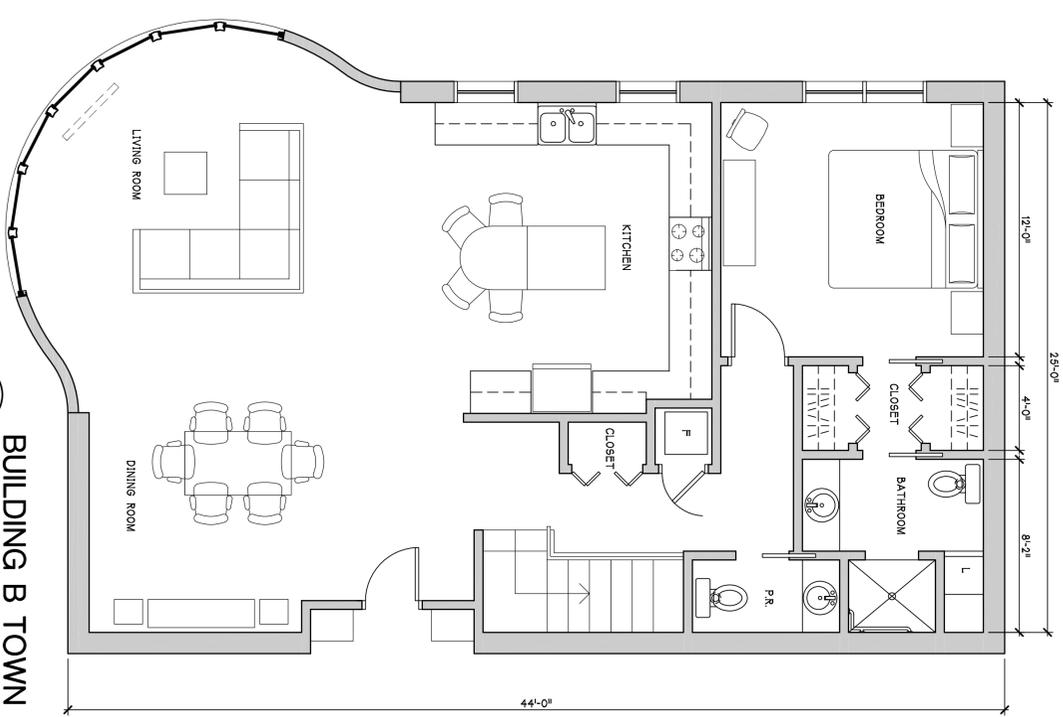
H4 BUILDING C JUNIOR FLAT 660 SF
 SCALE - 1/4" = 1'-0"



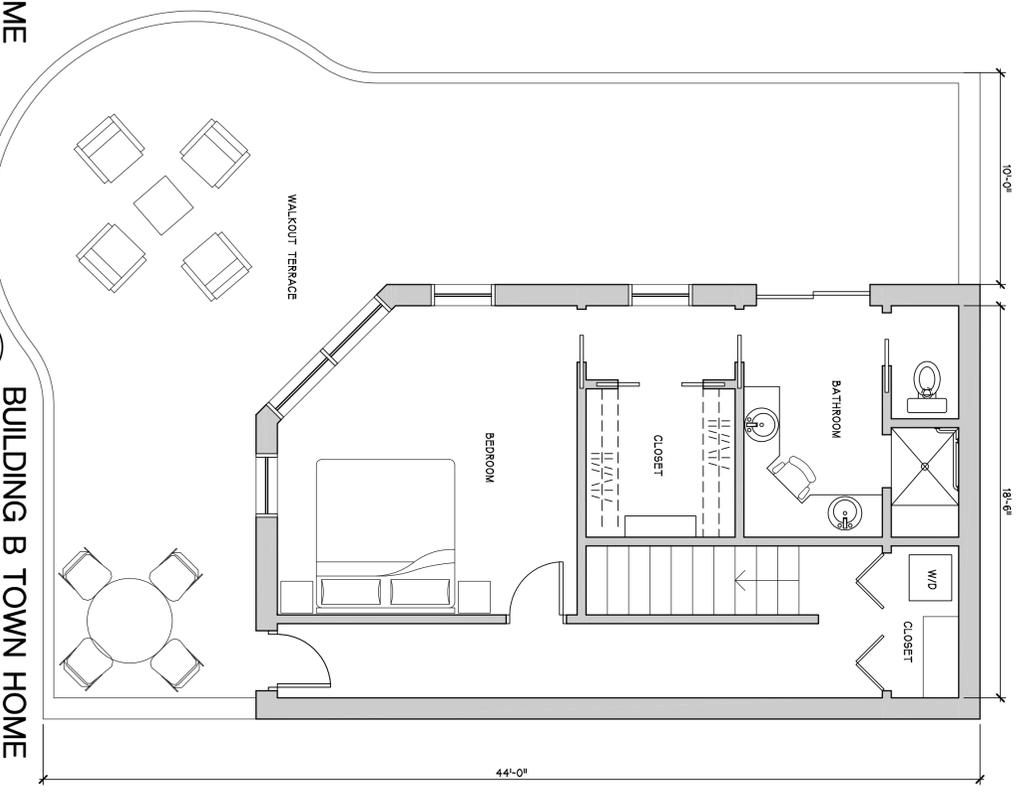
E4 BUILDING D 1-BR FLAT 700 SF
 SCALE - 1/4" = 1'-0"



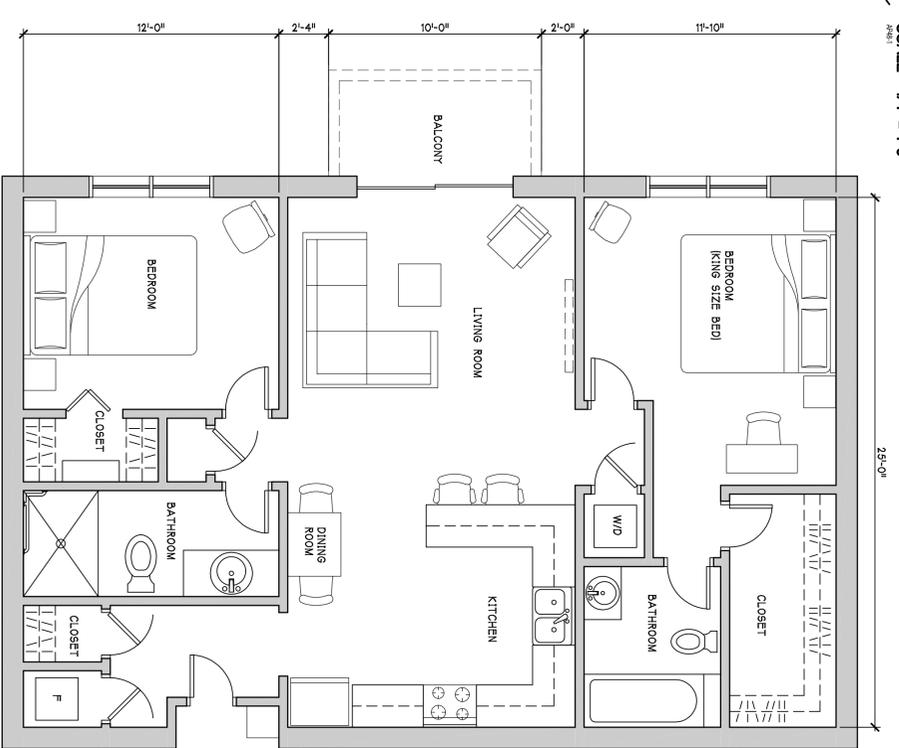
C4 BUILDING F 1-BR PLUS FLAT 830 SF
 SCALE - 1/4" = 1'-0"



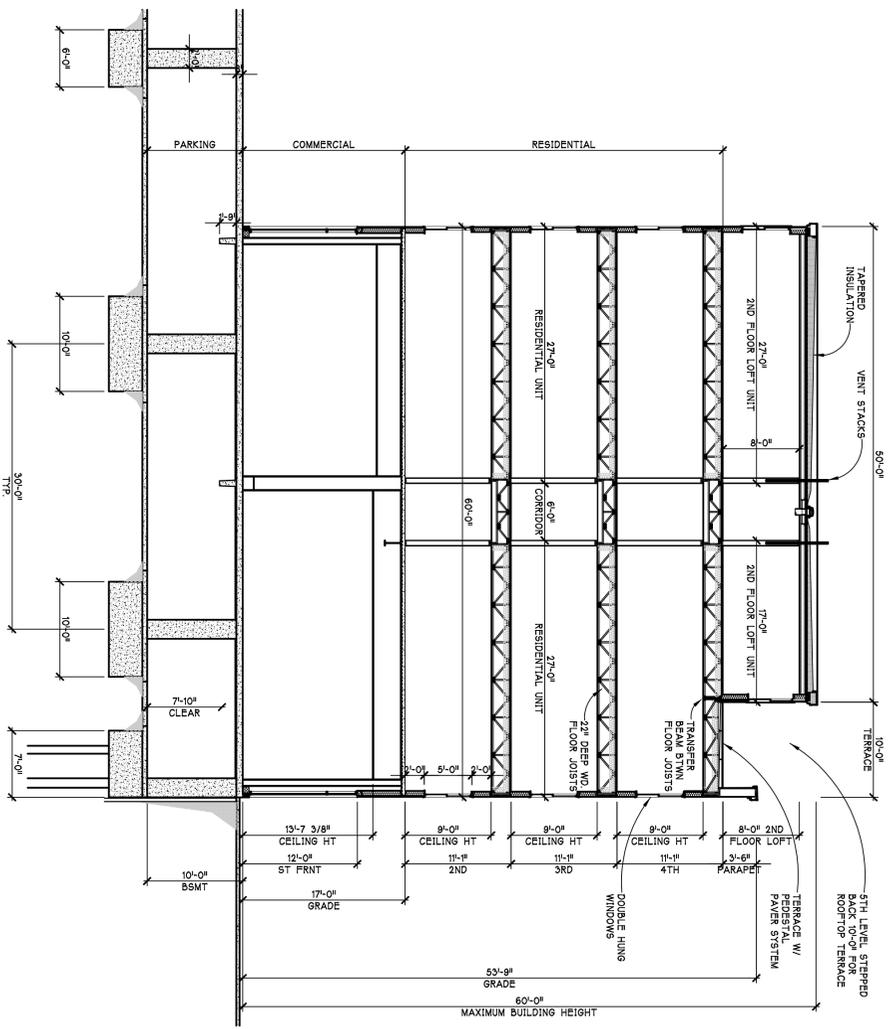
G1 BUILDING B TOWN HOME LOWER LEVEL 1230 SF
 SCALE - 1/4" = 1'-0"



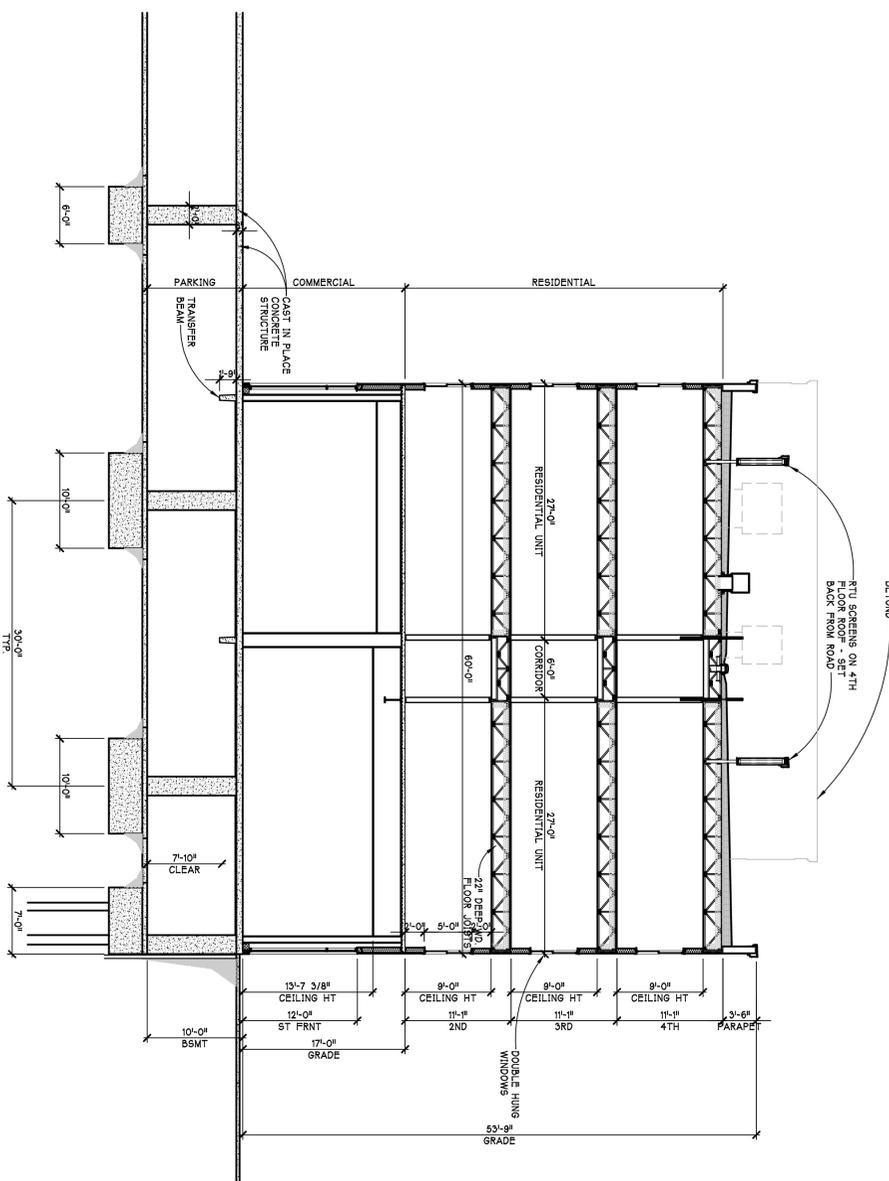
E1 BUILDING B TOWN HOME UPPER LEVEL 565 SF
 SCALE - 1/4" = 1'-0"



C1 BUILDING E 2-BR FLAT 1057 SF
 SCALE - 1/4" = 1'-0"



F1
 CONCEPTUAL
 BUILDING SECTION
 A-300 SCALE - 1/8" = 1'-0"



B1
 CONCEPTUAL
 BUILDING SECTION
 A-300 SCALE - 1/8" = 1'-0"

1
2
3
4
5
6
H
G
F
E
D
C
B
A

SHEET TITLE
 18443
 PROJECT NUMBER
 A-300
 SHEET NUMBER

PRELIMINARY
 BUILDING
 SECTION

CONSULTANT

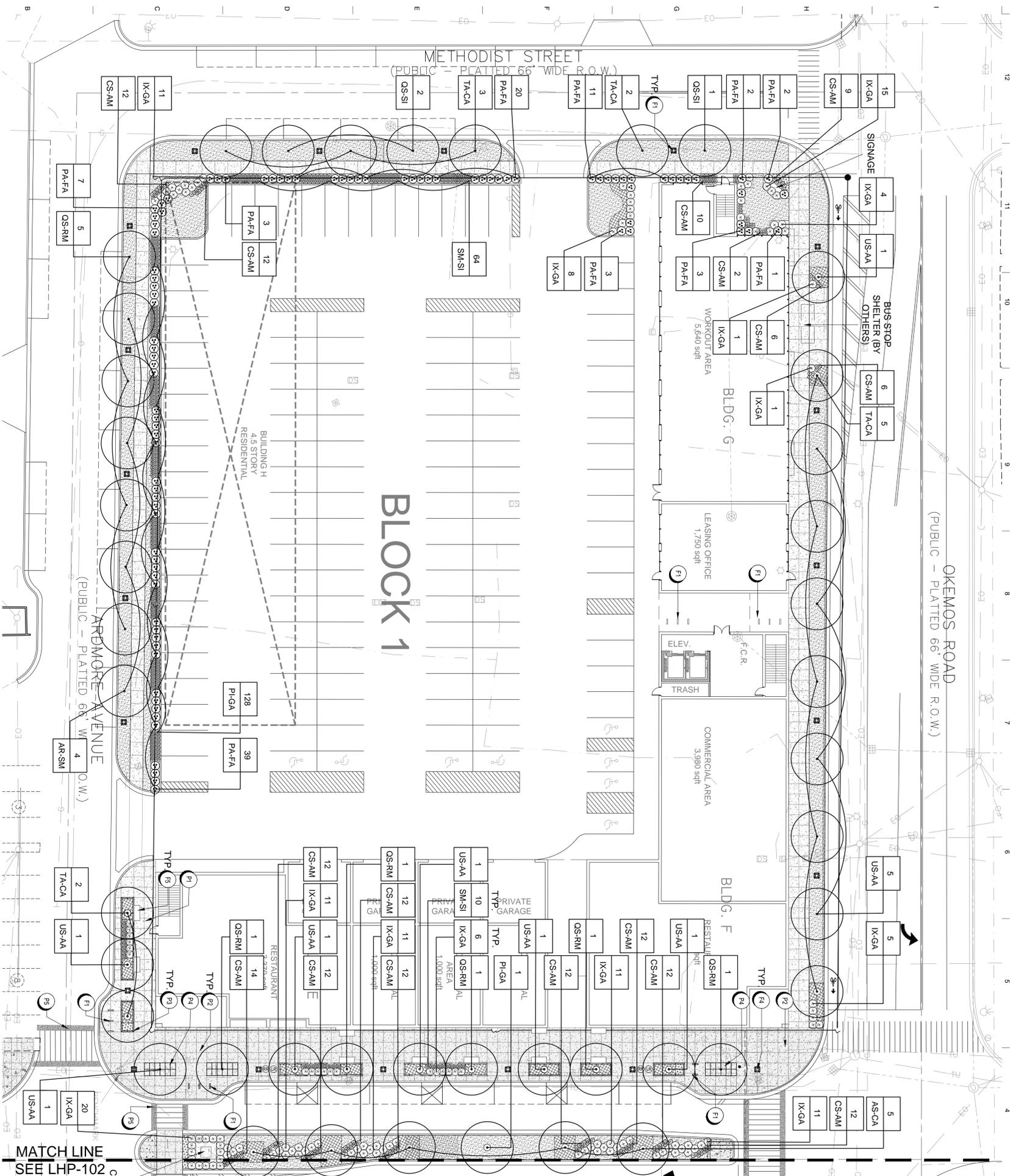
VILLAGE OF
 OKEMOS
 PROJECT

HOBBS + BLACK
 ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
 P.734.663.4189
 www.hobbs-black.com

PRESLEY ARCHITECTURE
 108 N. CENTER ST. SUITE 205
 NORTHVILLE, MI 48167
 P. 248.348.1124, F. 248.348.9300
 E. gregpresley@comcast.net

M
 ARCHITECTS
 114 RAYSON STREET
 SUITE 2C
 NORTHVILLE, MICHIGAN
 48167
 PHONE 248.349.2708
 FAX 248.349.2322

CHECKED BY
 DRAWN BY
 DATE ISSUED
 4/18/18
 MJP/PO / SUP



HARDSCAPE AND PLANTING PLAN - BLOCK 1

Scale: 1" = 20'-0"



OKEMOS ROAD
(PUBLIC - PLATTED 66' WIDE R.O.W.)

BLOCK 1

ARDMORE AVENUE
(PUBLIC - PLATTED 66' W R.O.W.)

MATCH LINE
SEE LHP-102

MATERIALS LEGEND

- CONCRETE PAVING, BUFF-WASHED, SAW-CUT JOINTS
- CONCRETE PAVING, BUFF-WASHED, HAND-TROWEL JOINTS
- PRECAST CONCRETE PLANTER CURB, SEE 21LZ-101
- CONCRETE PAVER FLUSH PLANTER, SEE 41LZ-101
- BIKE RACK, SEE 11LZ-101
- LITTER RECEPTACLE, SEE 51LZ-101
- RECYCLING RECEPTACLE, SEE 51LZ-101
- AREA LIGHT, SEE 31LZ-101
- BENCH

PLANTING PLAN LEGEND

KEY	DESCRIPTION:	KEY	DESCRIPTION:
AS-CA	Single Maple Redmond Nurseries 4' Container	CS-AM	Star Magnolia New Jersey Tree Nurseries 4' Container, 18" O.C.
AR-SM	Redmond Nurseries Redmond Nurseries 4' Container	IX-GA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.
PI-GA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.	PA-FA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.
OS-RM	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.	SM-SI	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.
OS-SI	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.	US-AA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.
TA-CA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.		
US-AA	Redmond Nurseries Redmond Nurseries 4' Container, 18" O.C.		

*SEE LZ-102 FOR PLANTING DETAILS



LANDSCAPE ARCHITECTURE + URBAN PLANNING
4219 WOODWARD AVE., SUITE 305
DETROIT, MI 48201
T - 313.621.1101
MKSSTUDIOS.COM

client/owner
True North Development
project name
VILLAGE OF OKEMOS
project address
Street Address
City, State
Zip Code

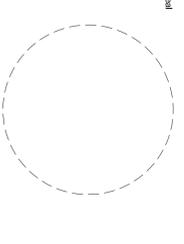
architecture
Hobs & Back Architects
2100 Woodward Ave.
Ann Arbor, MI 48104
1-734-662-4189
Presley Architecture
325 E. Lake St.
Plymouth, MI 48170
1-231-347-8897
M Architects
114 Reagon St.
Livonia, MI 48150
1-248-946-2709

civil engineer
KEBS Engineering
2169 Haskett Rd.
Livonia, MI 48150
1-571-330-1014

traffic engineer
Hubbel, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, MI 48304-3824
1-248-454-6300

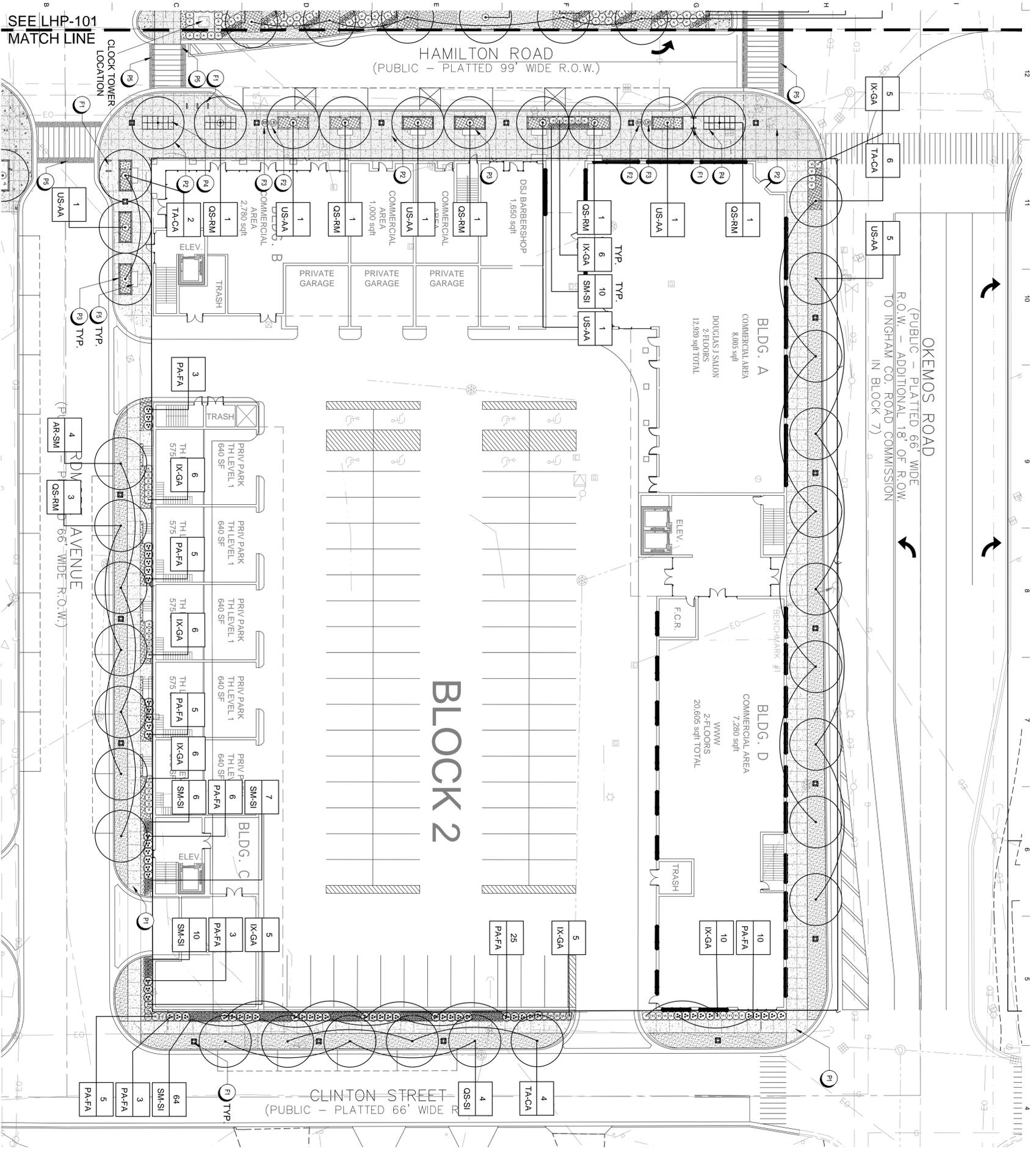
SITE PLAN REVIEW
Not For Construction

revision	date	issued
1	04.19.2016	SITE PLAN REVIEW



sheet name
HARDSCAPE AND PLANTING PLAN
sheet number
LHP-101

issue date
04.19.2019
project number
d18134



HARDSCAPE AND PLANTING PLAN - BLOCK 2
Scale: 1" = 20'-0"

MATERIALS LEGEND

- P1 CONCRETE PAVING, BUFF-WASHED, SAW-CUT JOINTS
- P2 CONCRETE PAVING, BUFF-WASHED, HAND-TROWEL JOINTS
- P3 PRECAST CONCRETE PLANTER CURB, SEE 21LZ-101
- P4 CONCRETE PAVER FLUSH PLANTER, SEE 41LZ-101
- B1 BIKE RACK, SEE 11LZ-101
- L1 LITTER RECEPTACLE, SEE 51LZ-101
- R1 RECYCLING RECEPTACLE, SEE 51LZ-101
- AL1 AREA LIGHT, SEE 31LZ-101
- B1 BENCH

PLANTING PLAN LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
AS-CA	Asphalt Concrete	CS-AM	Concrete Slab
AR-SM	Asphalt Surface	IX-GA	Interlocking Concrete Pavers
PI-GA	Paved Interlocking Concrete Pavers	PA-FA	Paved Asphalt
OS-RM	Open Space - Roadway	SM-SI	Smooth Surface
OS-SI	Open Space - Sidewalk	TAC-A	Topsoil
TAC-A	Topsoil	US-AA	Utility Area

*SEE LZ-102 FOR PLANTING DETAILS



LANDSCAPE ARCHITECTURE + URBAN PLANNING
4219 WOODWARD AVE., SUITE 305
DETROIT, MI 48201
T - 313.621.1101
MKSKSTUDIOS.COM

client / owner
True North Development
project name
VILLAGE OF OKEMOS
street address
City, State
Zip Code

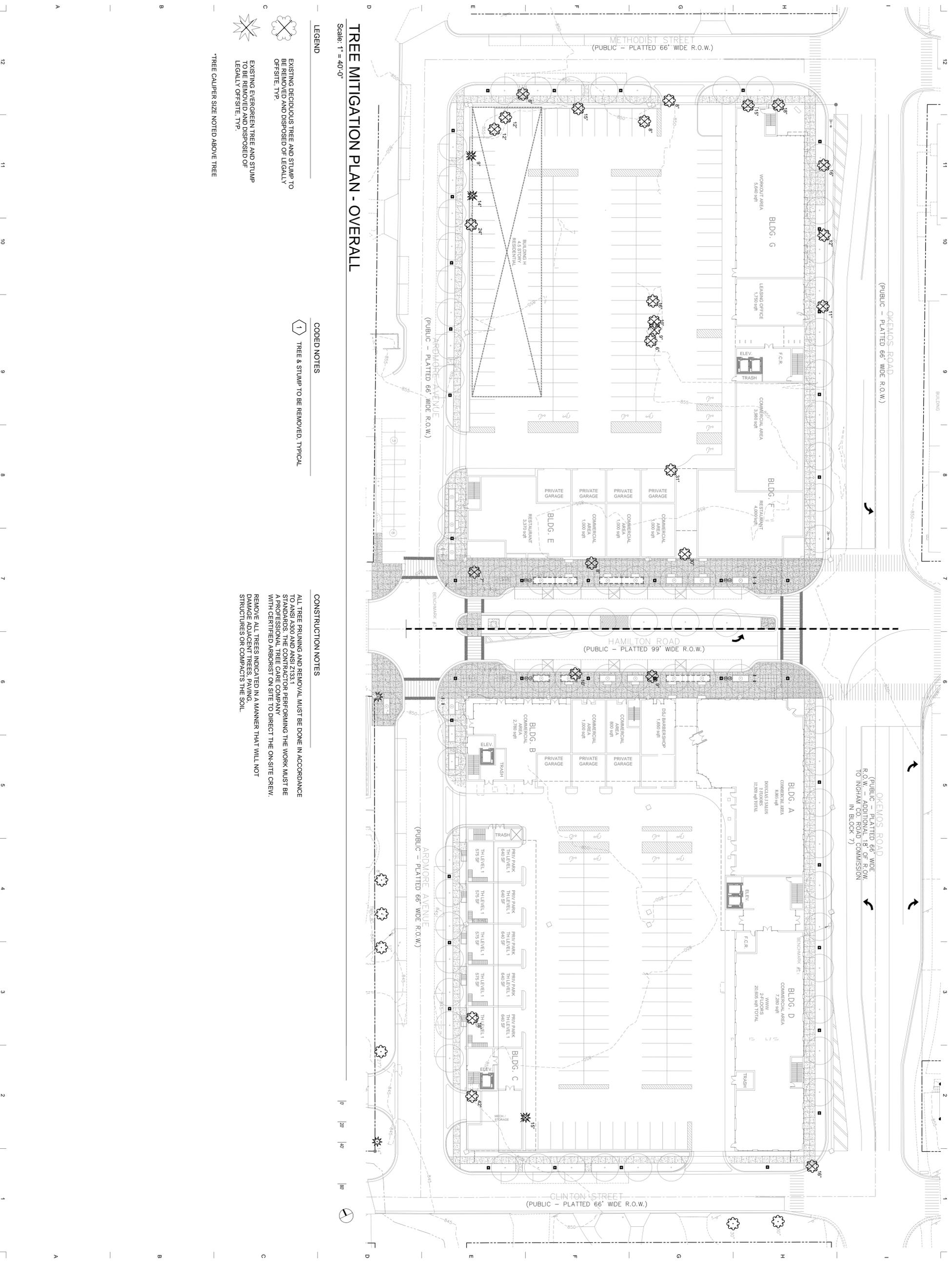
architecture
Hobs & Back Architects
1700 Woodward Ave. Suite 100
Ann Arbor, MI 48104
1 734.650.4189
Presley Architecture
325 E. Lake St.
Plymouth, MI 48170
1 231.347.8887
M Architects
114 Raymond St.
Livonia, MI 48150
1 248.349.2709
civil engineer
KEBS Engineering
2169 Haskett Rd.
Livonia, MI 48150
1 571.330.1014
traffic engineer
Hubbel, Roth & Clark, Inc.
555 Hurd Drive
Livonia, MI 48150
1 248.454.6300

SITE PLAN REVIEW
Not For Construction

revision	date	issued
1	04.19.2016	SITE PLAN REVIEW

issue date
04.19.2019
project number
d18134

sheet name
HARDSCAPE AND PLANTING PLAN
sheet number
LHP-102

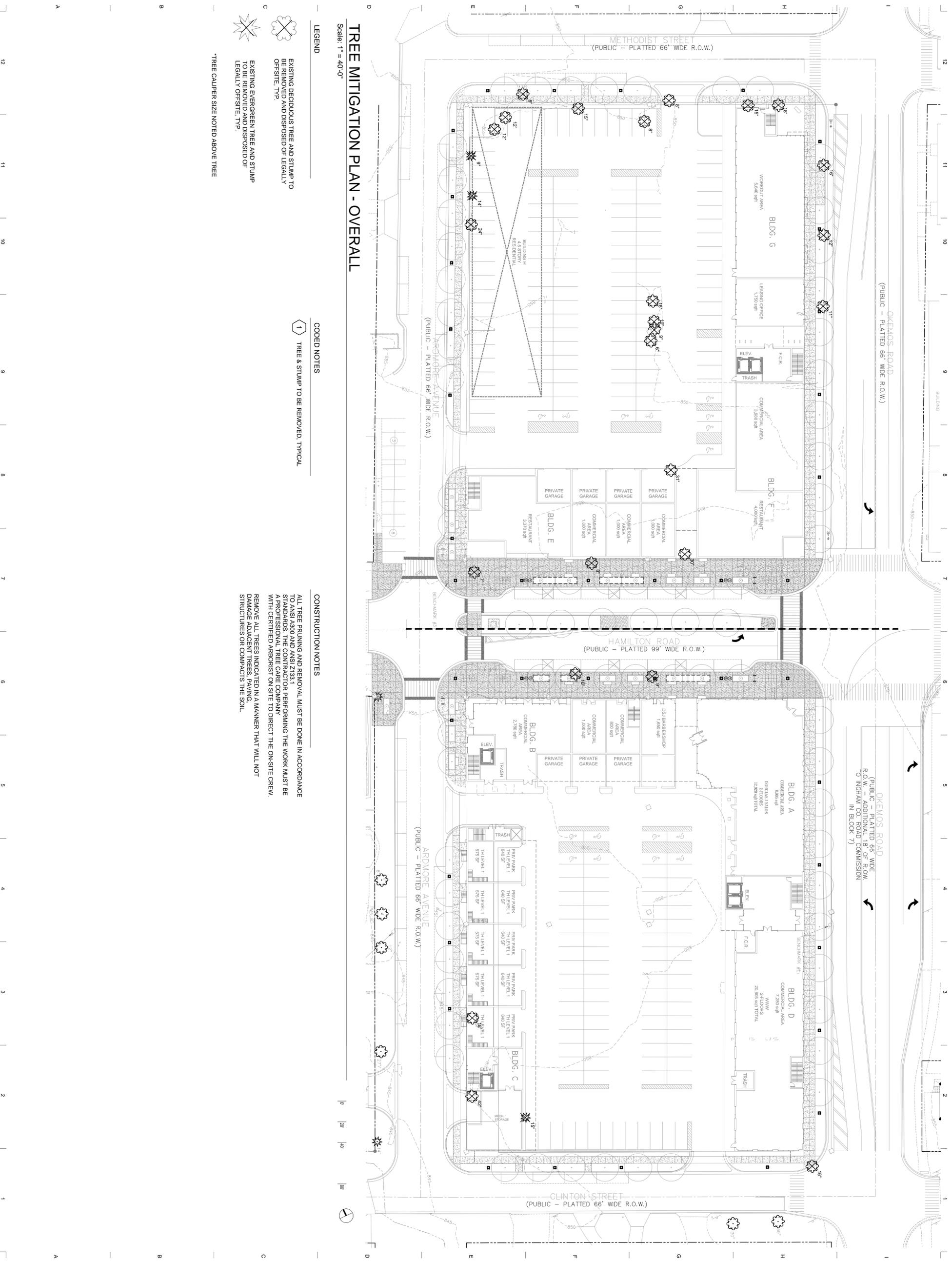


TREE MITIGATION PLAN - OVERALL
Scale: 1" = 40'-0"

- LEGEND**
- EXISTING DECIDUOUS TREE AND STUMP TO BE REMOVED AND DISPOSED OF LEGALLY OFFSITE, TYP.
 - EXISTING EVERGREEN TREE AND STUMP TO BE REMOVED AND DISPOSED OF LEGALLY OFFSITE, TYP.
 - TREE CALIPER SIZE NOTED ABOVE TREE

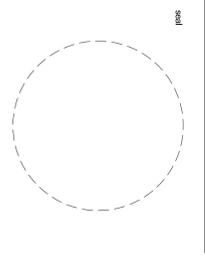
- CODED NOTES**
- ① TREE & STUMP TO BE REMOVED, TYPICAL

- CONSTRUCTION NOTES**
- ALL TREE PRUNING AND REMOVAL MUST BE DONE IN ACCORDANCE TO ANSI A300 AND ANSI Z303.1 STANDARDS. THE CONTRACTOR PERFORMING THE WORK MUST BE A PROFESSIONAL TREE CARE COMPANY WITH CERTIFIED ARBORIST ON SITE TO DIRECT THE ONSITE CREW.
 - REMOVE ALL TREES INDICATED IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES, PAVING STRUCTURES OR COMPACTS THE SOIL.



SITE PLAN REVIEW
Not For Construction

revision	date	issued
1	05/13/2019	PLANNING COMMISSION



Issue date: 05.09.2019
Project number: d18134

Sheet name: TREE MITIGATION PLAN
Sheet number: LPM-100

MKSK
LANDSCAPE ARCHITECTURE + URBAN PLANNING
4219 WOODWARD AVE., SUITE 305
DETROIT, MI 48201
T - 313.621.1101
MKSKSTUDIOS.COM

client/owner: True North Development
project name: VILLAGE OF OKEMOS
street address: Woodward Ave. Suite 305
City, State: Detroit, MI
Zip Code: 48201

architecture: Hobbs & Back Architects
2169 Hamlet Rd.
Ann Arbor, MI 48104
1.734.653.4189
Presley Architecture
325 E. Lake St.
Plymouth, MI 48170
1.231.347.8887
M Architects
114 Rogers St., 6th Fl.
Livonia, MI 48150
1.248.949.2709
civil engineer: KEBS Engineering
2169 Hamlet Rd.
Ann Arbor, MI 48104
1.517.330.1014
traffic engineer: Hubbel, Roth & Clark, Inc.
555 Hulet Drive
Bloomington Hills, MI 48303-9264
1.248.454.6300

EXHIBIT G



MAILING: PO Box 824
Bloomfield Hills, MI 48303-0824
SHIPPING: 555 Hulet Drive
Bloomfield Hills, MI 48302-0360
PHONE: 248-454-6300
WEBSITE: hrcengr.com

April 11, 2019

Village of Okemos, LLC
Will Randle, Authorized Agent
2410 Woodlake Dr. Suite 440
Okemos, MI 48864

Attn: Mr. Will Randle

Re: Downtown Okemos Traffic Impact Study
Meridian Township, Michigan

HRC Job No. 20171097

Dear Mr. Randle:

Enclosed please find the traffic impact study (TIS) and related documents for Downtown Okemos, also referred to as the Village of Okemos. This complete traffic impact study package includes:

- ≡ Traffic Impact Study Phase 1 – TIS for Phase 1 of development which includes the two blocks between Okemos Rd/ Hamilton Rd/ Ardmore Ave/ Methodist St and Okemos Rd/ Hamilton Rd/ Ardmore Ave/ Clinton St.
- ≡ Traffic Impact Study Phase 1 Attachments – Attachments to TIS for Phase 1 of development supplementing the report portion of this TIS.
- ≡ Traffic Impact Study Max-Build Addendum – TIS which expands upon the Phase 1 report by assessing the potential traffic impacts of a maximum build scenario for the area confined by Okemos Rd/ Clinton St/ Liverance St/ Methodist St.
- ≡ Traffic Impact Study Max-Build Attachments – Attachments to TIS for Max-Build scenario supplementing the report portion of this TIS.
- ≡ Traffic Impact Study Addendum 2 – Addendum to the TIS which summarizes key statements on discussions held with Ingham County Road Department (ICRD) as it pertains to the Phase 1 and Max-Build TIS.
- ≡ Traffic Impact Study Meeting Minutes – Meeting minutes from meetings with ICRD held on May 16th, 2018 and February 2nd, 2019.

General Remarks & Assumptions:

The traffic impact studies for Phase 1 and Max-Build have been developed based on the land use information provided in the Downtown Okemos Conceptual Master Plan developed by Gibbs Planning Group Inc., dated September 18, 2017. This information represents the most up-to-date concept of development available at the onset of the TIS. It should be noted that these land use assumptions, in particular for Phase 1, are conservative. The total number of trips generated under the proposed site plan is lower than assumed, thus projected Level of Service (LOS) and delay may be better than the results presented in this Phase 1 TIS. Please refer to the conclusion section under each TIS for a synthesis of conclusions and recommendations on the Phase 1 and Max-Build scenarios.

Delhi Township 2101 Aurelius Rd. Suite 2A Holt, MI 48842 517-694-7760	Detroit 535 Griswold St. Buhl Building, Ste 1650 Detroit, MI 48226 313-965-3330	Grand Rapids 801 Broadway NW Suite 215 Grand Rapids, MI 49504 616-454-4286	Howell 105 W. Grand River Howell, MI 48843 517-552-9199	Jackson 401 S. Mechanic St. Suite B Jackson, MI 49201 517-292-1295	Kalamazoo 834 King Highway Suite 107 Kalamazoo, MI 49001 269-665-2005	Lansing 215 S. Washington SQ Suite D Lansing, MI 48933 517-292-1488
--	--	---	---	---	--	--

If you have any questions or require any additional information, please contact the undersigned.
Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Colleen Hill-Stramsak, P. E., PTOE
Associate

CHS/gh

Enclosure

pc: HRC; Jamie Burton; File

December 11, 2018

Branoff Randle Real Estate Partners
c/o WestPac Campus Communities
505 Bath Street
Santa Barbara, CA 93101

Attn: Mr. Will Randle

Re: Downtown Okemos Traffic Impact Study, Phase 1 (Blocks C & E)
Meridian Township, Michigan

HRC Job No. 20171097

Dear Mr. Randle:

At your request, Hubbell, Roth & Clark, Inc. (HRC) has prepared a traffic impact study to determine the potential impacts for the proposed site plan to revitalize downtown Okemos in Meridian Charter Township, Ingham County, Michigan. The analysis is limited to Blocks C and E of the proposed site plan also known as Phase 1 (Attachment A), where Block C consists of a total of 200 residential units and 25,300 sq. ft. of commercial space and Block E consists of 210 residential units and 23,600 sq. ft. of commercial space. Primary goals of the traffic impact study are to analyze the operations on Okemos and Hamilton Roads to determine the conceptual road improvements necessary to mitigate traffic due to the proposed development, as well as review lane layouts and parking internal to the site such as on Hamilton Road.

HRC has undertaken the following tasks in order to perform this study:

- ≡ Examined existing traffic conditions.
- ≡ Collected 24 hour turning movement counts at four intersections including classifications for pedestrians, bicycles, and heavy vehicles to determine current traffic volumes. Turning movement counts were collected for the following intersections:
 - Okemos Road & Hamilton Road – signalized
 - Okemos Road & Methodist Street – unsignalized
 - Okemos Road & Clinton Street – unsignalized
 - Hamilton Road & Ardmore Avenue – unsignalized
- ≡ Requested existing traffic signal timing plan for Okemos Road & Hamilton Road.
- ≡ Requested traffic growth rates from the Tri-County Regional Planning Commission (TCRPC). Data received from TCRPC was analyzed to obtain a growth factor to project volumes to 2020.
- ≡ Conducted trip generation and distribution based on the proposed site plan using the techniques outlined in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition.
- ≡ Designed traffic models of study area using Synchro 10 software and the techniques outlined in the Transportation Research Board (TRB) Highway Capacity Manual (HCM).
- ≡ Conducted peak hour capacity analysis for the network during AM, midday, and PM peak hours based on the developed models and the techniques outlined in the HCM for the following alternatives:
 - Existing traffic volumes
 - Background traffic volumes which include existing plus future growth rate for 2020
 - Proposed alternative with future traffic volumes which include background traffic plus site generated trips, with geometric and operational modifications throughout the network

Delhi Township 2101 Aurelius Rd. Suite 2A Holt, MI 48842 517-694-7760	Detroit 535 Griswold St. Buhl Building, Ste 1650 Detroit, MI 48226 313-965-3330	Grand Rapids 801 Broadway NW Suite 215 Grand Rapids, MI 49504 616-454-4286	Howell 105 W. Grand River Howell, MI 48843 517-552-9199	Jackson 401 S. Mechanic St. Suite B Jackson, MI 49201 517-292-1295	Kalamazoo 834 King Highway Suite 107 Kalamazoo, MI 49001 269-665-2005	Lansing 215 S. Washington SQ Suite D Lansing, MI 48933 517-292-1488
--	--	---	---	---	--	--

- ≡ Developed conceptual road designs for Okemos Road (Clinton to Methodist) and Hamilton Road (Liverance to Moore).
- ≡ Meeting with the client to review the study findings and recommendations.
- ≡ Prepared report with findings and recommendations.

Study Site

Okemos is an unincorporated community in Meridian Charter Township, Ingham County, Michigan. It is a census-designated place (CDP) for statistical purposes and its boundaries do not have legal status. Local government is provided by the township. Downtown Okemos refers to the area surrounding the intersection of Okemos Road and Hamilton Road. Plans for improving Downtown Okemos are coordinated by the Meridian Township Downtown Development Authority (DDA). Downtown Okemos consists of a six-block area, three blocks wide and two blocks long and is shown in the highlighted region in Figure 1. The proposed site plan (Attachment A) consists of the revitalization of Downtown Okemos in multiple phases. This impact study is limited to Phase 1 of the proposal which consists of the redevelopment of Blocks C and E, where:

- ≡ Block C – the quadrant surrounded by Okemos, Hamilton, Ardmore, and Methodist Roads. This site consists of three five-story buildings, one residential and two mixed-use with commercial on the first floor. The three structures represent 200 residential units and 25,300 sq. ft. of commercial space. A 1-level deck 300 space parking is located in the middle of the three structures with ingress/egress on Methodist Street.
- ≡ Block E – the quadrant surrounded by Okemos, Hamilton, Ardmore, and Clinton Roads. The site consists of two five story buildings, one residential and one mixed-use with commercial on the first floor. These two structures represent 210 residential units and 23,600 sq. ft. of commercial space. Parking is provided via a 2-level deck 240 space structure located within the Block with ingress/egress on Ardmore Avenue.

The study intersections are noted in Figure 1. Phase 1 of the development also proposes to prohibit NB left-turns at the intersection of Okemos Road/Methodist Street and Okemos Road/Clinton Street. In lieu of this prohibition, left-turns would be allowed on both NB and SB at the intersection of Okemos Road/Hamilton Road. This study considers this modification throughout the analysis process.



Figure 1: Study Area & Downtown Okemos

Existing Roadway System

All of the roads within the study area are under the jurisdiction of the Ingham County Roads Department. Okemos Road is a north-south principal arterial, 4-lane road with curb and gutter, and a posted speed limit of 30 mph. Hamilton Road is a minor arterial to the east of Okemos and a major collector to the west. Hamilton varies in width from 2-4 lanes, has curb and gutter, and a posted speed limit of 25 mph. Methodist Street, Ardmore Avenue, and Clinton Street are 2-lane local roads with some curb and gutter, and a posted speed limit of 25 mph. Traffic into the downtown flows primarily from three main directions: southbound on Okemos Road from Grand River Avenue, westbound on Marsh Road from the Meridian Mall/Grand River Avenue, and northbound on Okemos Road from I-96. The existing land use within the immediate vicinity of the downtown is primarily commercial with parking provided through surface parking lots.

Existing Traffic Volumes

HRC utilized traffic cameras to collect 24-hour turning movement counts on a typical weekday. Turning movement counts were collected for the following intersections:

- ≡ Okemos Road & Hamilton Road – signalized
- ≡ Okemos Road & Methodist Street – unsignalized
- ≡ Okemos Road & Clinton Street – unsignalized
- ≡ Hamilton Road & Ardmore Avenue - unsignalized

Table 1 summarizes the 24-hour counts on the subject roadways. The complete turning movement count reports are provided in Attachment B.

Table 1: 24 Hour Volumes (December 2017)

Location	24 Hour Volumes (vehicles per day)
Okemos, north of Hamilton	17,141
Okemos, south of Hamilton	32,709
Hamilton, west of Okemos	2,547
Hamilton/Marsh, east of Okemos	17,611
Clinton, west of Okemos	691
Clinton, east of Okemos	195
Methodist, west of Okemos	127
Methodist, east of Okemos	811
Ardmore, north of Hamilton	181
Ardmore, south of Hamilton	786

Traffic Growth

Future year traffic volume projections for the study area are based on growth factors provided in the TCRPC 2010-2040 regional travel demand model. This model provides average annual growth factors for various roadways within the region. Using the available data pertaining to Downtown Okemos, a single average annual growth rate of 0.437% was generated for the subject network. Table 2 presents the average annual growth rates available for the roadways in the TCRPC regional travel demand model along with the obtained network average.

Table 2: Average Annual Traffic Growth

Location	Time Period	No. Years	Average Annual Growth
Okemos Rd	2010-2040	30	0.560%
Hamilton Rd	2010-2040	30	0.314%
Network			0.437%

A future growth factor was developed based on the obtained annual growth rate and using the following growth factor formula to project traffic volumes to 2020, which represents the year when the development is expected to be operational:

$$\text{Growth Factor} = (1 + r)^y$$

Where: r = Annual average growth rate (0.437%)
 y = Number of years (i.e. 2)

This formula yielded a future growth factor of 1.01 which was applied to the existing traffic to project volumes to 2020.

Trip Generation

One of the most critical elements of a traffic study is estimating the amount of traffic to be generated by a proposed development. This is usually done by using trip generation rates or equations to provide an estimate of all future trips generated by a proposed development.

Rates are commonly expressed in trips per unit of development. For example, trips per dwelling unit are commonly used for residential developments, while trips per 1,000 square feet (SF) of gross floor area (GFA) are used for offices and retail. Equations provide a direct estimate of trips based upon development units being multiplied in a mathematical relationship.

Trips are defined as a single or one directional movement with either the origin or destination of the trip inside the study site. Thus, a car entering and leaving a site would be generating two trips. Depending on the land use of the proposed development, trips can be further separated into pass-by trips and non-pass-by trips. Pass-by trips are intermediate stops on the way from an origin to a primary destination without route diversions and thus are not new to the network. In comparison non-pass-by trips are any new trips generated by the site. In certain scenarios non-pass-by trips can be further subdivided into diverted and primary trips. Diverted link trips are trips diverted from roadways in vicinity of the generator which add traffic to the streets adjacent to the site and remove it from the streets from which it diverts. Whereas primary trips are trips generated by the site and thus are akin and interchangeable with non-pass-by trips when diverted trips are not considered. In mixed-used developments, trips between the various land uses can also be made as internal trips without burdening the major road network. This characteristic is referred to as an internal capture rate and can be defined as the percentage of the total trips occurring entirely within the site. Consequently, internal trips are subtracted from the total number of generated trips prior to applying pass-by trip reductions. Trip generation estimates are often the most critical factors in assessing impacts and needs of a proposed development.

The most widely used source of national trip generation data is the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE). The information in this report is almost solely derived from suburban and urban sites. Data included in trip generation was obtained from actual driveway counts of vehicular traffic entering and exiting the site. The 10th Edition contains more than 4,800 data sets from individual trip generation studies. The report also includes discussions on the application and use of trip generation rates and equations, descriptions of the characteristics of each land use, maximum/minimum average rates for weekdays, weekends, and peak hours of the generator and adjacent street traffic, and additional statistical data regarding data variability.

ITE Land Use 221 – Multifamily Housing (Mid-Rise) and ITE Land Use 820 – Shopping Center were selected to generate trips for the proposed residential units and commercial space as they best fit the proposed development given the restrictions on available trip generation data. Land Uses 221 and 820 were selected in lieu of ITE Land Use 231 – Mid-Rise Residential with 1st Floor Commercial given the lack of data points for general urban/suburban settings as well as trip underestimation for this land use.

Trips for Land Use 221 were generated based on dwelling units, whereas trips for Land Use 820 were generated based on 1000 sq. ft. of gross leasable area (GLA). In both cases trips were generated for general urban/suburban settings for both AM and PM peaks and based on the peak hour of the adjacent street traffic. Trips generated for the off peak are assumed equivalent to those for the PM peak given the lack of any available data for this time period. The utilized ITE sections for Land Use 221 and 820 are listed in Attachment C with Land Use 231 included for information purpose only. Table 3 presents the trip generation data for the proposed developments in Blocks C and E.

Table 3: Trip Generation for Block C and Block E

Block	ITE Code	Land Use	Variable	AM Peak Hour Trip Rate		OP/PM Peak Hour Trip Rate		Unit	AM Peak Hour Trips		OP/PM Peak Hour Trips	
				In	Out	In	Out		In	Out	In	Out
C	221	Multifamily Housing (Mid-Rise)	Dwelling Units	Equation		Equation		200	68		87	
				26%	74%	61%	39%		18	50	53	34
C	820	Shopping Center	1000 Sq. Ft. GLA	Equation		Equation		25.3	165		197	
				62%	38%	48%	52%		102	63	95	102
E	221	Multifamily Housing (Mid-Rise)	Dwelling Units	Equation		Equation		210	71		97	
				26%	74%	61%	39%		18	53	56	35
E	820	Shopping Center	1000 Sq. Ft. GLA	Equation		Equation		23.6	164		187	
				62%	38%	48%	52%		102	62	90	97
Total Trips									468		562	
									240	228	294	268

1. GLA = Gross Leasable Area

2. Midday (OP) peak hour generated trips are assumed to be the equivalent of the PM peak hour generated trips

Following the overall trip generation, the next step of the analysis consisted of identifying the internal capture rate of the proposal due to the mixed-use nature of the development and the proximity between Blocks C and E. The internal capture rate was identified following the procedures presented in the National Cooperative Highway Research Program (NCHRP) Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments. Among the primary consideration, this methodology assumes that the number of trips between a pair of internal land uses is a function of the land use type, size of the receiving land use, size of the originating land use, time period of analysis, and distance between land uses. For purposes of the analysis and since the specific uses for the commercial space are unknown at this time, this study assumes that 40% of the commercial space will be retail, 30% office, and 30% restaurant facilities. Lastly and akin to the trip generation data, the off peak internal capture rate is assumed equivalent to the PM peak due to lack of data. Attachment D presents the internal capture rate analysis for the proposed developments in both Blocks C and E using the NCHRP Report 684 method. The internal capture data findings are summarized in Table 4.

Table 4: Internal Capture Analysis for Block C and Block E

Block	ITE Code	O-D	AM Peak Hour Trips			OP/PM Peak Hour Trips		
			Total	Internal	External	Total	Internal	External
C	221	In	18	1	17	53	16	37
		Out	50	7	43	34	8	26
	820	In	102	31	71	95	35	60
		Out	63	25	38	102	43	59
E	221	In	18	1	17	56	17	39
		Out	53	8	45	35	9	26
	820	In	102	31	71	90	33	57
		Out	62	24	38	97	41	56
Total			468	128	340	562	202	360

1. Midday (OP) internal capture rate is assumed to be equivalent to the PM peak hour capture rate

2. Blocks C and E are treated as one unit in overall internal capture rate calculations and are then split proportionally based on trip generation rates

The last step in the trip generation analysis consisted of identifying the number of pass-by trips applicable to the development. Pass-by trips were calculated using the average pass-by trip rate for ITE Land Use 820 – Shopping Center as listed in the Trip Generation Handbook 3rd edition (Attachment E). The pass-by trips are applicable only for the proposed commercial space and for the PM peak. Similar to the trip generation and internal capture rate analysis, off peak pass-by trips are assumed equivalent to the PM peak rate. There are no pass-by trips for AM peak. Table 5 summarizes the pass-by trip analysis along with the non-pass-by trips for Blocks C and E. Together these trips comprise the total number of external trips expected to be generated by the development.

Table 5: Pass-By Trips and Non-Pass-By Trips for Block C and Block E

Block	ITE Code	O-D	AM Peak Hour Trips			OP/PM Peak Hour Trips		
			External	Pass-By	Non-Pass-By	External	Pass-By	Non-Pass-By
C	221	In	17	0	17	37	0	37
		Out	43		43	26		26
	820	In	71	0	71	60	40	40
		Out	38		38	59		39
E	221	In	17	0	17	39	0	39
		Out	45		45	26		26
	820	In	71	0	71	57	38	38
		Out	38		38	56		37
Total			340	0	340	360	78	282

1. The average pass-by trip rate for land use 820 - Shopping Center for PM Peak based on the Trip Generation Handbook 3rd Ed. is estimated at 34%

2. Pass-by trips are applicable only for the commercial area

3. Pass-by trip data is not applicable for AM peak

4. Midday (OP) peak pass-by trips are assumed equivalent to the PM peak rate

Trip Distribution and Assignment

Traffic expected to be generated by a project must be distributed and assigned to the roadway system so the impacts of the proposed project on roadway links and intersections within the study area can be analyzed. After an estimate of the total traffic into and out of the site has been made, that traffic must be distributed and assigned to the roadway system. The trip distribution step produces estimates of trip origins and destinations. The assignment step produces estimates of the amount of site traffic that will use certain access routes between their origin and destination.

Trips for the proposed development were distributed based on the proportion of traffic entering and exiting the study area during the AM, midday, and PM peak hours. Traffic assignment was determined using an all-or-nothing approach based on **Dijkstra's algorithm for identifying the shortest path. In this case the shortest path was based on travel time, impedances** along the route, entry/exit points of the study area, and the parking access point for Blocks C and E (i.e. location of Block C access point is assumed 125 ft west of Okemos Road along Methodist Street; location of Block E access point is assumed 170 ft north of Clinton Street along Ardmore Avenue). Based on these considerations, the trip assignment process includes the following origin-destination assumptions:

Block C

- ≡ Origin is Okemos Road – North: Right-turn on Methodist Street
- ≡ Origin is Okemos Road – South: Left-turn on Hamilton Road → Right-turn on Ardmore Avenue → Right-turn on Methodist Street
- ≡ Origin is Hamilton Road – East: Right-turn on Ardmore Avenue → Right-turn on Methodist Street
- ≡ Origin is Hamilton Road – West: Left-turn on Ardmore Avenue → Right-turn on Methodist Street
- ≡ Destination is Okemos Road – North: Left-turn on Okemos Road
- ≡ Destination is Okemos Road – South: Right-turn on Okemos Road
- ≡ Destination is Hamilton Road – East: Right-turn on Okemos Road → Left-turn on Hamilton Road
- ≡ Destination is Hamilton Road – West: Left-turn on Ardmore Avenue → Right-turn on Hamilton Road

Block E

- ≡ Origin is Okemos Road – North: Right-turn on Hamilton Road → Left-turn on Ardmore Avenue
- ≡ Origin is Okemos Road – South: Left-turn on Hamilton Road → Left-turn on Ardmore Avenue
- ≡ Origin is Hamilton Road – East: Left-turn on Ardmore Avenue
- ≡ Origin is Hamilton Road – West: Right-turn on Ardmore Avenue
- ≡ Destination is Okemos Road – North: Right-turn on Hamilton Road → Left-turn on Okemos Road
- ≡ Destination is Okemos Road – South: Left-turn On Clinton Street → Right-turn on Okemos Road
- ≡ Destination is Hamilton Road – East: Right-turn on Hamilton Road
- ≡ Destination is Hamilton Road – West: Left-turn on Hamilton Road

An additional round of trip assignment was undertaken to reassign those trips which correspond to the NB left-turn movements at Okemos Road/Methodist Street and Okemos Road/Clinton Street as they are prohibited under the proposed development. The trip reassignment considers the following origin-destination assumptions:

NB left-turn at Okemos Road/Methodist Street

- ≡ Trip origins cannot be assumed. Trip origins are based upon the proportion of vehicles entering the study site while considering the trip destination (i.e. Hamilton Road – East, Okemos Road – South).
- ≡ The trip destinations are the existing structures Northwest of the intersection of Hamilton Road/Ardmore Avenue with access on Ardmore Avenue.

NB left-turn at Okemos Road/Clinton Street

- ≡ The trip origin is Okemos Road – South.
- ≡ Trip destinations cannot be assumed. Trip destinations are based upon the proportion of EB traffic at the intersection of Hamilton Road/Ardmore Avenue.

Attachment F provides the volume diagrams showing the trip distribution rates and network trip assignment based on the assumptions presented in this section.

Capacity Analysis

HRC conducted a capacity analysis of the four intersections in the study area using Synchro 10 and following the procedures outlined in the HCM to assess the performance of each intersection. The intersections include:

- ≡ Okemos Road & Hamilton Road – signalized
- ≡ Okemos Road & Methodist Street – unsignalized
- ≡ Okemos Road & Clinton Street – unsignalized
- ≡ Hamilton Road & Ardmore Avenue - unsignalized

The capacity analysis was conducted for weekday AM peak, Off peak, and PM Peak. Three separate alternatives were analyzed:

- ≡ Existing traffic volumes
- ≡ Background traffic volumes which include existing plus future growth rate for 2020
- ≡ Proposed alternative with future traffic volumes which include background traffic plus site generated trips, with geometric and operational modifications throughout the network which include:
 - NB left-turn prohibition at the intersection of Okemos Road/Methodist Street and Okemos Road/Clinton Street.
 - Addition of a single NB and SB left-turn storage at the intersection of Okemos Road/Hamilton Road.
 - Conversion of Hamilton Road, between Okemos Road and Ardmore Avenue, from a four-lane road to a two-lane road with an EB left-turn storage at the intersection of Okemos Road/Hamilton Road as well as parallel parking lanes on both sides of Hamilton Road.
 - Elimination of one EB receiving lane on Hamilton Road, between Okemos Road and Moore Street.
 - Conversion of the WB approach on Hamilton Road, between Okemos Road and Moore Street, from shared left/thru and thru/right lanes to dual left-turn lanes and a shared thru/right lane.
 - Signal modification and optimization at the intersection of Okemos Road/Hamilton Road. This study assumes a complete signal redesign due to geometric modifications on all four approaches of the intersection.

HRC utilized the HCM definitions of signalized and un-signalized intersections in conducting the capacity analysis.

Signalized Intersections

At signalized intersections, the HCM defines level of service (LOS) in terms of control delay. Delay may be measured in the field or it may be estimated. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the volume-to-capacity ratio for the lane group or approach in question. Table 6 indicates the control delay criteria used for determining LOS for signalized intersections.

Table 6: LOS Criteria for Signalized Intersections

LOS	Control Delay per Vehicle (seconds)
A	< 10
B	> 10 to < 20
C	> 20 to < 35
D	> 35 to < 55
E	> 55 to < 80
F	> 80

LOS A describes operations with very low control delay up to 10.0 seconds per vehicle. This occurs when progression is exceptionally favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

LOS B describes operations with control delay in the range of 10.1 to 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.

LOS C describes operations with control delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

LOS D describes operations with control delay in the range of 35.1 to 55.0 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

LOS E describes operations with control delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be above the limit of acceptable delay for an urban roadway in the study area. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.

LOS F describes operations with control delay in excess of 80.1 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over saturation (i.e., when arrival flow rates exceed the capacity of the intersection). It may also occur at high volume-to-capacity ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Un-Signalized Intersections

At an un-signalized intersection with stop control on the minor approach, LOS F occurs when there are not enough gaps of suitable size to allow a minor-street demand to safely cross through traffic on the major street. This is typically evident from long control delays experienced by minor street traffic and by queuing on the minor approaches. LOS F may also appear in the form of drivers on the minor street selecting smaller than usual gaps. In such cases, safety may be a problem and some disruption to the major traffic stream may result. Note that LOS F may not always result in long queues but in adjustments to normal gap acceptance behavior. For example, this may occur when a left-turning vehicle uses a shorter than normal gap in traffic to complete a left-turn.

At two way stop controlled intersections, the critical movement, often the minor-street left turn, may control the overall performance of the intersection. The lower threshold for LOS F is set at 50 seconds of delay per vehicle. In some cases, the delay equations will predict delays greater than 50 seconds for minor-street movements under very low-volume conditions on the minor street (less than 25 vehicles per hour). A LOS F threshold is reached with a movement capacity of approximately 85 vehicles per hour or less. Table 7 indicates the control delay criteria used for determining the LOS for un-signalized intersections.

Table 7: LOS Criteria for Un-Signalized Intersections

LOS	Control Delay per Vehicle (seconds)
A	< 10
B	> 10 to < 15
C	> 15 to < 25
D	> 25 to < 35
E	> 35 to < 50
F	> 50

Results of the capacity analysis for all four intersections (signalized and un-signalized) during the AM, Off, and PM peak hours for the three alternatives are provided in Table 8 through Table 13 below. The Synchro 10 capacity analysis reports are available in Attachment G.

Table 8: AM Peak Hour LOS Comparison for Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Hamilton	EB	LT	D	38.4	D	38.7	D	39.2
		TH/RT					D	46.2
	WB	LT	C	23.0	C	23.1	C	30.2
		TH/RT					C	24.9
	NB	LT	na	na	na	na	C	28
		TH	C	31.6	C	31.9	C	23.6
		RT	A	5.2	C	5.2	A	8.0
	SB	LT	na	na	na	na	C	24.4
TH/RT		C	34.6	D	35.1	D	37.3	

Table 9: AM Peak Hour LOS Comparison for Un-Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Methodist	EB	LT/TH/RT	C	20.0	C	20.2	C	18.3
	WB	LT/TH/RT	A	9.9	A	10.0	B	10.9
	NB	LT/TH	A	0.1	A	0.1	na	na
	SB	LT/TH	A	0.5	A	0.5	A	0.5
Okemos and Clinton	EB	LT/TH/RT	B	10.1	B	10.2	A	10.6
	WB	TH/RT	B	12.4	B	12.5	B	13.3
	NB	LT/TH	A	1.9	A	2.0	na	na
	SB	LT/TH	A	0.2	A	0.2	A	0.1
Ardmore and Hamilton	EB	LT/TH/RT	A	0.0	A	0.0	A	0.3
	WB	LT/TH/RT	A	1.8	A	1.8	A	4.0
	NB	LT/TH/RT	A	9.6	A	9.6	A	9.6
	SB	LT/TH/RT	A	9.0	A	9.0	B	11.0

1. Uncontrolled through and/or right only movements at unsignalized intersections are not shown as they report no delay

Table 10: OFF Peak Hour LOS Comparison for Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Hamilton	EB	LT	D	48.0	D	48.0	D	38.5
		TH/RT				D	53	
	WB	LT	D	39.3	D	40.1	D	41.6
		TH/RT				C	30.1	
	NB	LT	na	na	na	na	C	30.5
		TH	C	34.3	C	34.5	C	27.7
		RT	A	6.7	A	6.8	B	12.9
	SB	LT	na	na	na	na	C	26.5
		TH/RT	C	30.8	C	30.9	C	33.7

Table 11: OFF Peak Hour LOS Comparison for Un-Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Methodist	EB	LT/TH/RT	C	19.6	C	19.7	C	22.0
	WB	LT/TH/RT	B	12.3	B	12.4	B	14.0
	NB	LT/TH	A	0.2	A	0.2	na	na
	SB	LT/TH	A	0.5	A	0.5	A	0.5
Okemos and Clinton	EB	LT/TH/RT	D	26.6	D	27.5	C	17.7
	WB	TH/RT	C	16.1	C	16.2	C	17.5
	NB	LT/TH	A	2.0	A	2.1	na	na
	SB	LT/TH	A	0.6	A	0.6	A	0.7
Ardmore and Hamilton	EB	LT/TH/RT	A	0.1	A	0.1	A	0.4
	WB	LT/TH/RT	A	2.9	A	2.9	A	4.6
	NB	LT/TH/RT	A	9.8	A	9.8	B	10.9
	SB	LT/TH/RT	B	10.4	B	10.5	B	13.8

1. Uncontrolled through and/or right only movements at unsignalized intersections are not shown as they report no delay

Table 12: PM Peak Hour LOS Comparison for Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Hamilton	EB	LT	E	62.9	E	63.3	D	38.2
		TH/RT	E		E		E	65.5
	WB	LT	D	44.6	D	45.9	D	45.3
		TH/RT	D		D		C	34.2
	NB	LT	na	na	na	na	D	40.8
		TH	D	43.9	D	44.6	C	34.2
		RT	B	12.3	B	12.5	C	24.8
	SB	LT	na	na	na	na	C	29.7
TH/RT		C	36.6	D	36.8	D	42.0	

1. Highlighted cells indicate LOS E or F

Table 13: PM Peak Hour LOS Comparison for Un-Signalized Intersections

Intersection	Approach	Movement	Existing		Background		Proposed	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Okemos and Methodist	EB	LT/TH/RT	C	23.9	C	24.4	D	33.9
	WB	LT/TH/RT	B	12.7	B	12.8	B	14.2
	NB	LT/TH	A	0.2	A	0.2	na	na
	SB	LT/TH	A	0.6	A	0.6	A	0.7
Okemos and Clinton	EB	LT/TH/RT	B	10.5	B	10.6	B	10.5
	WB	TH/RT	A	0.0	A	0.0	A	0.0
	NB	LT/TH	A	2.5	A	2.7	na	na
	SB	LT/TH	A	0.3	A	0.3	A	0.4
Ardmore and Hamilton	EB	LT/TH/RT	A	0.0	A	0.0	A	0.3
	WB	LT/TH/RT	A	2.7	A	2.7	A	4.6
	NB	LT/TH/RT	B	11.1	B	11.1	B	12.9
	SB	LT/TH/RT	B	11.9	B	11.9	C	17.5

1. Uncontrolled through and/or right only movements at unsignalized intersections are not shown as they report no delay

Results of the capacity analysis indicate acceptable LOS for the AM peak and Off peak for all study intersections for existing and background conditions (existing conditions with future traffic growth). Unacceptable LOS E is reported during the PM peak at the intersection of Okemos Road/Hamilton Road for the EB approach for existing conditions and background conditions.

The proposed alternative results in acceptable LOS and delays (LOS D or better) for all intersections analyzed apart from the EB through/right movement at the intersection of Okemos Road/Hamilton Road. While the latter reports a LOS E, the level of delay for the approach is lower than existing and background conditions. Overall delay improvements are observable for the WB movement during the Off peak and PM peak. In those scenarios where delays are projected to be higher than background conditions, the increase in delay remains comparable and/or acceptable (LOS D or better).

With respect to the unsignalized intersections, despite a projected increase in the number of vehicles utilizing these intersections, delays are projected to be either relatively comparable to background conditions and/or acceptable with a LOS D or better.

Queue Analysis

The 95th percentile queue lengths of the intersection of Okemos Road/Hamilton Road were examined to provide a supplementary level of detail to the network capacity analysis as well as assist in the identification of the appropriate left-turn storage lengths for the proposed alternative while also considering existing geometric constraints. The 95th percentile queue can be defined as the queue length with a 5% probability of being exceeded during the analysis period. Table 14 summarizes the results of the 95th percentile queue for AM, Off, and PM peak for background and proposed conditions for all four primary intersections. The complete Simtraffic queue reports are provided in Attachment H.

Table 14: AM/OFF/PM Peak Hour 95th Percentile Queue

Intersection	Approach	Movement	AM		OP		PM	
			Background	Proposed	Background	Proposed	Background	Proposed
Okemos and Hamilton (Signalized)	EB	LT	53	50	81	83	138	147
		TH/RT	56	102	68	135	133	231
	WB	LT	331	296	471	344	604	400
		TH/RT	47	84	193	104	498	145
	NB	LT	-	134	-	183	-	208
		TH	195	175	264	220	419	351
		RT	112	94	208	167	215	290
	SB	LT	-	60	-	50	-	70
TH/RT		236	242	188	204	287	269	
Okemos and Methodist (Unsignalized)	EB	LT/TH/RT	16	80	-	79	14	98
	WB	LT/TH/RT	29	27	57	56	57	50
	NB	LT	14	-	17	-	18	-
		TH/RT	-	-	-	-	-	3
	SB	LT	23	34	39	41	52	82
		TH/RT	-	-	-	-	-	47
Okemos and Clinton (Unsignalized)	EB	LT/TH/RT	32	67	36	58	44	71
	WB	TH/RT	26	20	13	9	-	-
	NB	LT	93	-	124	-	479	88
		TH/RT	-	-	-	10	614	234
	SB	LT	22	28	38	80	61	118
		TH/RT	-	-	-	61	58	129
Ardmore and Hamilton (Unsignalized)	EB	LT/TH/RT	-	5	-	14	-	40
	WB	LT/TH/RT	5	41	25	63	27	89
	NB	LT/TH/RT	40	47	42	52	50	73
	SB	LT/TH/RT	22	29	35	46	32	46

1. The highest queue has been reported when simulations indicate queues for two lanes of the same movement in an approach. When averaged, these queues are lower under the proposed alternative.
2. Movements with no queue are not reported.

The results of Table 14 indicate that queue lengths for the proposed alternative may vary relative to background conditions. Shorter queues are expected for the WB approach of the Okemos Road/Hamilton Road intersection due to the addition of a secondary left-turn lane, and for the NB approach of the Okemo Road/Clinton Street intersection due to the left-turn prohibition. Comparatively, queues for the EB thru/right movement may increase due to a reduction in the number of through lanes and increased number of vehicle trips using this approach. The longest queue increases for this approach are observed during PM peak with an increase of 98 feet in the 95th queue or approximately four to five vehicles.

Conclusions and Recommendations

Hubbell, Roth & Clark, Inc. conducted a Traffic Impact Study for the proposed site plan in downtown Okemos in Meridian Charter Township, Ingham County, MI. The proposal consists of 200 residential units and 25,300 sq. ft. of commercial space in Block C (quadrant surrounded by Okemos, Hamilton, Ardmore, and Methodist Roads), and 210 residential units and 23,600 sq. ft. of commercial space in Block E (quadrant surrounded by Okemos, Hamilton, Ardmore, and Clinton Streets) in a mixed-use environment.

To achieve the primary objective of the study, the following alternatives were analyzed:

- ≡ Existing traffic volumes
- ≡ Background traffic volumes which include existing traffic plus future growth rate for 2020
- ≡ Proposed alternative with future traffic volumes which include background traffic plus site generated trips, with geometric and operational modifications throughout the network

Results of the capacity analysis indicate unacceptable LOS E during the PM peak at the intersection of Okemos Road/Hamilton Road for the EB approach under existing conditions and background conditions. The proposed alternative results in acceptable LOS and delays (LOS D or better) for all intersections analyzed apart from the EB through/right movement at the intersection of Okemos Road/Hamilton Road. While the latter reports a LOS E, the level of delay for the approach is lower than existing and background conditions. Overall delay improvements are observable for the WB movement during the Off peak and PM peak. In those scenarios where delays are projected to be higher than background conditions, the increase in delay remains comparable and/or acceptable (LOS D or better). The proposed alternative may also yield shorter queues for the WB approach at the intersection of Okemos Road/Hamilton Road, and NB approach at the intersection of Okemos Road/Clinton Street.

Given the capacity and queue analysis findings as well as existing geometric constraints, the proposed alternative is recommended for implementation. This alternative consists of the following recommended geometric and operational modifications:

- ≡ NB left-turn prohibition at the intersection of Okemos Road/Methodist Street and Okemos Road/Clinton Street
- ≡ Addition of a single NB and SB left-turn lane at the intersection of Okemos Road/Hamilton Road. Recommended left-turn storage lengths are 200 feet for NB and 100 feet for SB.
- ≡ Conversion of Hamilton Road, between Okemos Road and Ardmore Avenue, from a four-lane road to a two-lane road with an EB left-turn lane at the intersection of Okemos Road/Hamilton Road, a median to facilitate proper lane alignment between the west and east leg of the Okemos Road/Hamilton Road intersection, as well as parallel parking lanes on both sides of Hamilton Road. Recommended left-turn storage length is 125 feet.
- ≡ Median along Hamilton Road between Liverance Street and Ardmore Avenue to facilitate lane alignment between the west and east leg of the Hamilton Road/Ardmore Avenue intersection.
- ≡ Elimination of one EB receiving lane on Hamilton Road, between Okemos Road and Moore Street.
- ≡ Conversion of the WB approach on Hamilton Road, between Okemos Road and Moore Street, from shared left/thru and thru/right lanes to dual left-turn lanes with a 100 feet storage for the leftmost left-turn lane and a shared through/right lane.

- ≡ Signal modification and optimization at the intersection of Okemos Road/Hamilton Road. This study assumes a complete signal redesign due to geometric modifications on all four approaches of the intersection. Consequently, the proposed changes include modifications to both the signal infrastructure (i.e. detection, signal heads etc.) and signal timing.
- ≡ SB receiving lanes at the intersection of Okemos Road/Hamilton Road are 11 feet from the stop bar to 75 feet south to adequately receive traffic from the WB dual left-turning lanes. SB receiving lanes become 10 feet at the intersection of Okemos Road/Clinton Street to match existing conditions. Similarly, SB lanes at this intersection are 11 feet and become 10 feet at the intersection of Okemos Road/Methodist Street to match existing conditions. All other modified lanes along Okemos Road are 10 feet unless otherwise noted.
- ≡ Additional on-street parallel parking may be applicable along the sections of Ardmore Avenue, Clinton Street, and Methodist Street surrounding Block C and E. Their impact on traffic flow is expected to be negligible.
- ≡ Parking lanes are 7 feet wide.

A conceptual design of the proposed Phase 1 alternative along with a cross-section with proposed lane widths with an emphasis on Okemos Road and Hamilton Road is provided in Attachment I. Attachment J presents the Autoturn analysis for the WB dual left-turn lanes at the intersection of Okemos Road/Hamilton Road with 11 feet receiving lanes. In addition, no sight distance issues are expected for the proposed alternative at the three intersections along Okemos Road.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Colleen Hill-Stramsak, P. E., PTOE
Associate

CHS/gh

Attachment: A – Proposed Site Plan
 B – Turning Movement Counts
 C – ITE Trip Generation Land Use 221/231/820
 D – Internal Capture Rate Analysis
 E – ITE Land Use 820 Pass-By Trips
 F – Trip Distribution and Assignment Volume Diagrams
 G – HCM Reports
 H – Simtraffic Queue Reports
 I – Roadway Conceptual Design
 J – Autoturn Analysis

Enclosure

pc: HRC; Jamie Burton; File

March 6, 2019

Village of Okemos, LLC
Will Randle, Authorized Agent
2410 Woodlake Dr. Suite 440
Okemos, MI 48864

Attn: Mr. Will Randle

Re: Addendum 2 to Downtown Okemos Traffic Impact Study, Phase 1
Meridian Township, Michigan

HRC Job No. 20171097

Dear Mr. Randle:

Hubbell, Roth & Clark, Inc. (HRC) has prepared an addendum to the downtown Okemos Traffic Impact Study (TIS), Phase 1 to summarize the key statements of the discussions held with Ingham County Road Department (ICRD) as it relates to this traffic study and the Phase 1 proposed development as of the date of this addendum. This addendum is intended to be used as a potential roadmap for infrastructure improvements as it pertains to the proposed development.

- ≡ The Phase 1 TIS, as well as the Max-Build addendum to the Phase 1 TIS have been developed based on the land use information provided in the Downtown Okemos Conceptual Master Plan developed by Gibbs Planning Group Inc., dated September 18, 2017. This information represents the most up-to-date concept of the development available at the onset of this TIS. All of the study findings and recommendations are limited to the data presented in this concept.
- ≡ The road improvements identified in the TIS for both Phase 1 and Max-Build development represent isolated but coordinated improvements applicable for each scenario. The Max-Build scenario improvements represent a continuation of improvements for the area. These improvements are not required under the Phase 1 development per the TIS. At this stage, additional factors inhibit the development of the Max-Build improvements, including:
 - There are currently no development plans in place to develop past Phase 1;
 - The Max-Build development is dependent on the progress and success of Phase 1 of development;
 - Right-of-Way (ROW) is unavailable for properties outside the scope of Phase 1 of development.
- ≡ ICRD highly recommends that Max-Build improvements, per the findings of the Max-Build addendum to the TIS, be constructed with Phase 1 improvements to minimize construction disruptions and avoid NB Okemos left turns to WB Clinton, which could continue to occur even if left turns are prohibited. ICRD has stated that construction of only Phase 1 is required at this time.
- ≡ It is recommended that, if needed, the overall findings of the traffic study, in particular those of the Max-Build addendum, are incorporated into a Township/DDA master plan for the development area to strengthen and formalize the road improvements required for the development of those parcels which are outside of the scope of Phase 1.
- ≡ It is recommended that, if needed, an update to the original Phase 1 TIS be conducted following construction of Phase 1 to assess any variations from the original assumptions and findings of the TIS. The update should be conducted following stabilization of traffic patterns in the area which could occur 2-3 months following 70-80% occupancy for both residential/commercial units.
- ≡ It is recommended that proposed future projects in the vicinity but outside the scope of Phase 1 and Max-Build scenarios consider traffic projections from these two studies to ensure traffic capacity levels are evaluated appropriately.

Delhi Township 2101 Aurelius Rd. Suite 2A Holt, MI 48842 517-694-7760	Detroit 535 Griswold St. Buhl Building, Ste 1650 Detroit, MI 48226 313-965-3330	Grand Rapids 801 Broadway NW Suite 215 Grand Rapids, MI 49504 616-454-4286	Howell 105 W. Grand River Howell, MI 48843 517-552-9199	Jackson 401 S. Mechanic St. Suite B Jackson, MI 49201 517-292-1295	Kalamazoo 834 King Highway Suite 107 Kalamazoo, MI 49001 269-665-2005	Lansing 215 S. Washington SQ Suite D Lansing, MI 48933 517-292-1488
--	--	---	---	---	--	--

If you have any questions or require any additional information, please contact the undersigned.
Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Colleen Hill-Stramsak, P. E., PTOE
Associate

CHS/gh

Enclosure

pc: HRC; Jamie Burton; File

**INGHAM COUNTY ROAD DEPARTMENT
AUSTIN E. CAVANAUGH ADMINISTRATION BUILDING
301 Bush Street, P.O. Box 38, Mason, MI 48854-0038**

**William M. Conklin, P.E.
Managing Director**



April 30, 2019

Meridian Township
Mr. Peter Menser, Principal Planner
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Menser,

The Ingham County Road Department (ICRD) has reviewed the "Downtown Okemos Traffic Impact Study, Phase 1 (Blocks C & E)" dated December 11, 2018, "Addendum to Downtown Okemos Traffic Impact Study, Phase 1 (Max-Build Scenario)" dated December 11, 2018 and "Addendum 2 to Downtown Okemos Traffic Impact Study, Phase 1" dated March 6, 2019. The findings of the traffic impact study (TIS) and the associated roadway concepts as proposed are satisfactory and acceptable to the ICRD, with the conditions described herein.

While the ICRD prefers the Max-Build Scenario roadway concept to be constructed during Phase 1 in an effort to minimize traffic impacts and disruptions, we recognize the current limitations of the Developer to obtain all necessary right-of-way and the uncertainty of future phases of development, and therefore support the phased roadway concept as proposed for Blocks C & E. The ICRD will continue to coordinate with the Developer to review options to construct the Max-Build Scenario roadway concept during earlier phases of construction, if possible.

The ICRD recommends an update to the traffic study be conducted following the construction of Phase 1 and once traffic patterns have stabilized within the area, to assess any variations from the original findings of the TIS for the Phase 1 and Max-Build Scenarios. If conditions indicate greater impacts than anticipated, the roadway concepts will be updated and implemented as part of any future phases of construction.

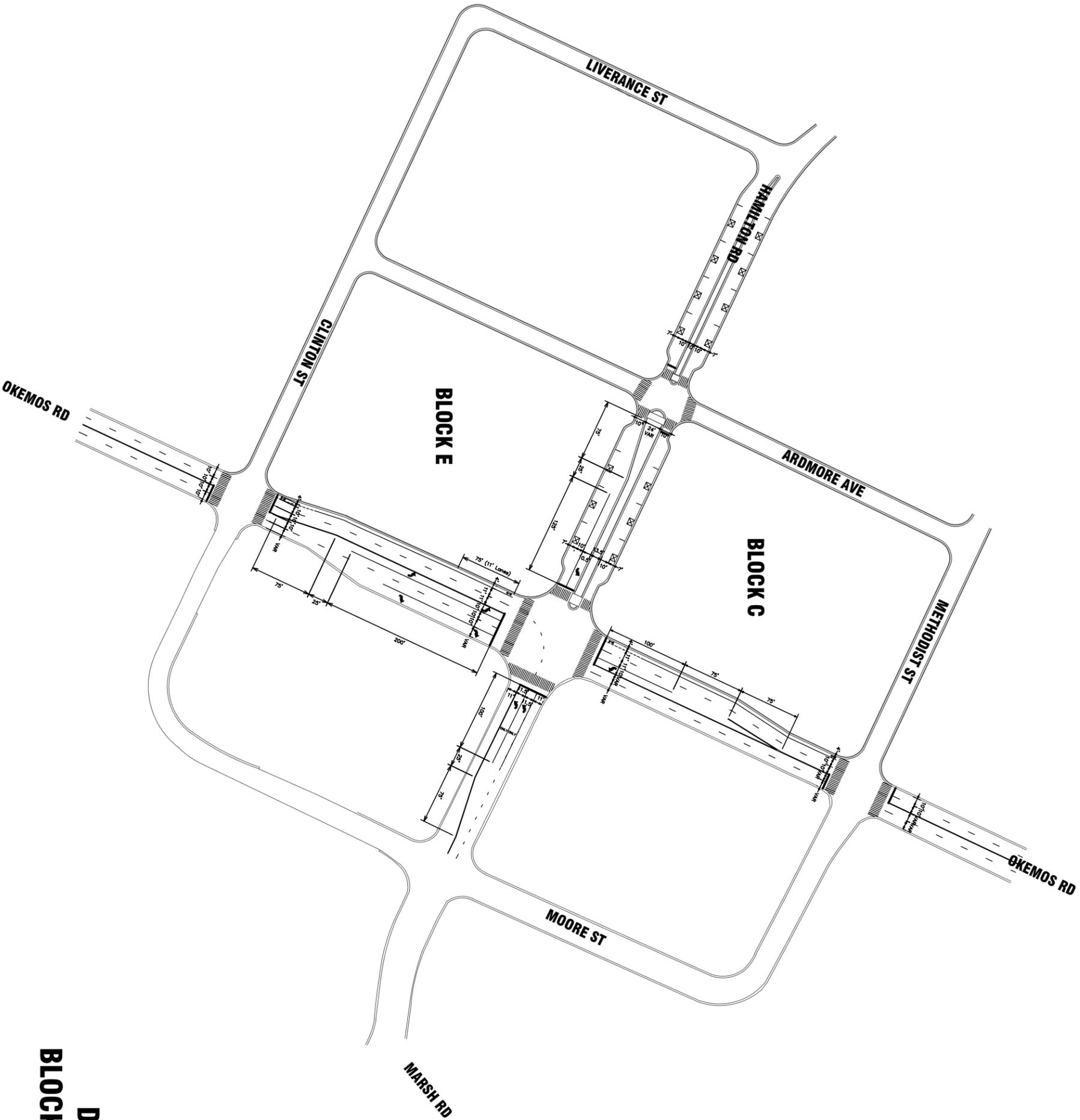
It is understood the Developer will construct the Max-Build Scenario roadway concept as a condition of permit for any future phases of development. Further refinement of the roadway concepts and phasing of construction will be addressed during the design and permitting stages. Permits, right of way, and maintenance agreements will be required as part of the ongoing development process.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Kelly R. Jones".

Kelly R. Jones, P.E.
Director of Engineering / County Highway Engineer



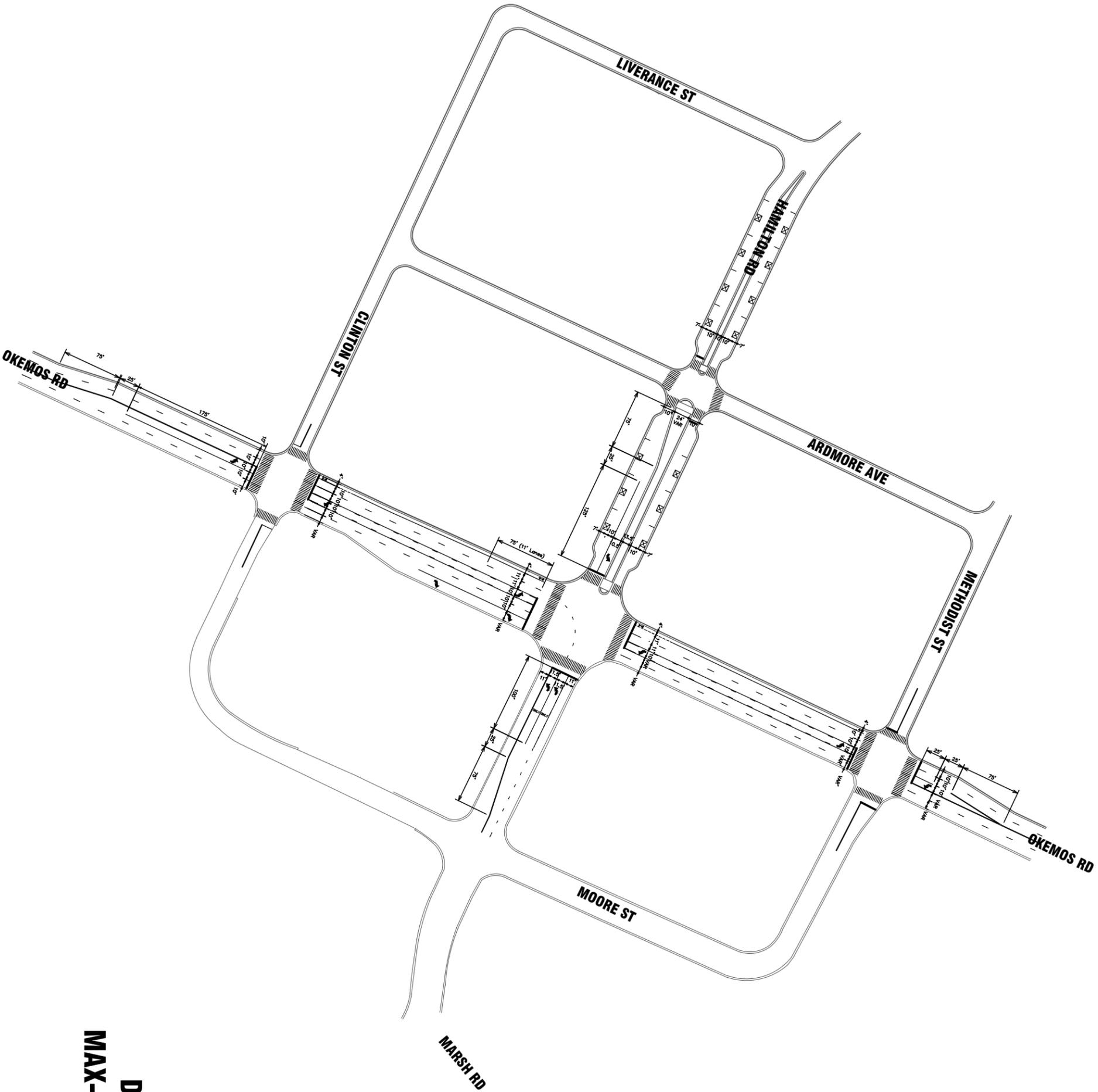
**DOWNTOWN OKEMOS TIS
BLOCK C & E CONCEPTUAL DESIGN**

Hubbell, Roth & Clark, Inc.

JN 201771097

09/26/2018

NOTE: Concept shown is focused on
Okemos Road and Hamilton Road Corridor



**DOWNTOWN OKEMOS TIS
MAX-BUILD CONCEPTUAL DESIGN**

Hubbell, Roth & Clark, Inc.

JN 201771097

09/26/2018

NOTE: Concept shown is focused on
Okemos Road and Hamilton Road Corridor

Section 86-440(c)(2)e. - MUPUD Density and Building Performance Criteria

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor commercial or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.
4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.
7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
8. The mixed-use PUD generally provides commercial and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable commercial and/or office space usage.
9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: May 17, 2019

Re: Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

The Planning Commission held a public hearing on the Village of Okemos mixed use planned unit development (MUPUD) proposal at its meeting on May 13, 2019. At the meeting the Commission decided to consider a resolution to recommend approval of the project at its next meeting on May 20, 2019. The development team will be in attendance at the May 20, 2019 meeting to answer any additional questions from the Planning Commission.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. A resolution to recommend approval of the MUPUD with conditions is provided.

- **Move to adopt the resolution to recommend approval of Mixed Use Planned Unit Development #19024 with conditions.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19024 (Village of Okemos LLC)\MUPUD 19024.pc2.docx

**RESOLUTION TO RECOMMEND APPROVAL Mixed Use Planned Unit Development #19024
(Village of Okemos LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of May, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a mixed use planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, due to its location in the Okemos Downtown the proposed mixed use planned unit development qualifies for higher density per acre of residential dwelling units and an increase in the height of a building and complies with the 11 performance criteria as outlined in Section 86-440(c)(2)e of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

**Resolution to Recommend Approval
MUPUD #19024 (Village of Okemos, LLC)
Page 2**

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Okemos area; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19024, subject to the following conditions.

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.
2. Approval is in accordance with the floor plans prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 and received by the Township on May 10, 2019.
3. Approval is in accordance with the building elevations prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 (revision date May 9, 2019) and received by the Township on May 10, 2019.
4. Approval is in accordance with the landscape plan prepared by MKSK dated April 19, 2019 and received by the Township on May 10, 2019.
5. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19051.
6. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019 as well as the waivers identified by staff and outlined in a memorandum dated May 10, 2019.
7. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.

**Resolution to Recommend Approval
MUPUD #19024 (Village of Okemos, LLC)**

Page 3

8. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
9. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
10. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
11. All utility service distribution lines shall be installed underground.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. The applicant shall combine the parcels comprising each block in the project into one parcel per block.
18. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19024 (Village of Okemos, LLC)
Page 4**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 20th day of May, 2019.

John Scott-Craig
Planning Commission Chair

RESOLUTION TO RECOMMEND APPROVAL

**Mixed Use Planned Unit Development #19024
(Village of Okemos LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of May, 2019, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Shrewsbury, Hendrickson, and Richards

ABSENT: Commissioner Cordill

The following resolution was offered by Commissioner Trezise and supported by Vice-Chair Lane.

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a mixed use planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, due to its location in the Okemos Downtown the proposed mixed use planned unit development qualifies for higher density per acre of residential dwelling units and an increase in the height of a building and complies with the 11 performance criteria as outlined in Section 86-440(c)(2)e of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

**Resolution to Recommend Approval
MUPUD #19024 (Village of Okemos, LLC)
Page 2**

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Okemos area; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19024, subject to the following conditions.

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.
2. Approval is in accordance with the floor plans prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 and received by the Township on May 10, 2019.
3. Approval is in accordance with the building elevations prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 (revision date May 9, 2019) and received by the Township on May 10, 2019.
4. Approval is in accordance with the landscape plan prepared by MKSK dated April 19, 2019 and received by the Township on May 10, 2019.
5. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19051.
6. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019 as well as the waivers identified by staff and outlined in a memorandum dated May 10, 2019.
7. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.
8. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19024 (Village of Okemos, LLC)**

Page 3

9. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
10. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
11. All utility service distribution lines shall be installed underground.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. The applicant shall combine the parcels comprising each block in the project into one parcel per block.
18. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

4. Approval of Minutes

A. April 22, 2019 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted approximately forty-five communications had been received.

6. Public Hearings

A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Chair Scott-Craig opened the public hearing at 7:47P.M.

Principal Planner Menser provided a summary of the combined requests.

Will Randle, 4409 Dobie Road, True North Developer provided an overview of the proposal and introduced some of the consultants working on the project who were in attendance for the meeting.

Greg Presley, Lead Architect with Hobbs & Black Architects of Northville, provided an overview of the proposed development.

Haley Wolfe with MKSK Studios provided an overview of the landscape plans.

The traffic engineer with Hubbell, Roth & Clark Inc, provided an overview of the traffic impact studies to support the development and intersection improvements.

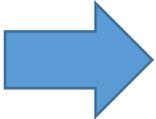
Public Comments:

Ann Alchin, 5972 Cypress, spoke in opposition to regarding Mixed Use Planned Unit Development #19024 and spoke about the Downtown Development Authority.

Vance Poquette, 2226 Kent, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

Jeanne Hendry, 4674 Nakoma Drive, expressed concern over the height and magnitude of the proposed structures.

Kadri Wichman, 2236 Hamilton Road, asked if a scale model could be made for residents to view. She also expressed concern over the height of the building and stated five stories are too high.



Hella Wichman, 2236 Hamilton Road, asked if walkability only related to the residents of the proposed development.

Barbara White, 252 Hamilton Road, asked who the target market would be for the proposed development. Ms. White asked about the future bus route for CATA. She also commented on the increase of traffic and noise over the years.

Planning Commission Discussion included the following:

- The developers were complimented for their creative and thought out plans.
- The community was thanked for attending the meeting and sharing feedback.
- Mr. Randal was asked if the Capital Area Transportation Authority would operate on Hamilton Road and was told it would only run on Okemos Road.
- They asked for clarification regarding what road improvements would be made during the initial proposed development.
- The proposed project would create many jobs and would have many economic advantages to Meridian Township. The residents of Meridian Township are reminded to voice their opinions through various forms of communication available because the Planning Commission does review before making decisions.
- The developer was asked to talk about the environmental benefits that will happen as a result of the project and Eric Helzer with A.R.S. Consultants provided an overview of the redevelopment clean-up. The total estimated cost for the cleanup activities would be \$7.1 million.
- The developer was asked if they could provide 3D graphics for the next meeting so it would be easier to visualize the project as it is being discussed. Mr. Randal mentioned they plan to provide a scale model of the proposal for the Township Board meeting but would be happy to provide graphics for the next Planning Commission meeting on May 20, 2019. He also noted if the Planning Commissioners have specific questions for the consultant team it would be helpful if they could be sent to him in writing so they could be answered in detail.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:18 P.M.

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100. Okemos Road.

Chair Scott-Craig opened the public hearing at 9:28 P.M.

Principal Planner Menser provided a summary of the request.

Andrew Parin, Landscape Architect, with Grissim, Metz, & Andriese, provided an overview of the project and said he was available to answer questions.

Public Comments: None

A straw poll indicated the Planning Commission would be in favor of recommending approval of Special Use Permit #19081.

Chair Scott-Craig closed the public hearing at 9:39 P.M.

5. Communications

Chair Scott-Craig noted the communications listed on the agenda and the several communications that were received after the packet was sent out .

6. Public Hearings

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:29P.M.

Principal Planner Menser provided a summary of the request.

The applicant, LuAnn Maisner, Director of Parks & Recreation with Meridian Township provided the historical background of the Farmers Market and explained the vision for the future Marketplace on the Green.

Public Comments - NONE

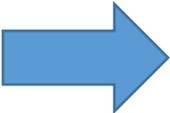
Planning Commission Discussion included the following:

- The cost of the project is \$1.2 Million and all the funding is currently in place.
- The setup for vendors in the new Marketplace on the Green was explained when questions were asked. There would be 41 back-in spaces for vendors with trailers and approximately 30 additional areas for vendors to set up under the pavilion.
- Traffic access routes to the new Marketplace on the Green were discussed and Mr. Kyes explained the access would be all existing routes via near Studio C, Marsh Road, Central Park Drive, through Best Buy, and around the Meridian Mall.
- Pedestrian traffic was a concern discussed and in addition to the Road Diet planned for Central Park Drive Mr. Kyes will work with the Ingham County Road Commission on a pedestrian pathway and signage to address the safety concerns.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the Commercial Planned Unit Development #19034 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:50 P.M.

7. Unfinished Business

- 
- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Motion by Commissioner Trezise to adopt the resolution recommending approval of Mixed Use Planned Unit Development #19024.

Supported by Commissioner Lane.

Planning Commission Discussion included the following:

- The developer was thanked for addressing additional questions that were submitted in writing. A document was created with all of the responses and is available on the Meridian Township Website.
- There was further discussion regarding traffic flow and upgrades during the different phases of the project. The Ingham County Road Commission continues to work with the traffic engineers.
- Details are not finalized yet but there is no planned closure on Okemos Road at this time just lane shifts. Stage 1 construction is expected to begin June 1, 2019-July 31, 2019.
- Parking is still an area of concern considering having 150 spaces below what the ordinance requires. The developer stated the ultimate use will be determined and then adjustments will be made.
- It has not been determined yet if the power lines will reside above or be buried underground.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Premoe, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Motion by Commissioner Premoe to adopt the resolution to approve Special Use Permit #19051.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Hendrickson, Richards, Shrewsbury, Lane, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.

Motion by Commissioner Shrewsbury to approve Special Use Permit #19081.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Shrewsbury, Premoe, Trezise, Lane, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

8. Other Business -None

* Regarding: May 13th Mixed Use Planned Unit Development #19024 &
Special Use Permit #19052

OK, this proposal is on steroids ... it is a massive overkill development ... as stated in earlier missives regarding the development of the 'Four Corners', (see attached letter) this is WAY too much for such a small space.

Not only will it cripple an already strained traffic pattern, it presents a huge reason for people NOT wanting to rent or work here. The fact that traffic is practically non-stop now (except for a very narrow time slot in the wee hours of the morn) AND that an enormous amount of that traffic is overloaded semis which shake the very ground when they rubble through at high speed, will not be a selling point for any person or business to come into this area. Those of us along these roads can barely get in and out of our properties now. Making it an overcrowded little version of East Lansing practically overnight is insane.

These block proposals have more issues in design, effect on the land and simple practically than can be addressed here.

Developers and builders will make their money, and when these issues become bona fide problems, we are left with a white elephant of enormous proportions ... ex. the Meridian Mall and the 'strip malls' that have turned Grand River in the 'mangled mile' with so many failing businesses. Again, put a complex like this by the Meridian Mall, where there is room for it. The artificial property value increase this will place on this neighborhood is also off the Richter scale. They will get tax breaks, we will get tax broken to cover the expenses this behemoth will generate. Strain on utility resources (water, sewerage and electrical), services (as police and fire department ... can our fire department really handle a fire emergency 5 stories high in the cluttered area this would create?). Not to mention blockage these monsters will cause to the visual landscape and the effect on the wildlife so many of us along the river enjoy.

Digging, altering, indeed, any kind of construction in the flood plain is a dangerous and all too often irreversible blunders committed by many

communities pursuing the all mighty buck instead of the long term integrity of their land. Being in the flood plain, one questions if buildings of this weight can sustain their structural integrity. As conservationists in Michigan responsible for so many wetland and river sources, I am surprised this plan was not stopped in its tracks immediately.

Like the 'road improvement' .. i.e., the right hand turn lane on Okemos Road, this will benefit NOT the citizens of Okemos, but a transient population who use up the area without giving anything back.

Apartments/condos do not attract residents, but visitors and we are close enough to the MSU campus, that it will quickly fill up with students causing an endless parade of ever changing face with no vested interest in our community.

What happened to the original proposed layout? The round-about design of the Okemos/Hamilton intersection which would create a true centerpiece for this development - slowing traffic and making it very pedestrian friendly, which will be crucial for its success. And no building over three stories high ... this allowed for more space without dwarfing surrounding structures and homes. This would create a growth area which would find its own character instead of having an ugly 'modern' outsider concept thrust upon us.

Progress is one thing ... this is a high-jacking ... unattractive, misleading and far too expensive in so many ways.

I am trying to keep this brief, however, there are way too many issues here ... and the fact that material was not online until Monday, May 6 and then had disappeared by Saturday, May 11, for your meeting on Monday, May 13, gives rise to the suspicion that something shady is going on. That is not enough time to examine this huge proposal, get our questions asked and answered and then decide if it is a good thing ... which it definitely does not appear to be. No matter what you think you are getting out of this, personally or professionally, it will cost much more than it is worth.

Thank you for your time and consideration ...

Patricia A. York / 4622 Okemos Road / Okemos MI 48864

COPY

It is my opinion that the current DDA should be allowed to expire. It was a noble experiment started by local people to revitalize the "Four Corners" of Okemos. At their conception, my neighbors and I were assured that we would not be part of the downtown proper, which was one of the reasons we did not object. These business folks were not only striving to make a living, they were friends with a vested interest in our whole community.

COPY

Unfortunately, the installment of the right hand turn lane on Okemos Road killed the dream of a new town center. Despite our objections, its completion produced traffic that never stops ... which is great for the transient population who have no interest in this area, and made travel more than a little challenge for those of us who do live here and pay the taxes. (It is sad that I can no longer walk across the street to visit my neighbors.) People speed through here with little to no regard for the community (or the school.)

The current scope of the new DDA is simply too large for the size of the township. It makes our community a target for fast dollar development and 'the future be damned' investments. It is leading many of us to believe the expansion is the first step in a massive land grab, driving us out so others can profit.

Even though Douglas J. is a local business, there are other investors who most likely do not have the population already settled here in mind. The proposed structure is too large for the selected property. It will simply overwhelm any thing else around it. Traffic, already an issue will become more complicated (and again, we who pay the taxes will suffer the most) and put us on a "piece meal" road for further development.

Not to mention the artificial inflation of property values to help cover costs of this development. My property's value went up recently by \$9000.00 because I was on the river ... this house has been on the river since 1856 (see attached information sheet). Suddenly this has been noticed? I cannot develop the riverbank, I cannot see it for the trees, so how is it an additional, taxable asset?

Commerce development is on Grand River Ave. and has been for decades. With the mall beginning to fade, and the face of this district changing, this area is a much more logical place of something of this size ... for space, for maintenance, for access, etc.

Our parks are beautiful and inviting, the small town feel of the "Four Corners" is why most of us settled here in the first place ... and we wish to remain here. A long term, uniform concept for the development of this area would be welcomed. Something that is pedestrian friendly (especially with a school so close.) However the space is so small that a fully formed appearance concept must be established first, Otherwise another development monster will appear, making the view and community ugly and impractical ... somewhere no one wants to live.

Thank you so for your time and consideration,
Patricia A. York
4622 Okemos Road
Okemos MI 48864

November 18, 2018

COPY OF PREVIOUS
DDA LETTER -

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, May 13, 2019 11:43 AM
To: Planning Commision (DG)
Subject: Regarding: May 13th Mixed Use Planned Unit Development #19024 & Special Use Permit #19052

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Patricia A. York
Site Visitor Email: echoworks@gmail.com

This is an overkill development. The fact that traffic is practically non-stop now will not be a selling point for any person or business to come into this area. Making it an overcrowded little version of East Lansing practically overnight is insane. The artificial property value increase that will be place on this neighborhood is also off the Richter scale. Developers and builders will get tax breaks, we will get tax broken to cover the expenses this behemoth will generate. Strain on utility resources, services (as police and fire department ... can our fire department really handle a fire emergency 5 stories high in the cluttered area this would create?). Digging, altering, indeed, any kind of construction in the flood plain is a dangerous and all too often irreversible, Progress is one thing ... this is a high-jacking ... unattractive, misleading and far too expensive in so many ways. I am trying to keep this brief, however, there are way too many issues here ... and the fact that visual material was not online until Monday, May 6 and then had disappeared by Saturday, May 11, for your meeting on Monday, May 13, gives rise to the suspicion that something shady is going on. No matter what you think you are getting out of this, personally or professionally, it will cost much more than it is worth.

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, May 13, 2019 9:35 PM
To: Planning Commision (DG)
Subject: May 13, 2019 meeting

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: judith minkin
Site Visitor Email: jcminkin@gmail.com

I watched the televised meeting----a great invention.

The polluted site is the driving force behind having 5 story rental buildings downtown,, so it seems. Why can't the polluted tract of land be capped somehow, and NOT be built on? It could be an open parklike area. An example of this would be the lovely Mount Trashmore, in Virginia. Beach or Norfolk---not sure which city owns it.

Then 5 story buildings would not need to be erected..

This site needs a better email program. This print is tiny and pale.

Thank you.

Peter Menser

From: Andy Grimm <agrimm15@gmail.com>
Sent: Tuesday, May 14, 2019 4:36 PM
To: Planning Commision (DG)
Subject: Village of Okemos Plan

Just read an article on this plan. My goodness! Please approve this! This is what this town needs. Okemos has no downtown and this would finally provide it. My family lives in Shaker Heights and have been wanting something identical to this at that corner forever! Please approve it!

Thank you so much!
Andy Grimm

Peter Menser

From: Candace Boldrey <cbold67@gmail.com>
Sent: Wednesday, May 15, 2019 6:38 AM
To: Planning Commision (DG)
Subject: Rezoning of downtown Okemos

I fully support the proposed plans for the Okemos Road/Hamilton Road corners. The addition of residential units, restaurants and retail would be a distinct improvement to the area and make it more of a local hub. It would also give many residents a walkable destination.

Sincerely,
Candace Boldrey
4228 Cornell Road
Okemos, MI 48864

Sent from my iPhone

Peter Menser

From: Sunni Marsden <sunni.marsden@gmail.com>
Sent: Wednesday, May 15, 2019 6:07 AM
To: Planning Commision (DG)
Subject: Four Corners Development - Okemos

Okemos is a great place but we need a downtown, no doubt. I am not at all concerned about the height of the residential units and honestly think the entire plan sounds fantastic.

A downtown will add community feel as well as a modern, forward thinking vibe - we need both.

The project would be especially popular if you choose to support local/small businesses by allowing them to operate in this soon to be prime real estate area.

Peter Menser

From: catherine lein <catherine.lein@icloud.com>
Sent: Wednesday, May 15, 2019 8:47 AM
To: Planning Commision (DG)
Subject: Okemos Development

Bring it on!! I am thrilled that the development plan has been proposed. It can't happen soon enough!
Kate Lein

Sent from my iPhone

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, May 15, 2019 9:24 AM
To: Planning Commision (DG)
Subject: Four Corners - Planning Commission Vote

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Catherine Hart
Site Visitor Email: shawc526@gmail.com

To Whom It May Concern:

My husband and I have been Okemos homeowners for the past six years. We both attended MSU from 2003-2007/08 and then moved out of state for a few years to earn our masters/doctorate degrees. We returned to the area because we love the neighborly feel Okemos provides, the ample green space, and the excellent schools. One issue has remained constant: the frustrating back-and-forth, proposal and denial, excitement and let-down, with regard to downtown Okemos. Unfortunately, we are now less optimistic that anything will ever be done to improve the eyesore that is the "Four Corners."

Nonetheless, we remain hopeful that the planning commission approves the downtown development proposal on Monday, May 20th . To me, it seems clear that it should pass with overwhelming support. I am sure many, if not all, of you would agree that change is drastically needed and that the impact on traffic delays and/or vision obstruction is minimal compared to the benefits of a usable and effective downtown space.

Thank you very much for your time and consideration.

Sincerely,

Catherine Hart
(248) 982-9425

Peter Menser

From: Bailey, Jordan (DHHS-Contractor) <BaileyJ17@michigan.gov>
Sent: Wednesday, May 15, 2019 11:44 AM
To: Planning Commision (DG)
Subject: Four Corners in Okemos

Dear Planning Commission:

As a resident of Meridian Township I would like to express my strongest support for the proposed redevelopment (Randle Team) of the four corners area in the Village of Okemos. I am hopeful the Planning Commission votes in favor of the project.

Thank you for your time reading my email.

Jordan Bailey

Jordan Bailey, PhD
Toxicologist
Division of Environmental Health
Michigan Department of Health and Human Services (MDHHS)
333 S. Grand Ave.
Lansing, Michigan 48909
Phone: (517) 284-8997
Fax: (517) 335-8800
baileyj17@michigan.gov

Peter Menser

From: Oliveri, Anthony <oliveria@msu.edu>
Sent: Wednesday, May 15, 2019 12:13 PM
To: Planning Commision (DG)
Subject: Randle/True North Development Application

Dear Planning Commission,

I am writing to express my full support for the redevelopment project in downtown Okemos proposed by Will Randle/True North Development. I am a resident of Okemos, and strongly believe that this project will be a valuable addition to the Village. I urge the Planning Commission to vote in favor of this project.

Thank you,

Anthony Oliveri, PhD, MPH
Assistant Professor of Medicine
Division of Occupational and Environmental Medicine
Michigan State University
909 Wilson Rd., Room 121 W Fee Hall
East Lansing, MI 48824
Phone: (517) 432-4603
Email: oliveria@msu.edu
www.oem.msu.edu

Peter Menser

From: Val Thompson <vthompson100@gmail.com>
Sent: Wednesday, May 15, 2019 2:53 PM
To: Planning Commision (DG)
Subject: Okemos Village Development

My family and I are very excited about this new development and think it would be a great addition to the Okemos community. We have lived in Okemos for 10 years and believe this development is long overdue. Please vote yes on this.

Thank you,

Valerie Thompson

Sent from my iPhone

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, May 15, 2019 5:02 PM
To: Planning Commision (DG)
Subject: Okemos property development in downtown Email contact from Meridian Township, randa developers

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Pam fraker
Site Visitor Email: Fraker@msu.edu

I do not like the awful ,uninteresting not charming proposal to build housing units in the middle of Okemos.
How awful ! Embarrassing money making scheme if I've ever seen one.

Peter Menser

From: Ann Lyon <lyonaf@hotmail.com>
Sent: Thursday, May 16, 2019 11:26 AM
To: Planning Commision (DG)
Subject: Re: Okemos 4 corners

Addendum from Ann & Keith Lyon, Indian Hills: We want to clarify earlier message. Except for a very limited few, there are essentially only fast food AND chain restaurants available in this area. To have small, hopefully locally owned restaurants as part of the Four Corners initiative, the draw to making this a walkable community, and more appealing to old and perspective new residents, would be significantly increased. Thank you

Sent from my iPhone

> On May 16, 2019, at 9:26 AM, Ann Lyon <lyonaf@hotmail.com> wrote:

>

>

> As over 40 year residents of Okemos, we are pleased to have thoughtful
> development of the four corners. Our major interest is for fast food restaurants to not be allowed for
the following reasons: 1) There are currently almost exclusively fast food restaurants in Okemos, adding
nothing to attractive dining options; 2) More appealing restaurants, as we once had with a small pizza
establishment and Travelers Club, would add significant to the walkable community goal. Thank you for
considering our suggestion. Ann & Keith Lyon, Indian Hills Sent from my iPhone

Peter Menser

From: Ann Lyon <lyonaf@hotmail.com>
Sent: Thursday, May 16, 2019 9:26 AM
To: Planning Commision (DG)
Subject: Okemos 4 corners

As over 40 year residents of Okemos, we are pleased to have thoughtful development of the four corners. Our major interest is for fast food restaurants to not be allowed for the following reasons: 1) There are currently almost exclusively fast food restaurants in Okemos, adding nothing to attractive dining options; 2) More appealing restaurants, as we once had with a small pizza establishment and Travelers Club, would add significant to the walkable community goal. Thank you for considering our suggestion. Ann & Keith Lyon, Indian Hills Sent from my iPhone

Peter Menser

From: stephen Katz <stephenkatz63@gmail.com>
Sent: Thursday, May 16, 2019 8:52 AM
To: Planning Commision (DG)
Cc: Stephen D Katz
Subject: Downtown Okemos

I am writing to express my support for the proposed development of the four corners in downtown Okemos.

My wife and I have lived in the Okemos area for 35+ years and have watched the steady decline of the Hamilton and Okemos roads downtown area. The proposed development is exactly what should be done with the area giving us all a local destination for shopping, food and entertainment. Those who object to the height of the development need only take a look at downtown East Lansing to understand that this is what works for both the developers and the residents. In fact, those who are objecting will probably benefit the most from this development.

Driving to or from I-96 and passing through downtown Okemos is an embarrassment. What now looks like an abandoned inner city slum has the opportunity to shine. Please vote YES on the development.

SK

Peter Menser

From: Beth Hubbell <jeremiah@shytoun.com>
Sent: Thursday, May 16, 2019 12:52 AM
To: Planning Commision (DG)
Subject: Okemos development plan

As a member of Meridian Township for over 40 years, I am very concerned about the mega plan being considered for Okemos. Although I understand that you may wish to improve the area, I believe the proposed plan is very unrealistic, and like so many of the recent mega plans that are already underway, it will be a disaster, because the people making the proposals do not look at the whole picture and especially the future of the communities involved and what may or not be really needed. The developers come up with mega plans because it is more money for them.

They paint a pretty picture and sell it by talking up how many jobs there will be, and mixed housing, and retail space, and parking, and walkability. BUT, is that what is needed? Do they ever look at the amount of empty retail space that is already in our community and also in any of the new developments??? And in this case, do they ever look at the back-ups already on Hamilton & Marsh sometimes you can't even get on the round-about, as traffic is already backed up to there. They admit there will be delays, but the suggestions of a left hand turn lane on Okemos Rd doesn't solve where the problem already is. Do they drive these roads? And high rise housing? That doesn't even make sense for a community like Okemos, supposedly a charming village. And who do they think would want to live in such a set-up. Have they not noticed that retail is unfortunately a thing of the past. Please reconsider this ridiculous plan and look at the reality of the situation. It is possible to make improvements without going completely overboard.

And while you are considering improving communities – what about Haslett? We have a whole shopping center that has been practically empty for years, and we can't even get a grocery store that is walkable, like we had years ago – we are a food desert! Whatever happened to Horrack's wanting to go in there? Where are your priorities?

Please stop living in a dream world, and address the realities of where money should be going!

Beth Hubbell
Haslett



PO Box 12211 · Lansing Michigan 48901 · mgrow.org · mgrow@mgrow.org

May 15, 2019

Mr. Peter Menser
Meridian Township Principal Planner
5151 Marsh Road
Okemos MI 48864

Subject: Village of Okemos Proposal

Dear Mr. Menser,

MGROW is a 501(c)(3) nonprofit organization established in 2011 serving the people and organizations within the Middle Grand River watershed. Its mission is to protect and preserve the history and the natural resources of the Middle Grand River watershed by promoting education, conservation, restoration, and wise use of our watershed resources.

An article in the *Lansing State Journal* brought our attention to a proposed development under your consideration; that is the Village of Okemos. MGROW is not concerned with what type of development occurs on these parcels but we are concerned with what will be done to preserve and protect the Red Cedar River.

As you may know, the quality of our waters is determined primarily by what people do on the land (our watershed). The Red Cedar River has been severely degraded for decades, but has recovered significantly in recent years. The river now is a major asset to our community for recreational and aesthetic uses. Many impairments remain, however, and it is our mission to pursue measures for further recovery. We certainly wish to avoid making matters worse.

Whatever development the township approves for these parcels, we request the township give very serious consideration to the following concerns.

1. These parcels are currently fully developed, but the proposal would eliminate all existing buildings to make way for the proposed development. This drastic change offers an opportunity that might not be available if smaller scale projects were pursued. The manner in which stormwater is managed has a significant impact on the Red Cedar River. Mismanagement over the years has resulted in degraded water quality and impaired fish and aquatic life in the river. The proposal, as posted to the township website, appears to make nearly the entire area impervious to stormwater infiltration. Without serious mitigation this will result in greater degradation of the Red Cedar River. State and federal regulations prevent the township from



Mr. Peter Menser
Meridian Township Principal Planner
May 15, 2019
Page 2

allowing making matters worse, but this re-development proposal is an opportunity to make things much better.

2. Green Infrastructure is one strategy for managing stormwater better. Green Infrastructure includes systems and practices that use or mimic natural processes to infiltrate, evapotranspire or reuse stormwater or runoff on site. It can be used at a wide range of landscape scales in place of, or in addition to, more traditional stormwater control elements. Systems that mimic a natural hydrologic cycle take stormwater and slow it down, spread it out, and soak it in. Green Infrastructure techniques that should be considered as a part of this proposal are: Green Roofs, Planter Boxes, Rain Gardens, Bioswales/Bioretention Cells, Tree Trenches, Porous Pavements, and Rainwater Harvesting.
3. Green Roofs are especially appealing for a development like that proposed here. Intentionally building the buildings to support vegetation on the roofs both manage stormwater better and create an aesthetically pleasing area for building residents to enjoy. The vegetation on a Green Roof will not manage large storms but the more frequent, minor storm events can be maintained on site. More traditional drainage for the larger storms still needs to be provided, but the vegetation will help slow down the flow and cleanse the stormwater.
4. Clearly stormwater infiltration on multi-deck parking garages cannot be tolerated. However, stormwater harvesting can be incorporated in the design. The harvested stormwater can later be used for landscape watering, or slowly discharged to the Red Cedar through a Bioswale. Another potential use would be as part of a public art project in a community gathering area. The idea is to celebrate rain for an enhanced quality of life, not treat it as refuse.

Thank you for your consideration of this matter. If you would like a further explanation of our requests or have any questions, please do not hesitate to contact me.

Sincerely,



Fred E. Cowles, P.E.
President
Middle Grand River Organization of Watersheds
517 927 1152
fcowles@mgrow.org

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, May 15, 2019 9:58 PM
To: Planning Commision (DG)
Subject: Email contact from Meridian Township, MI

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Jeff Searl
Site Visitor Email: jeffsearl@gmail.com

My name is Jeff Searl. I live at 2523 Dustin Rd in Okemos. I am writing to express my strong support of the proposed 4 corners project in downtown Okemos. In my opinion this would be an excellent development project for the township. I understand that some of the residents of Cedar Bend neighborhood are concerned about the height of the building. However, the proposal strengths outweigh the concerns that were raised. I am convinced that the project requires a certain amount of retail and residential space to make it cost effective to develop. As the developer indicated, without the requested height of the buildings, the project is not tenable and there would be no development to pursue. Addressing the environmental mitigation as part of the project is a major strength. I suspect that if this proposal is rejected, another will not soon be coming, if ever. In that case the township is left with an environmentally contaminated area that will remain in a blighted state. The improvements to the intersection of Hamilton and Okemos road, and the additional traffic flow adjustments brought about by this project are a positive, as well. Added jobs are a plus. The kind of housing proposed is ideal for the area. I have two young adult children and the kind of apartments proposed are exactly what that generation is looking for. I have parents who right now are searching for an upscale apartment as they downsize from a two story house in their older age.

Finally, I agree with one of the commissioners on Monday who basically made the point that the redevelopment is for the whole township, not just the neighborhoods near by. I and my wife in Heartwood subdivision would definitely bike or bus to the area to eat and shop. As a resident, I am concerned if the area remains as is. It is important to have a redeveloped downtown to hold or improve property values throughout the city. Additional jobs should also be created. I support it strongly and encourage you to do. Jeff Searl

Peter Menser

From: info1m@aol.com
Sent: Friday, May 17, 2019 3:22 AM
To: Planning Commission (DG)
Cc: Frank Walsh; Peter Menser; Chris Buck
Subject: Village of Okemos

We understand that some residents near the proposed development of the Okemos and Hamilton area expressed concern at the last Planning Commission meeting. As homeowners in nearby Indian Hills, we support the Village of Okemos development. The plans that are well-thought out in terms of scale and diversity. The plans show considerable sensitivity to design for residential and commercial interests. The developers have reached out to neighbors and provided ample opportunities for discussion and debate. The plans offer a much-needed vision for the future of Okemos. Sincerely, Lucy Maillette and Ron Marinch

Sent from AOL Mobile Mail

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Friday, May 17, 2019 10:07 AM
To: Board; Ronald Styka; Brett Dreyfus; Phil Deschaine; Patricia Herring Jackson; Dan Opsommer; Kathy Ann Sundland; Peter Menser; Courtney Wisinski

Hello Board and Planning Commission,

I watched the online streaming for the Apr 22 and May 9 township board meeting. It's very disturbing that some of the board members have been very disrespectful and offensive to residents holding different opinions. I hope the board members treat people fairly and address reasonable concerns from the public. For medical marijuana ordinance it's a public hearing not an election item. So local residents especially property tax payers could have their voice heard.

In the May 9 Board meeting the Board doubled the total number of facilities from proposed 9 to 18. The 100% margin error tells us it lacks of planning and thorough thinking. Even for a 1.12 acres rezoning application a traffic assessment is required (Rezoning #19050 G.S. Fedewa Builders). Permitting 18 facilities throughout the town that are strictly prohibited by the federal law definitely deserves more in-depth analysis. So far I haven't seen any formal analysis on the impacts on the Township in writing so I urge the Board to do a study including but not limited to the following items:

1. Projection on revenue and costs/expenses. How much money will the Township lose on medical marijuana business? Things to consider may include fire, police, emergency service, staffing, outside consulting and legal cost related to any lawsuits over medical marijuana
2. Traffic assessment
3. Impact on crime rate

Once the study is released to the public the Planning Commission will hold public hearings and make recommendations to the Board. Since recreational marijuana appears on the May 21 board meeting agenda, please do a similar study for it.

If any of marijuana facilities will be operating in the Township in the future, could you create a sub-ledger in the accounting system to track all the revenues and expenses related to medical marijuana (and recreational marijuana if the board doesn't choose to opt out) and disclose this data in the financial statements and annual budget? Also if any of property tax collected is used to pay for marijuana, could you add an item---Cannabis, on the property tax bill so that taxpayers will be informed how much they are paying for marijuana?

East Lansing requires dispensaries must donate \$5,000 or 1% of generated revenues to a local charity organization. For any type of marijuana facilities in Meridian Township, could you at least require the same? Actually 2% is more reasonable since the Township doesn't collect income tax from local businesses while East Lansing does.

Thank you for your time and consideration. I look forward to hearing from you.

Yingxin Zhou

Peter Menser

From: Mike Nevells <Mike.Nevells@gosolutions.net>
Sent: Friday, May 17, 2019 1:39 PM
To: Planning Commision (DG)
Subject: Fwd: Okemos DD draft comments

Chris this OMCA's input re: the 4 corner development

Mike Nevells
OMCA
Presidet

Sent from my Verizon Motorola Smartphone

----- Forwarded message -----

*From: Bud <jbhartjr@gmail.com>
Date: May 17, 2019 1:03 PM
Subject: Okemos DD draft comments
To: Mike Nevells <Mike.Nevells@gosolutions.net>
Cc:*

> *Chris Buck says:*

> *Send an email to planningcommission@meridian.mi.us. Ideally try to send it today if you want it in communications for Monday's meeting.*

>

> *My draft is:*

> =====

> *Okemos Masonoc Center Association (OMCA), owner of property at 2775 Hamilton Road is required by the township to have 55 parking spaces for the property and uses the spaces for Masonic use and rental income. About 26 of the OMCA spaces are under easement for Douglas J Salon customer and client use during business hours. This easement was required by the township in 1999, is intended to be perpetual and assigns to the heirs, assigns and successors of the owners of the 4663 Ardmore Avenue property and OMCA property. The 1999 agreement also granted OMCA easement rights to park in spaces on the 4663 Ardmore Ave. The 1999 agreement was modified in 2018 granting OMCA easement parking rights 25 days per year and that the agreement could be terminated by either party if the other conveys the property.*

>

> *OMCA has concerns that not enough parking will be available under the current development plan to meet increased demand, that trespass on OMCA parking spaces will occur, that there will be trespass on our easement right to park on the 4663 Ardmore property, that we will incur higher parking control cost, and that our rental income for both the Mssonoc Center building and parking will be negatively impacted due to limited parking and trespass.*

>

> *OMCA requests the current development plan be modified to insure OMCA parking rights are protected on both the OMCA property and the 4663 Ardmore Ave property.*

>

> *OMCA hopes development can occur, that OMCA will not experience significant trespass on their parking rights, that OMCA will not incur significant parking control costs, and that OMCA will not suffer significant lost income due to trespass.*

>

> *If OMCA incurs development expenses for controlling parking trespass, we hope to obtain TIF relief to compensate.*

> =====

>

>

> *Bud Hart*

Peter Menser

From: Harish Tekchandani <harisht@comcast.net>
Sent: Monday, May 20, 2019 9:48 AM
To: Frank Walsh; Peter Menser
Cc: Chris Buck
Subject: Re: Village of Okemos project (support)

Good Morning Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development.

There have been several meetings to show the proposed development plan and all of their suggestions and comments have been incorporated.

Proposed development also takes care of the EPA concerns – soil contamination.
This is a positive benefit of accomplishing this right away.

Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of our neighbors, friends who live in Okemos are very excited and have expressed their unconditional acceptance and happiness with the development.

They all are excited and in fact several of them can not wait to take their grand kids to the down town.

Proposed development will improve traffic flow.

True North Development have listened to and have incorporated recommendations from neighbors and residents of our township.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

Haarish Tekchandani

4183 Naubinway Road

Okemos, MI 48864

Peter Menser

From: Rachael Young <rachkost@gmail.com>
Sent: Monday, May 20, 2019 9:25 AM
To: Planning Commision (DG)
Subject: Project Support

Good morning,

My name is Rachael Young and I am a citizen in the Okemos community. I am writing in support of the new project for downtown Okemos. While we do live in a lovely area, I feel like it is lacking personality, beauty, and community.

I grew up in Northville, a small town northwest of Detroit. I always loved the character of Northville, the small-town image it encompasses. I feel as though Okemos could greatly benefit from a "downtown" . It could support local businesses and provide much needed jobs.

From an outsider's perspective, the city planning process seems relatively simple: create a walkable non-branded retail center with attractive open green space. Include a city hall and small office spaces as needed. Encourage restaurants with large open patios, art stores with window displays, and support independent coffee shops.

In conclusion, it's all about community. We need change, and I look forward to seeing what the future of this project holds for Okemos.

Thank you,
Rachael Young

Sent from my iPhone

Peter Menser

From: Chuck Maniaci <chuckmaniaci@gmail.com>
Sent: Monday, May 20, 2019 1:33 AM
To: Planning Commission (DG); Frank Walsh; Peter Menser
Cc: Chris Buck
Subject: Village of Okemos project (support)

Hello Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) seems to have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development. Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of the neighbors I've talked to in Sundance Estates and elsewhere in Okemos are excited to hear a development is finally coming forward for consideration. Most were not aware of the specifics because the LSJ article had not yet been published, but they looked forward to having some retail, restaurant and housing (but no housing that would attract college students – there is already an abundance being built along Grand River) brought to this area.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

CHUCK MANIACI
2553 Sundance Lane
Okemos, MI 48864
517-256-9099
chuckmaniaci@gmail.com

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, May 17, 2019 5:58 PM
To: Planning Commision (DG)
Subject: Downtown plans

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Bob and Connie Nelson
Site Visitor Email: bobconnie1528@gmail.com

We were very pleased to see the front page article in Wednesday's LSJ concerning the proposed development for downtown Okemos. It's wonderful to see something modern and exciting being presented to our township and downtown Okemos. The article mentioned some residents are concerned that "taller buildings don't fit the family oriented feel of the neighborhood." Does anyone think the vacant, run down buildings there now fit the family oriented feel? We sure don't. And, we don't believe a slightly longer travel time thru the downtown area would not be a problem, especially with the mentioned road changes. So, we heartily support moving forward with the project. Thank you. Bob and Connie Nelson, Okemos

Peter Menser

From: Yangfan (Phoebe) Liu <liu.yangfan@gmail.com>
Sent: Friday, May 17, 2019 4:41 PM
To: Board; Peter Menser
Cc: yuying xie
Subject: Medical marijuana dispensary density
Attachments: medical marijuana dispensary density.xlsx

Dear members of the Township Board and Planning Commission,

Medical marijuana facilities have been discussed for a while in both commission meetings and board meetings. The original proposal was 6 dispensaries plus others, **Commissioner Premoe recommended limiting the number of facilities to 1 or 2**, the commission agreed on 4, and then in last board meeting, the dispensary number was back to 6. I wonder *what was the data and evidence behind all these numbers and changes*. I went on did some research and would like to share the results with you.

As you can see in my attachment, I looked at the density of medical marijuana dispensaries in 9 states, based on data from medicalmarijuana.procon.org. Three states (California, Colorado, and Hawaii) where medical marijuana was legalized first in the US are all included, based on the assumption that they have enough time to approve enough dispensaries to meet patient needs. Based on the number of patients in Meridian Township and the size of the town, we need **0.01 ~ 1.34 provision centers** to meet the average density in 8 states (Colorado was not included as a statistical outlier) or to meet the average density in Michigan.

Besides, the ratio of grower : processor : dispensary is 14:6:20 in Michigan. With fewer than 1.34 dispensaries, **we don't need any grower or processor facilities**, as Commissioner Premoe suggested.

Therefore, my research shows that **Commissioner Premoe's recommendation is most professional and evidence-based**. As residents of the township, I and my family strongly hope the Township Board can respect the evidence and the professional recommendation from the Planning Commission. If you have any different opinions, please also provide your evidence. Decisions based on solid data are the best for all the residents, all the patients, as well as all the commission and board members.

Thanks.

Best,

Yangfan Liu
Yuying Xie
2165 Long Leaf Trl, Okemos, MI 48864

State	Pass of Medical Marijuana Bill	Pass of Recreational Marijuana Bill	Registered Patients	Estimated Number of Dispensaries	Size of State (Square Miles)	Number of Dispensaries per 1000 Patients	Number of Dispensaries per 1000 Square Miles	note
California	1996	2016	915,845	261	155,973	0.28	1.67	
Colorado	2000	2012	88,946	503	103,730	5.66	4.85	statistical outlier
Hawaii	2000	n/a	21,004	8	6,423	0.38	1.25	
Vermont	2004	n/a	5,313	5	9,249	0.94	0.54	4 out of 4 offer state-wide home delivery
New Mexico	2007	n/a	52,260	30	121,365	0.57	0.25	application closed for additional dispensaries
Michigan	2008	2018	269,553	20	56,539	0.07	0.35	
Illinois	2013	n/a	21,800	29	55,593	1.33	0.52	
Florida	2016	n/a	108,981	121	53,997	1.11	2.24	
Pennsylvania	2016	n/a	37,000	47	44,820	1.27	1.05	
Average w/o CO						0.75	0.98	

Meridian	Registered Patients	Size of State (Square Miles)	Number of Dispensaries Estimated According to Patient Number	Number of Dispensaries Estimated According to Area Size	Average w/o CO MI
	1,791	30	1.34	0.03	
			0.13	0.01	

Michigan	Growers	Processors	Dispensaries
	14	6	20

Peter Menser

From: Chengyin Yao <chengyiny@hotmail.com>
Sent: Friday, May 17, 2019 4:24 PM
To: Board; Peter Menser
Subject: Oppose Setting Up a Marijuana Store at the Jolly Road and Okemos Road in the City of Okemos

To whom it may concern,

I would like to express my opinion about a possible marijuana store at the Jolly Road and Okemos road in the city of Okemos. The site is close to Okemos high school, middle schools and elementary schools and the opening of the store there would have negative effects on our children. I will be so disappointed for board members to vote yes to set up a store at this location. As a resident here I don't think those members can represent us anymore, and so for next board election I will definitely not voting them.

I talked with lots of my friends and some new immigrants in my neighborhood. They hold the same opinion as me. Some of them who didn't plan to apply for US citizenship just changed their mind. This is because they also would like to be able to vote out the members who support a marijuana store at the Jolly Road and Okemos road in the city of Okemos.

Thank you for your time and help.

Chelsea Yao
2586 Lupine Drive
Okemos, MI 48864

Peter Menser

From: Harish Tekchandani <harisht@comcast.net>
Sent: Monday, May 20, 2019 9:48 AM
To: Frank Walsh; Peter Menser
Cc: Chris Buck
Subject: Re: Village of Okemos project (support)

Good Morning Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development.

There have been several meetings to show the proposed development plan and all of their suggestions and comments have been incorporated.

Proposed development also takes care of the EPA concerns – soil contamination.
This is a positive benefit of accomplishing this right away.

Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of our neighbors, friends who live in Okemos are very excited and have expressed their unconditional acceptance and happiness with the development.

They all are excited and in fact several of them can not wait to take their grand kids to the down town.

Proposed development will improve traffic flow.

True North Development have listened to and have incorporated recommendations from neighbors and residents of our township.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

Haarish Tekchandani

4183 Naubinway Road

Okemos, MI 48864

Peter Menser

From: Mike Nevells <Mike.Nevells@gosolutions.net>
Sent: Monday, May 20, 2019 11:54 AM
To: Planning Commision (DG)
Subject: Okemos Village Development

The Okemos Masonic Center Association (OMCA), owner of property at 2775 Hamilton Road is required by the township to have 55 parking spaces for the property and uses the spaces for Masonic use and rental income. About 26 of the OMCA spaces are under easement for Douglas J Salon customer and client use during business hours. This easement was required by the township in 1999, is intended to be perpetual and assigns to the heirs, assigns and successors of the owners of the 4663 Ardmore Avenue property and OMCA property. The 1999 agreement also granted OMCA easement rights to park in spaces on the 4663 Ardmore Ave. The 1999 agreement was modified in 2018 granting OMCA easement parking rights 25 days per year and that the agreement could be terminated by either party if the other conveys the property.

OMCA has concerns that not enough parking will be available under the current development plan to meet increased demand, that trespass on OMCA parking spaces will occur, that there will be trespass on our easement right to park on the 4663 Ardmore property, that we will incur higher parking control cost, and that our rental income for both the Mssonic Center building and parking will be negatively impacted due to limited parking and trespass.

OMCA requests the current development plan be modified to insure OMCA parking rights are protected on both the OMCA property and the 4663 Ardmore Ave property.

OMCA hopes development can occur, that OMCA will not experience significant trespass on their parking rights, that OMCA will not incur significant parking control costs, and that OMCA will not suffer significant lost income due to trespass.

If OMCA incurs development expenses for controlling parking trespass, we hope to obtain TIF relief to compensate.

Mike Nevells
President, PMCA

Peter Menser

From: Holly Zhu <hfzhu2002@gmail.com>
Sent: Monday, May 20, 2019 1:20 PM
To: Board; Peter Menser
Subject: Regarding the Marijuana Facilities

Dear Board Members,

I respectfully request that the Board postpone the decision of opening the marijuana facilities in our community until a full survey will be conducted to understand the Okemos residents' position on this matter.

In my personal opinion, it is somehow disappointing to learn that the current decision is leaning toward opening a number of them in the near future. I am completely opposed to it.

Please consider this a serious request from a long-term Okemos resident, a US citizen, and a long-term state worker.

Best regards,

Holly

Peter Menser

From: Tim Potter <flyingdutchman63@gmail.com>
Sent: Monday, May 20, 2019 1:36 PM
To: Planning Commision (DG)
Cc: Frank Walsh; Peter Menser; Chris Buck
Subject: Village of Okemos support

Dear Planning Commissioners,

I'm writing to give my support to the proposed Village of Okemos project. As I stated in person last Monday I've lived in Meridian Township since the late 60's and have also raised my family here, so I'm very familiar with the nature and history of the Township.

I've traveled thru the township as a motorist and a bicyclist for all those years and have deep concern for the safety of both modes of travel in mind with respects to the future of this part of our township as well as the generations of residents to come. From what I've seen of the developer's plans for the Village of Okemos redevelopment I believe it will make it safer for all residents and visitors to this part of Township no matter their mode of travel.

I'd also like to commend the developer and his consultants for their proactive outreach to everyone in the community who cared to learn more and provide input. This was particularly true with Mr. Randle forming a small group of residents from the Four Corner's Alliance Facebook group to meet regularly with his team in order to work through the many details to the benefit of our community. I've been involved with many other development projects over the years as a concerned citizen and have never felt that the developers really cared as much about what residents are concerned about as Mr. Randle has. It's been much appreciated and I believe has resulted in a much better project for our community as a result.

Thank you for considering my comments.

Tim Potter
4632 Van Atta Rd.
Okemos, MI 48864
517-706-9244

[MSU Bike Advisory Comm.](#) member
[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2019 Ride of Silence: Wed. May 15th, 7:00 PM
One day. One time. One world, world wide.
Let the silence roar.... The Ride of Silence

The 2018 Ride of Silence
373 Locations World Wide
47 U.S. States
20 Countries
7 Continents
0 Words Spoken
A Million Powerful Memories

Peter Menser

From: Scott Weaver <scott.weaver@douglasj.com>
Sent: Monday, May 20, 2019 12:08 PM
To: Planning Commision (DG); Frank Walsh; Chris Buck
Subject: Support for The Village of Okemos site plan

To the members of the Meridian Township Planning Commission,

As the president of Douglas J Aveda Institutes and Salons, I have been invested in Okemos for decades, as was my father before me. We have supported this community for decades, but recent years have been hard on many downtown Okemos businesses and residents, including us at the Douglas J Salon and Spa. I am writing to voice my support of the proposed site plan for The Village of Okemos project.

We need this as a community, and I will be candid – as the owner of Douglas J Salon and Spa, my company needs this. I am passionate about Okemos and play an active role in the decisions that are made through my service on the Meridian Township Downtown Development Association board. I do not make this expression of support from a completely unbiased place.

Douglas J's attempt at redevelopment in the past wasn't financially feasible because of the cost of environmental contamination and clean-up. The scope and scale of this project allows for the necessary infrastructure improvements and environmental cleanup to finally bring revitalization to downtown Okemos.

Douglas J Salon and Spa has committed to be the anchor tenant in the development. Without this downtown revitalization, a new space and the environmental clean-up – simply put – it will be difficult for Douglas J to survive at its current size. We have seen a significant decrease in traffic over the past few years because there is nothing else attracting people to downtown Okemos.

My father always taught me to plan for the future, and I've been working diligently with the team at True North Development for more than a year to do just that through The Village of Okemos.

I hope you will support us, and The Village of Okemos project.

Thank you,

Scott A. Weaver
President
Douglas J Companies | www.douglasj.com
331 E. Grand River | East Lansing, MI 48823
517.381.6485

For important information about the educational debt, earnings, and completion rates of students who attended our programs, please visit our website at <http://www.douglasj.edu/gainful-employment>.

This electronic message contains information which may be legally confidential and/or privileged. The information is intended solely for the individual or entity named above, and access or usage by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents

Peter Menser

From: Knepshield Deans, Dianne <knepshie@hr.msu.edu>
Sent: Monday, May 20, 2019 3:06 PM
To: Planning Commision (DG); Frank Walsh; Peter Menser
Subject: re; Okemos Village Proposal

Dear Planning Commission,

I wanted to provide feedback regarding the proposed Okemos Village development. I reside very close to the development zone and want to thank Mr. Will Randel and True North Development for their continued willingness to solicit feedback and to respond to residents concerns. I feel they have made a very substantial effort to involve the community and to provide opportunities, outside of Board meetings, for residential feedback. They have responded to criticism and concerns, and appear to be willing to adjust plans as they can, to incorporate the communities concerns.

Although, this is a complex issue and will have a significant impact on the area, the environmental clean-up that will occur with this project is very significant. I don't believe the township should pass up an opportunity that provides for development and clean-up at the same time. The risk of doing nothing or declining the proposal, could result in a forgotten corner in Okemos for too many years.

Best Regards,

Dianne Knepshield Deans
2191 Clinton St.
Okemos, MI 48864
knepshie@hr.msu.edu

Peter Menser

From: Don Romain <domain1@comcast.net>
Sent: Monday, May 20, 2019 3:30 PM
To: Planning Commision (DG)
Cc: Chris Buck; Frank Walsh
Subject: Support for The Village of Okemos site plan

As a long time resident of Meridian Township, I am expressing my support for the Village of Okemos site plan, scheduled for vote at today's Commission meeting.

The current condition of the property comprising Downtown Okemos is not acceptable from the perspective of a resident. I believe the Plan, as has been presented in public forums, will not only restore and create the physical and economic aspects of a vibrant downtown, but will also restore community pride. My wife and I have discussed the value of remaining in this community, considering not only our property but also our "living" experience, with the downtown in its current state. We are unsure if remaining here makes sense. However, we would be very excited to remain members of the community with the proposed development to bolster the area.

Sincerely submitted,

Don Romain
5420 Jo Pass
East Lansing

Peter Menser

From: M <wilson.5065@yahoo.com>
Sent: Monday, May 20, 2019 4:06 PM
To: Planning Commision (DG)
Subject: Village of Okemos Project Support

I am writing in support of the Village of Okemos Project. I am Marna Wilson of 4545 Chippewa Dr. Okemos. I am a 33 year resident of Okemos. I also was a Planning Commissioner and Township Trustee.

As a long term resident, I have watched the steady deterioration of the four corners in downtown Okemos over decades. Several renewal projects have been proposed over the years and none have come to fruition. Now you have before you a viable project, with sufficient financial resources, designed by experts from all facets of the development process, that will reinvigorate our historic downtown and create a truly desirable village center.

The Village of Okemos team has partnered throughout the process with state, local, county officials and the community to ensure that the Master Plan, mixed use, health and safety goals, pedestrian considerations, and community design needs are met...even exceeded. There have been meetings with DNR, county officials, CATA, CADL (the library consortium), the road commission, the regional airport authority, LCC, the DDA and the community to ensure all voices are heard in the development of this critical area. And the neighborhoods surrounding this area have had meetings with the developer to address their specific questions and concerns. I've attended two of them and have seen how interested residents are in seeing this area rehabilitated and redeveloped. The local developer, Will Randle, has engaged the community for more than a year. I know this as I am part of a citizens advisory committee of residents invited and committed to local engagement in this development process.

From my eight years of planning and development experience in Meridian Township sitting on this Commission and the Board, I have never seen the level of engagement that this developer has pursued with all interested parties to assure the project will bring quality development to Meridian Township. I am especially

pleased to know that the current brownfield situation will be addressed with proper mitigation of contaminated sites as part of the plan.

The developer has been transparent and open to suggestions. I am confident, based on my own experience, that the Village of Okemos plan will be a consistent and on-going priority that will set the standard as the best that Meridian Township has to offer its residents and the community at large. Thank you.

1/16

May 21, 2019
Re: Medical Marijuana Ordinance (Opposition)

Dear Meridian Township Board and Planning Commission,

I oppose the proposed medical marijuana ordinance. The large establishment of 18 facilities has not been justified. There is no such demand on medical marijuana in the Township.

I reviewed the board and planning commission meeting packets since August 2018 and read all communications on medical marijuana. It tells me that concerned and frustrating residents have been reaching out to raise concerns for various reasons but their concerns have not been addressed or properly addressed. Total of 148 letters were received. Only 9 (6%) support medical marijuana while 139 (94%) oppose it. Among the 9 supports most of them are property owners trying to get their properties rented. No single medical marijuana patient ever sent out email communication to express the needs for medical marijuana businesses in the Township except for Lev Raphael who stated that he lives with chronic pain but its unclear whether or not he is a medical marijuana patient. The 11 supporting letters including 2 disqualifications have been attached.

	Packet Date	Support	Oppose	Total
Planning Commission	2/25/19		1	
	3/11/19		1	
	5/20/19		1	
Board	2/5/19	2	6	
	2/19/19		1	
	3/5/19		2	
	19-Mar	4	79	
	4/9/19		2	
	23-Apr-19		7	
	9-May-19	1	32	
	21-May-19	4	7	
Disqualification		7		
		9	139	148
		6%	94%	100%

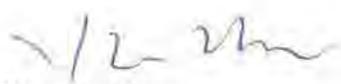
Disqualification	Address
5-Feb-19 Aislinn Deely	University of Michigan, Ann Arbor
21-May-19 Kirk	Boulder, Colorado

If the Board really wants to provide access to medical marijuana, 1~2 dispensaries will do the job. Anything beyond that number requires a thorough study since marijuana is still strictly prohibited by federal law. Permitted 18 facilities will not bring convenience like coffee or bakery shops will do. Also we all know medical marijuana costs money due to zero tax revenue it brings and the high monitoring cost. The major reason for board members to support a large number of facilities is market competition. But it is very important to keep in mind that taxpayers are actually paying for each facility. The more facilities allowed, the more money the township will lose and thus more financial burden on taxpayers. Limiting the number of facilities will not affect competitive pricing because the facility can compete with several facilities in Lansing and East Lansing, which are located in close proximity to the Township.

I agree with Supervisor Mr. Ron Styka that there is no need for cultivation and processing of medical marijuana. The chemicals used to plant and process marijuana and waste disposal may cause air, soil and water pollution if not properly regulated. Currently there is no environmental control regulation in the proposed ordinance. Furthermore, the overlay districts for plantation and processing are very close to residential areas. If negatively impacted residents file lawsuits the attorney fees for the Township can easily add up to \$100,000. Also overlay district # 6 (Hagadorn & Mt. Hope road) is zoned as RP (Research Park) instead of I (Industrial). Its very disappointing that board members have ignored the recommendations from Planning Commission who has lots of expertise on land use.

I hope board Supervisor, Clerk, Treasurer and Trustees carefully consider all negative impacts and be conservative on this important subject. Thank you for all you do to keep Meridian safe and beautiful!

Sincerely,


Yingxin Zhou

disqualified

3/16

Riley Millard

From: Aislinn Deely <aedeely@umich.edu>
Sent: Saturday, January 26, 2019 7:38 PM
To: Board

Hello,

I support the authorization for medical marijuana facilities in Meridian Township.

Best,
Aislinn Deely
Master of Science
Earth and Environmental Sciences
University of Michigan, Ann Arbor
aedeely@umich.edu

Not meridian township resident

disqualified

4/16

Riley Millard

From: Kjubeck@yahoo.com <captk2003@gmail.com>
Sent: Tuesday, April 23, 2019 12:11 PM
To: Board; Peter Menser
Subject: Cannabis lies

not meridian township
resident

A friend of mine that lives in Meridian Township sent this letter to me today that was left at his house. I live in Boulder, Colorado and can tell you first hand that most of the points outlined in the fear-based letter distributed to Meridian residents are lies. All the "terrible" things they claim are negative outcomes have not come to fruition in Colorado. They are purely scare tactics. All of the things they mention as harmful could be applied to alcohol but there are at least a dozen liquor stores in Meridian and even more places when including restaurants. I think you should look at Colorado as a model. Also I'll point out that restriction of license to a limited number of businesses will likely lead to corruption so would be better to let a free market run. Regulation like distance from schools works better than limiting the number of establishments. Also I know Meridian has strict laws about building signage used for businesses. Use that as a way to make dispensaries less visible. There are a lot of benefits for cannabis users so need to think about them also. There are medicinal benefits that have been proven. Legalization using a free market will subdue the black market that is tied to crime and exposure to other harder drugs. Police offices can spend more time fighting crime rather than cannabis users. The city saves money on incarceration of cannabis users. And dispensaries do raise tax dollars. In my 21 years in Colorado, medical and recreational cannabis have not lead to the things the fear mongers who wrote the attached letter claim. In fact, auto accidents have fallen in CO since legalization. Federal law will change because so many states have legalized and polls show an overwhelming majority to legalize across the nation. Don't let deceitful fear mongering lead to the wrong decision for your constituents.

Thanks,
Kirk

Feb 5, 2019

Riley Millard

From: Dennis Neuner <dennisneuner@hotmail.com>
Sent: Saturday, January 26, 2019 10:07 PM
To: Board
Subject: Pot Sales

5/16

I support the regulated sale of Marijuana in Meridian Township. We've lived here for 40 years and have no fear that the sale will negatively impact the fabric of the community.

3/19

Riley Millard

6/16

From: marc santucci <marcsantucci@yahoo.com>
Sent: Monday, March 4, 2019 4:48 PM
To: Board
Cc: Robert Baldori
Subject: Medical Marihuana Zoning agenda item, March 5 Board meeting

To: MeridianTownship Board

From: Marc Santucci, 5909 Blythefield Dr.

Subject: Zoning for Medical Marihuana Provisioning Centers

I would like to give my support to the proposed ordinance which calls for six provisioning centers to be located in those areas zoned for such centers. In fact I believe that six locations are too few, but understand that this number was derived from a compromise between those for more and those for fewer centers and agree that compromise is a good thing.

I would also like to state up front that I and my family would financially benefit from this ordinance as we own property within one of the zones selected for such provisioning centers. However, even if I was not a land holder in one of these areas, I would support the ordinance. I just probably would not have taken the time to write to you.

Most communities in the state and around the nation realize these centers will provide a significant economic benefit to the community and to the State and have acted or are acting accordingly by approving these operations in their communities. The value of the land and buildings where these centers are sited will be much greater than its existing value. It is also likely that the landowners of these properties will sell rather than opening up their own centers. Thus unlocking even greater tax value.

They will also provide those who need or choose to use medical marihuana the opportunity to purchase their items within a short distance from their homes.

This proposed ordinance has some very strict requirements that I assume are meant to protect the character of the neighborhoods where they will be located and to prevent any one area from becoming overrun with these centers.

The choice is not between keeping out or minimizing the availability of marihuana or allowing a wild west atmosphere with too many provisioning centers. It is between optimizing the financial benefits and citizen convenience or forgoing some amount of tax income and burdening those who use or will use medical marihuana.

Three centers in the Township are too few and will create too much traffic in fewer areas and are likely to cause larger centers to be built. Six will allow for all parts of the Township to be served and will create more competition which is always good for the customer.

Thank you for your consideration.

7/16

Riley Millard

From: Justin Stojsih <jstojsih722@gmail.com>
Sent: Thursday, March 14, 2019 10:53 AM
To: Board
Subject: Marijuana Provisioning Centers

Hello,

I'd like to voice my support for the approval of the proposed allowable locations for medical marijuana provisioning centers, possibly with one exception.

Location #6 is the furthest away from any police support. Since these are cash-based businesses, I worry that the distance from MTPD and ICSSO, plus its quick access to the freeway make it the most likely target for robbery if such a business were put in here.

I like in the neighborhood behind this proposed location, and would otherwise support this location if there were a stronger police presence in this area.

Thanks,
Justin Stojsih
2669 Lupine Dr, Okemos

8/16

Riley Millard

From: Kaufman, Gershen <gershk@msu.edu>
Sent: Thursday, March 14, 2019 3:45 PM
To: Board
Subject: Opening Marijuana Stores

I fully support the opening of marijuana stores in Meridian Township.

Gershen Kaufman
4695 Chippewa Drive
Okemos, MI 48864

9/15

Riley Millard

From: LEV RAPHAEL <levraphael@comcast.net>
Sent: Thursday, March 14, 2019 3:49 PM
To: Board
Subject: Marijuana dispensaries

To the Board;

I've been living in Okemos for over 30 years and as someone who lives with chronic pain, I support the opening of marijuana dispensaries in Meridian township.

Sincerely,

Lev Raphael

**State University of Murder
will be out April 7, 2019
"The Borgias would not be
bored at the State University
of Michigan, that snake pit
of academic politics."
New York Times Book Review**

May 9

Received from Nate Jubeck <natec130@gmail.com>

10/16

Meridian Township Board Members,

I am a resident of Meridian Township; I live on 2566 Sundance lane. I'd like to keep my name anonymous due to my job and title. But if you really want to know you could look it up on your property records. I just received a paper taped to my door notifying me about the proposal to allow the selling of medical marijuana. I am completely on board with this and I hope you support its passage. This letter I got which I will quote has many misstatements and blatant lies to mislead you and my neighbors and were backed my no references. I've included facts backed up by sources to help support my stance on this issue. I apologize for some grammar and different fonts of text; I didn't have long to gather this and clean it up.

This letter states:

"Marijuana has proven to be a gateway drug that leads to people harder and more dangerous drugs". This is False.

FACTS:

Here is a statement from National Institute of Drug Abuse, NIDA,

"... the majority of people who use marijuana do not go on to use other, "harder" substances. Also, cross-sensitization is not unique to marijuana. Alcohol and nicotine also prime the brain for a heightened response to other drugs² and are, like marijuana, also typically used before a person progresses to other, more harmful substances.

Basically, alcohol, nicotine is just as likely to lead people to use other forms of mind-altering substances. And remember, Alcohol and nicotine are a drug, we just choose to call them alcohol and nicotine.

The Letter Points out:

"It is illegal under federal law."

FACTS:

Ok yes, it is, but states have the right to legalize it.

11/16

States have the right under the constitution to form its own laws: If you look at all the effects that alcohol and nicotine cause, it's more harmful and dangerous if used in excess than marijuana. But the U.S. Governments has chosen to make this a class one drug even though it's has NEVER caused anyone to die due to an overdose. (This information came from CNN during a special by DR. Sanjay Gupta, WEED 4: Pot VS Pills which aired April 18, 2019). The same CANNOT be said about alcohol or nicotine.

The Letter Also States:

Marijuana's Long-Term effects in the brain, the ability to remember, decreased sperm count in men and delayed ovulation in women, immune problems, emotional problems and depression: May be true if abused, but Alcohol has the same effect plus more.

FACTS:

According the Centers for Disease Control: These are the effects of Alcohol:

Short-Term Health Risks

Excessive alcohol use has immediate effects that increase the risk of many harmful health conditions. These are most often the result of binge drinking and include the following:

- Injuries, such as motor vehicle crashes, falls, drownings, and burns.^{6,7}
- Violence, including homicide, suicide, sexual assault, and intimate partner violence.⁶⁻¹⁰
- Alcohol poisoning, a medical emergency that results from high blood alcohol levels.¹¹
- Risky sexual behaviors, including unprotected sex or sex with multiple partners. These behaviors can result in unintended pregnancy or sexually transmitted diseases, including HIV.^{12,13}
- Miscarriage and stillbirth or fetal alcohol spectrum disorders (FASDs) among pregnant women.^{6,12,14,15}

12/16

Long-Term Health Risks

Over time, excessive alcohol use can lead to the development of chronic diseases and other serious problems including:

- High blood pressure, heart disease, stroke, liver disease, and digestive problems.^{6,16}
- Cancer of the breast, mouth, throat, esophagus, liver, and colon.^{6,17}
- Learning and memory problems, including dementia and poor school performance.^{6,18}
- Mental health problems, including depression and anxiety.^{6,19}
- Social problems, including lost productivity, family problems, and unemployment.^{6,20,21}
- Alcohol dependence, or alcoholism.⁵

Here is another statement in the Letter that is misleading:

“Career problems: people cannot conduct some jobs under the influence of marijuana”

FACTS:

Ok, this is a no brainer. Of course, not and we are not allowing people to work when under the influence of alcohol, narcotics or other drugs. So, we are not expecting people who are using marijuana to work under its influence either. As with alcohol and prescription drugs there are warnings and restrictions on when and how to use it. Common sense prevails here.

From the Letter:

13/16

"Statistics show that crime rate is correlated with the number of pot shops, therefore, community's safety is expected to be imperiled.

FACTS:

Ok, according to Colorado Politics...

The Colorado Department of Public Safety report showed a 6 percent decrease in the violent crime rate statewide from 2009 to 2014.

Other jurisdictions that legalized the recreational marijuana industry have experienced similar declines in violent crime. In Washington State, violent crime rates decreased by 10 percent from 2011 to 2014. Portland, Oregon, saw crime rates drop since legalizing the recreational marijuana industry as well.

Conclusion:

I hope you consider the facts when making your vote. I support a yes vote and I hope you do to. It's time to put the stigma of marijuana behind us, start regulating it, collecting tax on it and allowing people who want to use it to use it. I try to have an opened mind and critically think about issues. I personally cannot use marijuana because of my job. But when compared to alcohol its effects are so much less. Alcohol is so much harder on the body, more abused and causes more violent behavior and medically has no benefits whatsoever. Even if used moderately. Marijuana has many benefits, pain reduction, anxiety reduction, and many benefits to cancer patients undergoing chemotherapy. The prescription drugs out now that could be replaced by marijuana therapy (oils, gummies, and inhaled) have many more serious side effects as well as addiction potential (opioids for example). I think it's time to open up and get real with the benefits that can be achieved by marijuana, and push away the stereotypical mindsets we have about it.

Mag 21 Packet

Riley Millard

From: Greg Nicholas <gregonicho@hotmail.com>
Sent: Thursday, May 9, 2019 8:56 AM
To: Board
Subject: Meridian Township Provisioning Centers

14/16

To the Meridian Township Board of Trustees:

I am writing to you regarding Meridian Township's proposed locations for Marijuana provisioning centers. Based on my understanding, the Township had originally proposed the following six overlay districts for Marijuana provisioning centers:

1. At the north end of the township between Towner Road and Saginaw Highway just west of Marsh Road, near Lake Lansing.
2. Southeast of the intersection of Haslett and Okemos roads, where Anytime Fitness is located.
3. Near one of the township's western borders south of Grand River Avenue and north of the Red Cedar River just west of Park Lake Road and the railroad tracks, where IHOP and The Salvation Army are located.
4. Across from the Meridian Mall bordered to the west by Marsh Road, to the south by Grand River Avenue and to the north and east by Central Park Drive.
5. Southeast of the intersection of Mt. Hope and Hagadorn roads just south of the railroad tracks.
6. On the north side of Jolly Road between Jolly Oak Road and Alaiedon Parkway.

It is my understanding that the Township is now proposing, or has taken action, to eliminate Sites 1 and 5 from this list. If one of the goals of the Township is to keep these provisioning centers away from high density residential areas, schools and churches, I would question why Sites 1 and 5 were, or would be eliminated from the discussion and/or final decision of the Board.

I feel the Township should give consideration to sticking with the original list of the six sites as shown above, or keep Sites 1 and 5 in the mix, and eliminate 2 of the other sites if the Township feels that 4 sites overall is the right number.

Regards,

Greg Nicholas
4357 Stoneycroft Dr.
Okemos, Michigan

15/16

Riley Millard

From: Larry rawsthorne <larryrawsthorne@comcast.net>
Sent: Monday, May 6, 2019 7:13 AM
To: Board
Subject: Provisional centers

It seems that the number of centers is being reduced. If approving centers, please consider including Area 5 for final zoning as a provisional center as it is at the end of the township and out of a residential zone. Less likely to have a neighborhood impact. Thank you, Carolyn Rawsthorne Merdian Township resident

Sent from my iPad

Carolyn Rawsthorne
2100 White Owl Way. Merdian Township

Sent from my iPad

16/16

Riley Millard

From: Connie Tuma <connietuma@gmail.com>
Sent: Monday, May 6, 2019 12:31 PM
To: Board
Subject: Zoning Amendment #19030

Dear Township Board Members,

Please consider including area 5 for final zoning as a provisioning center. This location is found in an area that is surrounded primarily by wetlands and MSU farms. This will have minimal impact on our residential community.

Some of the other proposed areas are much closer to schools and residential communities in Meridian Township.

My husband and I have resided in Meridian Township for 40 years.

Thank you for your thoughtful consideration.

Sincerely,

Connie and Frank Tuma
5452 Amber Dr
East Lansing, MI 48823

Peter Menser

From: Lev Raphael <raphael1836@gmail.com>
Sent: Thursday, May 23, 2019 12:02 PM
To: Planning Commision (DG)
Subject: Four Corners Development

As someone who's lived in Okemos for thirty years, I'm glad to see a proposal that would make the Four Corners central to our town.

However, I don't see any benches in the artist's rendering, which makes me wonder how this could become a place for people to gather, in the developer's words.

Sincerely,

Lev Raphael

Indian Hills

[State University of Murder](#)

is out & Nick Hoffman's back

**"The Borgias would not be
bored at the State University
of Michigan, that snake pit
of academic politics."**

New York Times Book Review



Peter Menser

From: Candy Parker <candypar@comcast.net>
Sent: Tuesday, May 28, 2019 3:05 PM
To: Planning Commision (DG)
Subject: Rezoning#19060

Dear Commission Members,

I read with dismay the notice that another attempt to rezone this area is in the works. At the previous meeting regarding this property, it was clear that the proposed change would result in too heavy traffic near a grade school and place an increased strain on water drainage in the area.

The current homeowners in this area purchased their homes with the existing zoning and it is not fair to those people to now change the zoning. It seems that the proposed change is changing quality of life for a developer's profit. This should not be what this community is about.

It is fine to develop the property as currently zoned, but it is unfair to now change the zoning and it is unnecessary.

Yours truly,

Candy Parker

4361 Aztec Way

Okemos, Mi 48864

Peter Menser

From: Lora Pence <loralpence@gmail.com>
Sent: Wednesday, May 29, 2019 5:02 PM
To: Peter Menser
Subject: On Downtown Redevelopment

To the Planning Commission:

Thank you for your examination of the issues surrounding redevelopment of downtown Okemos. I very much appreciate some of the comments and questions from the commission regarding density, height of buildings, traffic, and parking concerns. The proposed design for the downtown with added meridian, clock tower, lamps, benches, etc, are all great. I am supportive of downtown development and removal of toxic soil and water in this area.

My concerns regard traffic and density.

I have been a resident of Cedar Bend Heights since 1987. It is a beautiful and historic Heritage neighborhood where my husband and I have raised 2 children, utilized many of the downtown businesses and schools, and have met many neighbors and friends.

The current design for the downtown is beautiful... however, the five-story 60 foot (with setback) structure is overwhelming and will detract from the downtown's character in a way that won't be attractive to potential merchants and customers (please refer to the many small historic Michigan towns that are "coming back" from 2008-2009 with shops, brew pubs, coffeehouses, small stores, restaurants, etc). Nearly all of them have a height limit of 3 stories (possibly added one setback). There is a reason for this: merchants and customers enjoy a calm, historic and fun atmosphere that is not overwhelming; which allows for fresh air and sunlight, and also feels accessible to them. Most of these areas are successfully retaining or restoring downtown character. I realize that the builder for our area needs to satisfy his investors and will help with cleanup, so I am asking for a creative way to move the extra two stories projected for the Hamilton corner buildings. Perhaps, they could be moved somewhere within the planned corridor, or, additional condos could be created in the nearly abandoned Meridian Mall (something a number of US cities are doing with success)! In any case, reducing density would not only help with the historic character but, critically, the safety of downtown Okemos leading into the surrounding neighborhoods.

Regarding safety, I have lived near the corner of Kenmore and Hamilton for over 30 years and have witnessed the flow of cut-through traffic, with many cars running our stop signs to the degree that we need Meridian township officers policing the corners of Kenmore and Kent (thank you for your service, Meridian Police). I believe this issue would be compounded by allowing a left turn onto Hamilton to relieve backups moving north on Okemos road. You will not only have an increase in delivery and service trucks as well as customer vehicles on Hamilton, but also increased danger, with people looking for a cut-through to Grand River. This not only endangers future residents of the apartments (seniors), but children getting on and off buses and families crossing the streets to utilize businesses downtown.

This could be remedied by one or more of the following:

- Shut the West-to-East entrance on Hamilton behind Playmakers (as suggested last week).
- Make Hamilton a one-way road (done by many thriving, smaller historic downtowns).
- Keep the entrance into the neighborhood from Okemos closed except for emergency and service vehicles.

Allowing any and all traffic from the Okemos entrance at Hamilton is like waiting for not just one, but many accidents to happen. This will not draw customers, merchants, and future residents to downtown; it will push them away. Choosing any of the above options would also help remedy the safety situation.

In closing, we believe that through addressing the safety, density, and character of the downtown, the new site will attract many interested merchants, residents and customers who will bolster a thriving, sustainable community.

Thank you for your consideration -

- Tom and Lora Pence

Peter Menser

From: Loren Darling <loren.darling@gmail.com>
Sent: Thursday, May 30, 2019 10:36 AM
To: Planning Commision (DG)
Subject: support for Cedar Classical Academy

Dear Meridian Twp Planning Commission,

My wife and I have been homeowners in Meridian Twp for nearly 4 years now, having moved to the area in 2015 to work at MSU.

I'm writing to express our support for Cedar Classical Academy as it plans to launch at Lansing Chinese Christian Church this fall. Including a Christian Classical school among other educational options is certainly a benefit for the area. My wife and I are planning to enroll our older two children at Cedar.

Also, for what it's worth, I would urge you not to create any unnecessary administrative obstacles to CCA's launch this fall.

Sincerely,
Loren & Jessica Darling

--
Loren Darling
m: 843.222.4532

Scott Fairmont
1720 Maple Ave. #650
Evanston, IL 60201
sfairmont@icloud.com

May 28, 2019

RECEIVED
MAY 31 2019

Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Sturk Property Zoning

Dear Meridian Township Planning Commissioners,

As a long time Meridian Township residential developer, home builder and as the developer of Champion Woods, the neighborhood directly east of the Sturk property, I encourage you to reject RA zoning on Sturk's 96 acres. The current RR and RAAA zoning is appropriate and should be maintained with the possible exception of adding RAA zoning for the land adjacent to Champion Woods. RR, RAAA and RAA allow the Sturk property to be developed as a single family neighborhood that is consistent with the surrounding neighborhoods and uses. RR, RAAA and RAA zones provide reasonable buffers and transitions between this land and the land surrounding it - the Land Preservation property, the RR zoned College Fields, the RR zoned veterinary clinic, the RAA zoned Woods of Herron Creek and the RAA zoned Champion Woods.

The Sturk land is not a transitional property that could reasonably lead from one zoning district to another. It is in the middle of a sandwich - offering no logical reason for the zoning to be any different than the properties surrounding it **on all sides**. Additionally, the veterinary clinic is **not a permitted use** in an RA zone. To surround the RR zoned veterinary clinic with RA, a zoning that doesn't allow a veterinary clinic, is illogical. The zoning around the veterinary clinic should remain RR with a simple step to RAAA- just as the current zoning map depicts. The current zoning allows the Sturk property to develop seamlessly with the neighborhoods that border it. RR, RAAA and RA blend, complement and properly transition Sturk's property with the established properties adjacent to it.

The request for RA zoning creates a zoning contradiction. It places RA in the middle of hundreds of acres that are zoned, developed and built under RR and RAA zonings. Approving RA zoning for Sturk would violate Meridian Township's historic zoning transitions. It would double the neighborhood density as RA allows between 2.5 and 4 units per acre. The surrounding neighborhoods density are all under 1.5 units per acre:

College Fields - 1 unit per acre;

Champion Woods - 1.45 units per acre;

The Woods of Herron Creek - 1.25 units per acre.

Knowing that RA doesn't conform with the zoning of the surrounding properties the developer told the neighbors that they would develop under the PUD ordinance but they "**needed the RA to do a PUD**". In fact, a PUD does not require RA zoning. Meridian Township's PUD ordinance allows PUD's in RAA and RAAA zones. Ancillary to this, **the main reason to approve a PUD is to preserve valuable land features**. The Land Preservation Fund purchased most of the environmentally important part of this land; except for the undisturbed woodlot north of the veterinary clinic. If a PUD is proposed, then it should only be approved if the development plan **preserves the upland woods as part of the 50% upland open space**.

If the developer continues to pursue RA zoning, then they should provide preliminary development plans before the Planning Commission makes a recommendation. If the developer is as responsible and as trustworthy as they claim to be, they should be transparent with their plans and intentions. Let them present a design worthy of a PUD - a truly environmentally sensitive design, that preserves the woodlot and places the housing on the already disturbed sand pits and scrub brush land. Otherwise, a PUD is merely a scam to get bonus density without preserving the important parts of the land. The Township allows "contract zoning" and this developer has used "contract zoning" in the Township before, so why not use it for this property before changing any zoning?

The development plan should show the following:

- How will the unremediated sand pits be rehabilitated?
- How will the beautiful woodlot be preserved?
- What housing types will be built?
- Will there be only single family detached, like the surrounding neighbors, or will there be multi-family attached housing, senior housing or rental apartments?
- Will public access to the Land Preservation property be provided?
- Will the new development assume responsibility for maintaining the emergency road between Sophiea Pkwy and Creekside Dr?
- What is the proposed phasing/installation schedule for the emergency road?
- Will the emergency road be a public road?
- If the emergency road connecting Sophiea Pkwy and Creekside is not public, who will maintain it?
- What guarantees will be put in place to insure maintenance of the road if it is not public?
- Will neighborhood and/or community recreational facilities be provided?
- How are the wetlands, wetland buffers and floodplain going to be protected?
- Detail the construction vehicle access to minimize traffic through Sundance/Woods of Herron Creek and Champion Woods.

The Board of Trustees depends on the Planning Commission for guidance relating to land use matters. The Planning Commission's evaluations of zoning and land use proposals

have always been based upon sustaining the continuity and appropriateness of the proposals to the existing land uses around a property. I learned back in the 1970's from the legendary Meridian Township Planning and Development Director, Joe Harris, that Meridian Township is a community that protects existing property owners from land developer attempts to upzoning land. Additionally, the Township has always been wary of development proposals that distort the intentions of the Township's PUD ordinance to further change the fabric of an area. Harris, and the planners who followed, John Ambrose, Rich Harlow and Mark Kieselbach, emphasized the importance of consistent and cohesive zoning. They also insisted that a PUD was to be used for the preservation and enhancement of **important and significant** (upland) land features - and not as a ploy to increase density or build attached housing in single family zones.

Supporting Information

Champion Woods: Champion Woods, the neighborhood directly east of the subject property, combines RA zoning on the eastern half with RAA zoning on the western half. The subject property abuts the RAA zoned section of Champion Woods. When I purchased Mr. Champion's horse farm, the land was zoned Agricultural. I applied for RA zoning for all 55 acres. The Planning Commission and Township Board approved RA and RAA zoning because those zoning categories matched the zoning of the adjacent neighborhood.

Developed as a RA/RAA PUD, Champion Woods has 80 homes on 55 acres - which is 1.45 units per acre. Additionally, Champion Woods was awarded the PUD because the development plan protected over 5 acres of upland woods, provided a playground, enhanced denigrated wetlands, created new wetlands and had over 55% of upland open space.

College Fields: College Fields, the neighborhood south and west of the subject property, was developed as a PUD using Meridian Township's RR density. Approved through a 425 agreement between the City of Lansing and Meridian Township, **College Fields consists of 286 acres with a maximum of 286 homes. The density for College Fields was determined by using the Meridian Township RR zoning - 1.0 unit per acre.**

The developers of College Fields utilized the 425 agreement because Meridian Township's zoning ordinance did not allow a PUD in RR zones and the City of Lansing permitted that type of land planning. The 425 agreement allowed Lansing to review and approve the plans in conjunction with Meridian Township's oversight. This cooperation allowed for a College Fields to be developed as an RR/PUD - clustering homes while following Meridian's RR zoning.

It is important to note that the sections of College Fields that are adjacent to the Sturk property are upland open space (golf course) and large lot single family homes (Grandview and Northpointe).

The Woods of Herron Creek: The Woods of Herron Creek, developed by Craig Sturk under RAA zoning, features large lot single family homes. The homeowners in The Woods of Herron

Creek were assured by Mr. Sturk that any future development of his land, adjacent to The Woods of Herron Creek, would be large lot single family.

Land Preservation Property: In 2009/2010, Meridian Township's Land Preservation Fund paid over two million dollars purchasing the northwest section of the Sturk land. Consisting primarily of wetlands, and floodplain, the bulk of the land consisted of the Herron Creek drain and was under the auspices of the Ingham County Drain Commissioner. Surrounded by Sturk's private property, the land was, and remains, inaccessible to the public. Despite the facts of the land is being inaccessible and not developable, the price the Township paid strongly indicates that the Township thought the land was a valuable environmental asset worthy of preservation.

RA zoning is not a reasonable or proper transition between between the valuable Township Preservation property and the RAA Woods of Herron Creek. The existing RAAA zoning provides the logical transition between those parcels. There is simply no reason, other than satisfying the developer's greed, to approve RA zoning on this section of the land.

Public Safety/ Emergency Road Requirements: There is a public safety problem in this section of the Township. Currently, Sundance, The Woods of Herron Creek and Champion Woods, do not meet the Township requirement of "two road access points" for neighborhoods with over 39 homes. The only road access to the approximately 200 homes in Sundance/Woods of Herron Creek neighborhood is from Capeside Drive. The only road access to the 78 homes in Champion Woods is from Sophiea Pkwy. In the event of a fallen tree or other road blockage, emergency vehicles cannot service these neighborhoods without using the "emergency road" which is located on the Sturk property. This winding, narrow gravel path provides a pathway between the west end of Sophiea to the west end of Creekside.

Unfortunately, the emergency pathway is blocked by two locked, steel barricades that Sturk installed where his land meets both the Sophiea Pkwy and Creekside Dr. Claiming that he didn't want public access to his land, these barricades effectively block access to the emergency road. Sturk says that he if the fire department needs to use the road, they can cut the locks and open the gates. Sturk's reasoning disregards the fact that forcing the emergency workers to open the blockade causes a delay for emergency vehicles to get to their destination. Additionally, Sturk's barricades block access to the Land Preservation parcel - effectively keeping the public from public land.

A condition of approval for the Woods of Herron Creek stipulated that Sturk provide and maintain an emergency access road from Bennett Road to Creekside Dr. After The Woods of Herron Creek was built, this emergency access was abandoned by Mr. Sturk. When Champion Woods was approved, it agreed to improve and maintain a private, "emergency" gravel road from Sophiea Pkwy to Creekside Drive. Sturk granted a recorded easement across his land for this new "emergency vehicle access" and the emergency road was built. Shortly after the fire department inspected and approved the emergency road, Sturk installed the barricades.

When the Land Preservation Board and Sturk were negotiating, I asked the Board about having a public road installed to replace the emergency road. I implored them to make this road a condition of the purchase since the road could have provided access to the Preservation property in addition to solving the emergency vehicle problem. I do not know why, but this provision was not a part of the purchase.

To satisfy the public safety access requirements, to relieve Champion Woods' residents from the burden of maintaining the emergency road and to fulfill Sturk's prior agreements, the Sturk land developer **must build a public road to replace the emergency road and connect Creekside and Sophiea Pkwy to Bennett Road**. This public road should also provide access to the Land Preservation land.

I believe that only a public road can assure that the roads will be properly maintained. Private roads are simply not regulated enough to ensure the necessary access will be maintained to a standard needed for emergency vehicles. **To assure completion, the public road providing the connections between Creekside Dr. and Sophiea Pkwy should be installed before any homes are built on the Sturk property**. This removes the possibility of the developer building the Bennett Road section of the development and never getting to the back portion of the land - especially if the back land is primarily designated as the "undeveloped open space".

Sturk Land Condition: Another thing to consider is the historical use of the Sturk land. During the 1980's and 1990's, Craig Sturk used the property for a sand mining operation. As you can imagine, this endeavor enabled dirt movers, diggers, bulldozers and large trucks to roam over and degrade most of the land. Consequently, large portions of the land were severely disturbed and remain so. Mining caused filling of the floodplain and destruction of wetlands which has never been remediated. The land now features deep, dangerous sand pits and acres of scrub brush. Younes Ishradi, the Township Engineer, can detail the multitude of unresolved environmental issues caused by the mining operation and its abandonment.

Conclusion: Finally, as a person who spent over fifty years developing residential neighborhoods and building homes in Meridian Township, I am certainly not against development. I think the Sturk land should be developed into a neighborhood of single family homes. The neighborhood should reflect the quality and nature of the homes in the area. RAAA, RAA and RR zoning will best accomplish that goal.

Thank you for taking the time to read this lengthy letter and consider my input.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Fairmont". The signature is written in a cursive style with a large, sweeping flourish at the end.

Scott Fairmont

Original Member of Meridian Township's Blue Ribbon Land Preservation Task Force
Recipient of Meridian Township's Environmental Protection Award
Donator of land to Meridian Township for the South Fire Station
Grantor of an easement to the East Lansing/ Meridian Water Authority for 55 acres of aquifer

Developer/Builder of these Meridian Township neighborhoods:

Woodhill - PUD/Single Family Condominium
Heartwood - PUD/ Single Family Plat
Songbird - PUD/ Single Family Condominium
Coyote Creek - Condominium
Chippewa Woods - Single Family Plat
Bear Lake - PUD/Single Family Plat
Dream Lake - PUD/Condominium
Emerald Lake -PUD/ Single and Duplex Condominium
Keystone - Single Family Plat
Sapphire Lakes - PUD/ Single and Duplex Site Condominium
The Sanctuary - Single Family Plat
Champion Woods -PUD/Single Family Site Condominium

Peter Menser

From: Jeff Jacobsen <jeffsjake22@gmail.com>
Sent: Monday, June 03, 2019 7:44 AM
To: Planning Commision (DG)
Subject: Rezoning Application #19060

Register us as strongly against the rezoning (between College Field back 9 holes and the bus garage/Bennett Woods Elementary School/Champion Woods) to RA which would substantially and negatively impact this area and adjacent areas. When we purchased our home we did the research to see what might be on the horizon in terms of other building in our area and knew there would be some, yet not as populated as this one proposed. Multiple reasons for our objection are listed below:

1) Rural and low density housing as is now would not impact the environment nearly as much as single family medium density housing even as a PUD with the new number of units at 210. This area is full of surface waters, wetlands, wildlife and more natural features. More people means more concrete, more surface area of roads/houses which will add to the pollutant load in this area. Less density means less pollution in these sensitive areas. With the proposed intensity of this PUD how would the hydraulic connections be changed with existing land uses in these watersheds?

2) Bennett Road was completely redone not too long ago. With its existing load of traffic, it is already exhibiting significant degradation to its surface due to the frequency and type of traffic. Increasing the amount and kind of traffic would accelerate its demise and it would be added to the deplorable list of unsafe roads. In addition, the elevations on the road make any type of new access with more homes problematic as it is very busy during the peak periods and this would potentially exacerbate the problem. What types of mitigation and enhancements is Mayberry Homes doing due to its impact with either scenario?

3) In addition to #2, the increased traffic would substantially increase the safety risks to drivers, bike riders, children and pedestrians.

4) I have no idea about its potential impact to water, electrical, sewer and other public services, yet wonder if they will overwhelm the infrastructure that already exists.

5) Additional areas of infrastructure concerns: can the school systems handle this increased volume, can fire/police handle this increased volume, etc? We have already had new assessments over the last several years to pay for the services and obligations that were underfunded.

There should be more to consider than pure profit by a developer by packing in more homes into a rural area. The existing zoning must remain the same and would provide viable options for a credible developer.

I will not be able to attend the hearing as I will be out of town on business.

Sincerely,

Jeff Jacobsen and Lisa Duffey
4053 Highland Terrace
Bennett Village

Peter Menser

From: Jessica Darling <jessicaldarling@gmail.com>
Sent: Sunday, June 02, 2019 8:47 PM
To: Planning Commision (DG)
Subject: Support for Cedar Classical Academy

Dear Meridian Township Planning Commission,

I'm writing to share that I fully support Cedar Classical Academy and am excited for this new education opportunity for my children and the children in the greater Lansing area. It will be a wonderful fit for the school to meet at the Lansing Chinese Christian Church because it's got plenty of suitable space, great outdoor space for nature study and recess, it's accessible from the highway and most of all because the Lansing Chinese Christian Church is fully on board with the mission of CCA and the pastor and his wife are planning to send two of their children there.

Thank you for all you do for Meridian Township and thank you for considering this great opportunity.

Jessica Darling
Meridian Township Resident
6074 Harkson Dr.
East Lansing, MI 48823

June 1, 2019

Mr. Peter Menser, Principal Planner
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Menser:

We received notice of the Bennett Road Holding Company's request to rezone property north of Bennett Road and east of Hagadorn Road to a high density housing development possibly including multi-family units. We have lived on Aztec Way for 16 years and our home is adjacent to the planned development. We are very concerned about the negative impact the new development will have on the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We are not against further housing development in Meridian Township or in the areas neighboring our home as we understand that the township is a very desirable place to live. However, we are opposed to the request for approval of medium density housing and the configuration of the planned development for the reasons listed below.

1. The Woods at Heron Creek, Champion Woods and Sundance Estates neighborhoods are special with spectacular beech trees along with many other types of trees and shrubs. The surrounding wetlands and wooded areas are the home to a plethora, of wild life including deer, wild turkeys, herons, bard owls, foxes and even coyotes have been sited. The beech trees are home to the owls which breed in the trees and each spring we have new owl families. The families that have bought or built homes in these neighborhoods did so because of this environment and it would tragic if the wildlife was driven away by the new development.
2. Several years ago, Meridian Township Land Preservation purchased 60 acres of wooded area and wetlands on the west side of the planned subdivision. This area is a rich habitat for a variety of wildlife and it is also an area that many people living in the area enjoy for walks and wild-life watching. This area is accessed through a gate at the west end of Creekstone Trail. The proposed development will be between the current access point and the land preserve. This will reduce access to the land preserve which will be a disappointment to many Meridian Township residents.
3. The existing plan may include an outlet from the new development onto Creekstone Trail. This will greatly increase vehicle traffic through the Heron Woods and Sundance Estates neighborhoods along Aztec Way as an outlet to Hulett Road making the streets less safe for the young families that live in this area.
4. Higher density development will also negatively impact the wetlands which will be displaced by the new development and the remaining wetlands will be damaged by the run-off from the paved roads and roofs of the new houses. We have already seen this result from the Champion Woods development where water from the development drains

into wetlands near the Woods at Heron Creek. Since the completion of the Champion Woods development the former wetlands have now become ponds of standing water and this has killed off trees that have become surrounded by these ponds. The proposed high-density development will worsen this problem.

As we indicated above we are not opposed to development in Meridian Township but we would like to propose an option that would allow development but preserve the unique and attractive features of our neighborhoods.

1. We propose that the quality and density of the new homes to be built match the quality and density (RAA, medium) of the existing homes in the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods.

The goal of development zoning is to protect property values, the environment, and to provide a safe and enjoyable neighborhood for homeowners. Construction of a high density development, possibly with multi-family housing, directly adjacent to existing neighborhoods of lower-density housing is not consistent with sensible planning. This will hurt the existing and long-time residents of the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We have proposed a sensible compromise that allows new development but also preserves the features of the surrounding neighborhoods that attracted the existing homeowners to these unique neighborhoods. In the absence of implementation of the medium density proposal, we oppose the planned rezoning because it is not consistent with the goals of zoning regulations and will hurt the current homeowners.

Thank you for considering our concerns and suggestions on the rezoning issue. We would be happy to discuss our concerns with you in person. You can contact us at the phone numbers below.

Sincerely,

A handwritten signature in blue ink that reads "James and Carla Galligan". The signature is written in a cursive, flowing style.

James and Carla Galligan
4367 Aztec Way, Okemos
517-290-2160
517-290-2196

Peter Menser

From: Alex Johnson <amjohnson86@gmail.com>
Sent: Saturday, June 01, 2019 1:38 PM
To: Planning Commision (DG)
Subject: Cedar Classical Academy hosted at Lansing Chinese Christian Church

Hello,

We just wanted to share my support regarding Cedar Classical Academy being hosted at Lansing Chinese Christian Church. We are excited for the start of this new school and to be a founding family alongside others. We believe this school will enable our children to be better citizens in this community and the world. We hope that you would consider approving this connection between Cedar Classical Academy and LCCC. Thank you for your time and consideration!

Regards,
Alex and Chetta Johnson

Senior Software Designer
Jackson National Life
Since August 2010

Peter Menser

From: Anu <anujain1@yahoo.com>
Sent: Tuesday, June 04, 2019 1:56 PM
To: Planning Commision (DG)
Subject: Rezoning application #19060

Hi my name is Anu and I have been living in Okemos preserve subdivision on Hullet rd for more than five years . I have witnessed stead decline in wildlife in wetlands preserve around my neighborhood for last 3 years. I use to see lot of big turtles around and there couple years where I have found turtle eggs in my backyard.

There are lots of house constructed on college field subdivision. I do understand the demand of housing is high but I am not sure if there are any studies being done on impact on wetland preserve.

I just wanted to voice my concern with the rezoning application # 19060.

Sent from my iPhone

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Wednesday, June 05, 2019 10:51 AM
To: Board; Ronald Styka; Brett Dreyfus; Phil Deschaine; Patricia Herring Jackson; Dan Opsommer; Kathy Ann Sundland; Peter Menser; Courtney Wisinski
Subject: Medical Marijuana Costs

Hello Board and Planning Commission,

I watched the June 4 board meeting online. I strongly support Trustee Jackson's suggestion of tracking all costs/expenses related to medical marijuana. To do so we may need to create a sub-ledger in the accounting system. Please do track it and inform the public on a regular basis.

Thank you for your consideration.

Yingxin Zhou

Patrick Murphy
2589 Sophiea Parkway
Okemos, MI 48864
Patrickjohnmurphy1@gmail.com

June 5, 2019

Charter Township of Meridian, Planning Commission
c/o Peter Menser, Principal Planner
5151 Marsh Road,
Okemos, MI 58864

Dear Members of the Planning Commission and Mr. Menser:

When we met at the Planning Commission meeting in October, 2018 (just 9 months ago) to address the initial rezoning application (#18120), a number of significant concerns were raised by the community members of Champion Woods, Woods at Heron Creek, and Sundance Estates including: increased traffic volume, negative environmental impact, increased flood risk, and inconsistent zoning. Later that evening, these concerns were largely echoed by the members of the Planning Commission themselves. Representatives of Bennet Road Holding LLC (Mayberry Homes) were present at the meeting and had access to the letters of concern written by community members. We all sat (or stood) and heard directly as person after person went before the Planning Commission risking vulnerability and discomfort before a very large group in order to share their concerns and expertise as a home owner, a professional, a mother or a father, and a community member. Taking on this defense was not easy or quick, but was so vitally important that it made the discomfort and time involved necessary given the potential consequences to home, safety, and family.

Now, here we are again less than a year later, and rather than address these concerns in a meaningfully responsive manner, Mayberry Homes has resubmitted their proposal (#19060) identical in spirit and nearly identical in letter to the original. Such a re-submission suggests a lack of consideration, a lack of stewardship, and a lack of goodwill toward the community and the environment they purport to develop. The primary points made 9 months ago in opposition to the rezoning request remain: that the current zoning allows for development that is consistent with the surrounding zoning, and a change to the current zoning will likely result in increased traffic volume, negative environmental impacts, and increased flood risk. Unless the rezoning laws, climate, or wetlands have changed over the past 9 months, there is again no reason to accept the current re-zoning proposal.

Respectfully Yours,

Patrick Murphy, Ed.S.

Peter Menser

From: Janet Lawatsch <lawatsch65@gmail.com>
Sent: Wednesday, June 05, 2019 8:19 PM
To: Planning Commision (DG)
Subject: Rezoning app#19060

This letter is in response to another request by Mayberry builders to rezone land north of Bennett and east of Hagadorn. I am a resident of the Sun Rapids subdivision. This area has seen most every available parcel of land rezoned and filled with more subdivisions. Anyone driving Bennett Rd can testify to the number of nearly identical Mayberry homes lining the golf course. Enough already. Both my subdivision and Sunwind east and west are having flooding issues in our homes and yards. Drains are not taking water away. The last thing we need is more wetland disturbance, more water trying to find a place to go, more traffic and new homes that match the ones already built. I thank you in advance for representing us with a denial of this zoning request.

Respectfully,
Janet Lawatsch
Sent from my iPad

Peter Menser

From: David9633 <david9633@yahoo.com>
Sent: Wednesday, June 05, 2019 10:29 PM
To: Planning Commision (DG); Holly Park; David Choi
Subject: Our concerns regarding Rezoning #19060 (Bennett Road Holding LLC)

Community Planning and Development
Meridian Township
5151 Marsh Road, Okemos, MI 48864

RE: Rezoning #19060 (Bennett Road Holding LLC)

Dear Planning Commission and Mr. Peter Menser,

Hello. We are the property owners at 4141 Usiak Circle, Okemos (Parcel ID: 4141 Usiak Cir, Okemos, Champion Wood sub-
div, Property # 33-02-02-29-402-052). Because we might not be able to attend the public hearing meeting held in the
town hall office on June 10th, we are writing a letter to you on our concerns regarding this rezoning matter.

We have concerns on rezoning the area beyond our Champion Woods subdivision and the potential opening up of
Sophiea Pkwy to Bennett Road due to the additional traffic that would go thru our neighborhood and potential drainage
problems. In fact, we purchased my property at above address because of the secluded area and having been told that
Sophiea Pkwy would not be opened up except for emergencies. We are very concerned if the quality of our lives at my
residence will be compromised in case that the township approves this rezoning application for 216 new home sites in the
area which is adjacent to my subdivision. We would like to kindly ask you to consider our concerns above when you make
the decision on this rezoning plan.

Thank you very much.
Sincerely,

Dongman Choi & Hyeon Park
4141 Usiak Circle, Okemos

RUNDQUIST

June 5, 2019

Meridian Township Planning Commissioners
Meridian Charter Township
5151 Marsh Road
Okemos, MI. 48864

Re: Rezoning Request 19060

**VIA: USPS
email**

Parcels	29-251-009	ICD Properties LLC
	29-300-008	William Ingrid Schultz
	29-300-020	William Ingrid Schultz
	29-300-021	William Ingrid Schultz
	29-300-023	WI Properties LLC
	29-300-025	Bennett Road Holdings LLC
	29-300-026	Heron Creek Holdings LLC

Commissioners,

I recently viewed a Rezoning Pending notification along Bennett Road that referenced the property parcels above. I ask you to deny this request and allow the land to be developed as currently zoned.

This is the same amalgamation of land and ownership that was before you in a Public Hearing October 22, 2018 with exactly the same request now as before. The applicant has asked the Township to up-zone the property from a current mix of low-density RR, RAAA, and RAA, to a higher density use, RA.

At the close of the October 22, 2018 Public Hearing, following the review of submitted written correspondence and discussion amongst the Commissioners, a straw vote was conducted by the Commissioners which recommended denial of the rezoning request to the Township Board and the owners delayed moving forward.

Commissioner Trezise: Expressed concern with traffic and buildings.

Commissioner Premoe: Expressed concern with water and buildings.

Commissioner Richards: Noted that the property could be developed as zoned and expressed concern for storm drainage.

Commissioner Lane: Noted that there was no site plan was submitted and RA zoning does not fit the area.

Commissioner Stivers: Expressed concern over density, drainage, and pressure on wetlands.

Commissioner Shrewsbury: Advised the Township listen to the current residents regarding flooding and density.

Commissioner Scott-Craig: Stated that RA zoning is too dense.

Nothing has changed in the time separating the original rezoning request last fall and this spring. All of the previously expressed concerns by commissioners and residents about traffic, density, surface drainage, flooding and spot zoning still exist. These parcels should be developed under the current zoning which would conform to the areas immediately adjacent and completely surrounding.

3634 EAST ARBUTUS | OKEMOS, MI 48864

meridianrealestateinterests@comcast.net

By-Right development of these parcels is possible with the current zoning designation. When the ownership of parcel 29-300-025 changed from ICD Properties LLC to EL Holding Co. LLC in 2013 and then from EL Holding Co. LLC to Bennett Road Holding LLC in 2014, the by-right development potential remained unchanged. And with the exception of a small area of frontage on Bennett Road zoned RR, this parcel is zoned RAAA and will even allow a PUD overlay, which provides the owner opportunity to efficiently organize infrastructure while maximizing both existing and new site amenities. There is no hardship for the owners of this land, only greed.

The Applicant has proposed a PUD overlay with a self-imposed limit of 210 residential units. Considering the by-right density is approximately 100 units, the Applicant is pushing for more than double the number of units allowed on these assembled parcels. By any account, this is not a limit of density for the nearly 97 acres though it does represent an increase. The proposed up-zoning and its accompanying PUD providing 210 residential units is without merit.

The proposed zoning is a classic and clear example of spot zoning. The parcels are surrounded by, and immediately adjacent to RR, RAA, and Township Preservation Land, essentially forming a donut hole surrounded by low density land use. Isolated and insulated without adjacent RA zoning, there is no need to zone this property to RA or for the Township to consider this as transitional area.

It is my understanding that one of the current landowners of this cluster of land parcels for years excavated and sold sand from parcel 29-300-025 and parcel 29-300-026, filling in wetlands and floodplain while continuing to mine sand after permits were expired. The filled wetlands and floodplain to date have not been remediated. It is also my understanding that another of the current landowners of this cluster of land parcels began clearing and earth moving without Township approval or permit and without MDEQ approval or permit on an unrelated parcel of land north of Grand River Avenue adjacent to Powell Road [I.D.: 33-02-02-23-151-001]. Are these good developer bedfellows for the Township?

What are the true, undeclared motives of these property owners? What happens when a later PUD is proposed that transfers much of the density to a concentrated area running parallel to Bennett Road? Is this an appropriate location for high density Senior Housing?

Spot rezoning in which the density is increased is unprecedented in Meridian Township and I ask that you deny this request and allow the land to be developed, by-right under the current zoning.

Best Regards,



Jim Rundquist
Meridian Township Homeowner

Peter Menser

From: Dawn Gawel <anotherdgpro@att.net>
Sent: Thursday, June 06, 2019 9:34 AM
To: Planning Commision (DG)
Subject: Cedar Classical Academy

We are excited at the possibility of having a classical school (Cedar Classical Academy) in the area. There is much to commend the classical style of education and the Lansing Chinese Christian Church is such a good location. It is our hope that the Meridian Township planning commission will see its way clear to approve the establishment of Cedar Classical Academy at the Lansing Chinese Christian Church.

Terry and Dawn Gawel

Peter Menser

From: Gerry Broski <gpbroski@gmail.com>
Sent: Thursday, June 06, 2019 10:55 AM
To: Planning Commision (DG)
Subject: Rezoning #19060 Bennett Road Holding LLC

Planning Commission,

We are writing to comment on the rezoning request #19060. The issues with high density housing have not changed since the request by the developer in October. The local roads are in bad shape and will be stressed further by higher traffic, the schools are at max capacity and will be stressed by higher student populations, -- basically all infrastructure cannot support high density housing. There are also safety issues around Bennett Woods School (traffic patterns), and it is apparent that the quality of life will be negatively affected by high density housing. Public sentiment and the existing neighborhoods are against it. The quality of life in Okemos is the reason people want to live in Okemos and high density housing will ruin the area.

We oppose this request and urge the commission to deny it.

Gerry and Connie Broski
4332 Aztec Way
Okemos MI 48864

Peter Menser

From: Martha Rand <tomyrand44@gmail.com>
Sent: Thursday, June 06, 2019 4:37 PM
To: Planning Commision (DG)
Subject: rezoning request

Dear planning commission, Please do NOT give the OK for the developer to increase density for building more residences than the current zoning allows near Champion Woods.

The traffic on Sophia parkway would become too much for our area to stay kid friendly. We have many children in our neighborhood and it would cause our streets to become too crowded with traffic for their safety. The zoning as it exists now was planned to continue this area to be acceptable to all and does not need to be changed.

The only gain for a change in zoning would be to the developers wallet, an unacceptable price for the residents to pay. Too much traffic in Champion Woods, and along Bennet road, wetland problems and our neighborhood losing it's unique make up of families who feel safe.

The plan is fine as is, keep it that way, please !!

Sincerely,

Tom and Martha Rand
2617 Laforet Circle
Okemos, MI 48864

June 5, 2019
Charter Township of Meridian, Planning Commission
% Peter Menser, Principal Planner
5151 Marsh Road,
Okemos, MI 48864

Dear Members of the Planning Commission and Mr. Menser:

We first thank you again for your time and work on this important issue.

As a neighborhood, Champion Woods fully supports the rights of the property owners to responsibly develop their land. However, as we were in October, 2018, Champion Woods is strongly opposed to this rezoning request #19060 (Bennett Road Holding LLC) which is fundamentally identical to the rezoning request #18120 (Bennett Road Holding LLC) the applicant originally submitted in 2018 and which the planning commission planned to deny before the original request was withdrawn. While the applicant has made some cosmetic changes to the request (PUD condition, revised traffic study), all of your reasons for expressing concerns and reservations with this request still hold. Namely,

- As noted by Commissioner Richards, the property can be developed (with a PUD) as it is currently zoned.
- As noted by Commissioners Richards, Lane, and Scott-Craig, the RA zoning is denser than the zoning of the neighboring areas (Champion Woods, The Woods at Heron Creek).
- Commissioners Trezise, Premoe, Richards, Shrewsbury, and Scott-Craig all noted concerns regarding the environmental impact including drainage and flooding of this proposed rezoning. Champion Woods would like to emphasize that the RA zoning will lead to more units on a sensitive parcel with a significant percentage of wetlands and floodplains. While regulations are supposed to ensure that construction is done in a way that does not impact water flow, the reality is that more units means more hardscape and impermeable surface area that will likely impact water flow and drainage with a potentially negative impact on the existing neighborhoods close to the parcel. We fully acknowledge that the construction of the Champion Woods neighborhood, despite the regulations that this should not impact water flow on neighboring areas, has negatively affected drainage and water levels for Sundance Estates and The Woods at Heron Creek.
- Commissioner Trezise expressed concerns with the potential increased traffic volume. The RA zoning will lead to more units and thus increase traffic volume. Of particular concern to Champion Woods is the increased traffic that will go through the Champion Woods neighborhood if the proposed neighborhood is connected to Sophiea Parkway, particularly in the morning and afternoon commutes when families are dropping off and picking up children from the Bennett Woods elementary school. Please do not be fooled by the revised traffic study which concludes “The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property”. This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

We organize the rest of this letter as follows. We first analyze the rezoning request #19060 and argue that it fails to meet the criteria laid out in the rezoning request form for adoption. We then close with a summary of key arguments against this proposed rezoning request.

Analysis of the rezoning request #19060 and an argument that it fails to satisfy the necessary criteria for adoption

The rezoning request form is broken up into two main sections: Part A focusing on why the current zoning for the area is unreasonable and Part B focusing on why the requested zoning is appropriate. Given the structure of the form, the applicant should satisfy at least one of the criteria in Part A to show that the current zoning is unreasonable, and the applicant should satisfy all seven of the criteria in Part B to show that the proposed zoning is reasonable. We will now show that the applicant has failed in both efforts. Specifically:

1. The applicant has failed to demonstrate any of the six criteria that show the current zoning is unreasonable.
2. The applicant has failed to show that the proposed zoning meets four of the seven criteria that the proposed zoning is reasonable.

We start by showing the applicant still fails to show that the current zoning for the area is unreasonable. The rezoning application provides six possible reasons for why the present zoning is unreasonable. The applicant provides three responses to three of those reasons on their application:

- A2) The conditions of the surrounding area have changed in the following respects:
 - Applicant response (split into two parts, this part addresses the actual criteria of A2): Sanitary Sewer was stubbed to this property close to 10 years ago. Since then the neighboring community (Champion Woods) was developed and completed.
 - CW commentary: This does not suggest that the present zoning is unreasonable. We also note and acknowledge that the completion of the Champion Woods neighborhood has worsened drainage and flooding conditions making the wetlands and floodplains more vulnerable. This would suggest that the conditions in the surrounding area have changed in a way to make less dense rezoning preferable rather than more dense zoning.
 - Applicant response (split into two parts, this part does not address the actual criteria of A2 and should actually be included in part B, Reasons why the requested zoning is appropriate): Current zoning allows for up to 216 units. The requested rezoning will be conditioned on a PUD with a minimum of 50% of open space and a maximum lot count of 210. The reduced lot count and increased open space will act to preserve natural features and lessen the burden on local roads and schools.
 - CW commentary: This reasoning is again based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. We posit again that any rezoning request that requests denser zoning does so with the goal of increasing the number of units built.
- A3) The current zoning is inconsistent with the Township's Master Plan, explain:
 - Applicant response: The Township Master Plan allows for 3.5 units per acre. The requested rezoning will be just over 2 units per acre (2.17).
 - CW commentary: This argument is misplaced as it provides no evidence that the current zoning is inconsistent with the Township's Master Plan. In fact, it does not even mention the current zoning. This argument should be located in part B, Reasons why the requested zoning is appropriate.
- A6) The current zoning restrictions on the use of the property do not further the health, safety, or general welfare of the public, explain:

- Applicant response: The conditions being offered with this rezoning request will offer flexibility in design to maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.
 - CW commentary: This argument is again misplaced as it provides no evidence that the current zoning does not further the health, safety, or general welfare of the public. With respect to the argument made by the applicant, we note that most of the benefits result from developing with a PUD. We emphasize again that the applicant can develop this parcel with its current zoning with a PUD. The applicant is requesting the rezoning so that they can INCREASE density and build more units with the PUD.

In summary, with its responses to part A, the applicant has provided no justification to argue that the current zoning is unreasonable. Instead, the applicant has provided some arguments why the proposed rezoning is appropriate, and these arguments do not hold up under scrutiny.

The second part of the rezoning application focuses on why the requested zoning is appropriate. The form provides seven distinct criteria that must be satisfied in order for the requested zoning to be deemed appropriate; failure of even one criteria suggests that the proposed zoning is not appropriate. We argue that the rezoning application fails on at least four of the necessary seven criteria and thus fails to meet the standard that the requested rezoning is appropriate. Specifically, we discuss criteria B2, B3, B6, and B7 with a minor note that B4 is not quite accurate.

- B2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically:
 - Applicant response: East (Institutional and RAA w/PUD); West is 425 to City of Lansing; North is Township owned land.
 - CW commentary: This does NOT suggest the proposed zoning is compatible with existing uses surrounding the site. As many Commissioners noted previously, the zoning should be consistent with neighboring properties. Also, this listing is incomplete in that it does not note that the East includes also RAA zoning (no PUD) for the Woods at Heron Creek. We argue again that the requested RA zoning, even with PUD, is too dense and is not compatible with existing uses surrounding the site.
- B3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain:
 - Applicant response: The proposed rezoning would be conditioned on a Planned Unit Development (“PUD”). The minimum open space requirement is 50%. The minimum open space, clustered design, smaller lots and reduced density encourages preservation of natural features.
 - CW commentary: The positive arguments here are all based on the PUD. Champion Woods fully supports the development of this property with a PUD. However, none of this applies to the key point of the request: RA zoning. The argument here incorrectly claims that the proposed rezoning will reduce density; with RA zoning, density will increase. All the benefits of a PUD can be achieved with the current zoning. The applicant provides no argument here to justify that the requested RA zoning is appropriate. On the contrary, the applicant is requesting RA zoning so that it can increase the number of units developed, that is increase density, which will increase the impact on the natural environment.
- B6) Requested rezoning results in logical and orderly development in the Township, explain:
 - Applicant response: The Township Master Plan suggests 3.5 units per acre in this area. The conditions that we’re offering with this request will net a density of 2.17 units per acre. The Champion Woods and Okemos Preserve are great examples of well thought out

PUD's. The requested rezoning will allow for a future development that will be complimentary to neighborhoods in a rather close vicinity.

- CW commentary: As noted before, Champion Woods and The Woods at Heron Creek have RAA with PUD and RAA zoning, respectively. Thus, the proposed RA with PUD zoning does not match the adjoining neighborhoods and thus fails to meet this criteria of logical and orderly development.
- B7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain:
 - Applicant response: The requested rezoning will deliver increased open space, smaller lots, lower density, preservation of natural features and walkability with pedestrian connections to a township park and neighboring communities.
 - CW commentary: The argument given here by the applicant is a distractor and inaccurate in the key criteria (density) you must consider given this is a rezoning request. Because they are requesting RA zoning, this will result in higher density, not lower density. All the rest of the argument here is based upon a PUD which they can use with the current zoning.
- B4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation, or other public services, explain:
 - Applicant response: Sanitary Sewer and Water are stubbed to the property. The original owners of this property have been paying sewer assessments since 2009. The sewer assessments were based on 400 lots. Our conditional rezoning application contemplates a maximum lot count of 210, thus not placing an undue burden on the infrastructure. A preliminary Traffic Study has been completed and concludes that no additional burden will be added to the road system in proximity to this land. The Okemos School District stated that there is capacity at the Elementary, Middle School, and High School that would service this property.
 - CW commentary: We cannot comment on most of this response except traffic. As noted earlier, please do not be fooled by the revised traffic study which concludes “The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property”. This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

In summary, the applicant fails to provide evidence that the proposed rezoning to RA is appropriate. The proposed RA zoning (with PUD) does not match adjoining areas, and the increased density will result in more units and more threat to the environment. It will also result in an increase in traffic despite their attempt to claim it will not increase traffic and even decrease traffic. Champion Woods is particularly concerned about the increase in traffic on Sophiea Parkway that will lower our property values.

Summary of arguments against Rezoning request #19060.

We close by summarizing a few key points.

The applicant has modified their original rezoning request with the addition of the PUD condition and a maximum lot count of 210 units. We fully support developing this property with a PUD. The current zoning allows for developing this property with a PUD. However, we are completely opposed to the RA zoning density which is the true crux of this rezoning request (as it was in the original request submitted last September). We believe we have demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate.

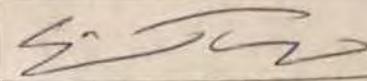
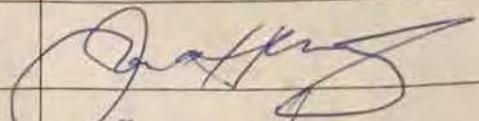
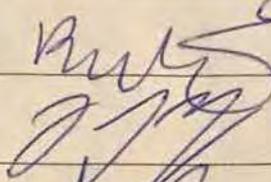
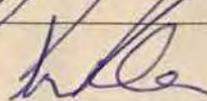
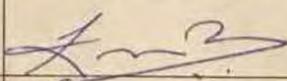
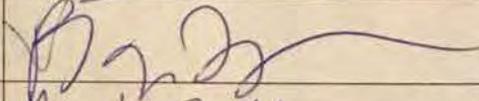
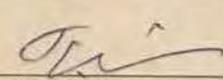
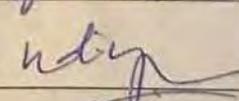
Second, the applicant will likely suggest they sought out neighborhood feedback including meeting with several Champion Woods and The Woods at Heron Creek families on April 30. However, while we appreciated the chance to talk with the applicant, we must emphasize that we did not have a real chance to offer any input into the rezoning application. We note that the rezoning application #19060 was dated April 16, 2019 and thus submitted prior to meeting with the neighborhoods and not modified at all based on the meeting. We further observe that the primary feedback that all in attendance gave to the applicant was that we supported the PUD but were opposed to the requested RA zoning density. They have not modified the application to remove the RA zoning density.

Finally, we asked them several times why they could not develop this property with either the current zoning and a PUD or even RAA zoning and a PUD. They claimed this was not possible but could not give a concrete reason other than to say that it was not economically feasible. We note the following. First, it must be the case that with RAA zoning, they could not build 210 units with a PUD. Otherwise, they could simply request RAA zoning with a PUD and face much less objection. Second, this implies that with RAA zoning and no PUD, given the fact that the PUD allows a developer to build more lots on parcels that have wetlands and floodplain, they could build significantly fewer than 210 units. Finally, this implies that with the current zoning, they could build that many fewer units than 210 units. In summary, this rezoning request is all about increasing density and the number of units they can build. While it is perfectly reasonable for a developer to want to be able to add density, it is also perfectly reasonable to argue this is not reasonable or justifiable in the current circumstances. Given the lower density of the adjoining neighborhoods, the increase in flooding and standing water that has arisen since the development of Champion Woods, we suggest that the Planning Commission should stay with its original decision to not approve rezoning request #19060.

Respectfully yours,

The Champion Woods Condominium Association

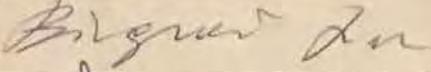
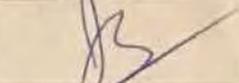
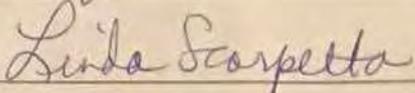
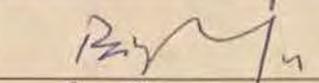
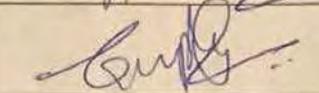
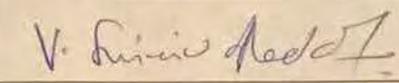
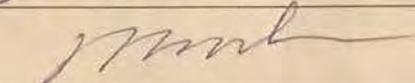
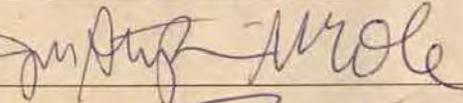
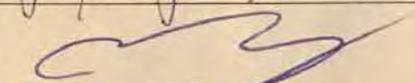
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Eric Torng	4138 Benca Way	
2) Joe Herriges	4142 Benca Way	
4) Mary Herriges	4142 Benca Way	Mary Herriges
5) Krista Gullaba	2613 Sophia Pkwy	K. Gullaba
6) Pat Renada Oprzynski	2589 Sophia Pkwy	Pat Renada Oprzynski
7) Patrick Murphy	2589 Sophia Pkwy	
8) Smriti Zutshi	2559 Sophia Pkwy	
9) Shiresha Vardhanna	2553 Sophia Pkwy	
10) Luda Jakharenko	2547 Sophia Pkwy	Jakhar
11) Anya Kale	4136 Benham Way	Anya Kale
12) KAVITA KALE	4136 BENHAM WAY	
13) BRIAN FURBA	4150 BENHAM	
14) SEETHA KUMAR KURPUSWAMY	4156 Benham	A. Kurpuswamy
15) Yiyiing Tong	2520 Kevern	
16) David	2532 Kevern Way	David
17) BENJAMIN D. BROWN	2532 KEVERNWAY	Benjamin D. Brown
18) Stephanie White	2682 Sophia Pkwy	Stephanie White
19) UDAY KORGANOTI	4153 Benca Circle	
20) Dhana KORGANOTI	4153 Benca Cir	K. Dina

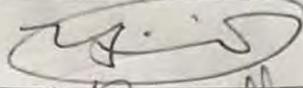
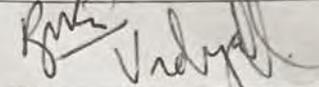
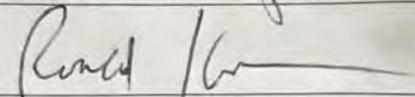
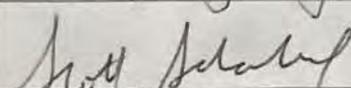
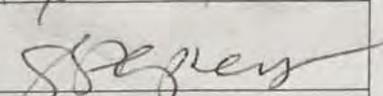
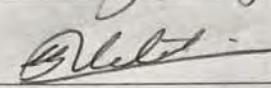
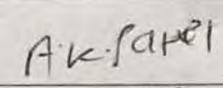
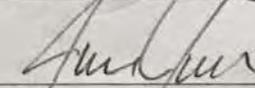
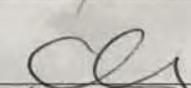
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Ashdarry M'Curdy	2710 Sophia Parkway	Ashdarry M'Curdy
2) Ruthy M'Curdy	2710 Sophia Parkway	Ruthy M'Curdy
4) Hong Trebesk	2706 Sophia Parkway	Hong Trebesk
5) Yan Yan Wang	2699 Sophia Parkway	Yan Yan Wang
6) Yiming Deng	2536 Kevern Way	Yiming Deng
7) Christine Blower	2683 Sophia Pkwy	Christine Blower
8) James Fenton	2683 SOPHIA Pkwy	James Fenton
9) Jiahang Li	2601 Sophia Pkwy	Jiahang Li
10) Ewresinger Ewresinger	4334 Benham Way	Ewresinger
11) Joy Wahawisan	4155 Benham Way	Joy Wahawisan
12) Zhiheng Bi Xiamei Xu	2694 Sophia Pkwy	Zhiheng Bi Xiamei Xu
13) Dana Flink	2717 Sophia Pkwy	Dana Flink
14) Brad Salem Christina Salem	2688 Laforet Cir	Brad Salem Christina Salem
15) Hyern Park DONGMAN CHOI	4141 Usiak Cir.	Hyern Park Dongman Choi
16) Yue Cui	2687 Sophia Pkwy	Yue Cui
17) PRASHANTH KALE	4136 BENHAM WAY	Prashanth Kale
18) MANGKANTH VALIYURU	2528 Kevern way	M. Manikumar
19) MYTHLI MUKUNDAN MUKUNDAN AGARAM	2683 LAFORET CIR	Mythli Mukundan
20) Wei Li Yingxin Zhou	2565 Sophia Pkwy	Wei Li Yingxin Zhou

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Binwei Xu Yaping Jin	2691 Lafret Cir	
2) JAN CASEY	2677 LAFDRET CIR	
4) Linda Scarpetta	4149 Benca Circle	
5) Bing Yu	2607 Sophia Pkwy	
6) PRANEETH YARLAK ADDA	2690 Sophia Pkwy	
7) VENKATA PACHIPULUSU	2581 SOPHIA PKWY	
8) SRINIVASA VYYURI	2573 SOPHIA PKWY LOT#6	
9) Joe White	2682 Sophia Pkwy	
10) May Hu	2686 Sophia Pkwy	
11) Jill Stephenson- McCole	4137 W. Benham Way	
12) MAURICIO PINCHEIRA	4228 RAIN FOREST CIR	
13) Dan McCole	4137 Benham Way	
14)		
15)		
16)		
17)		
18)		
19)		
20)		

Name	Address	Signature
1) Andi b Maurício Pinheiro	4228 Rain Forest Circle Okemos	
2) Tae & Soogee Ahn	4232 Rain Forest Cir. Okemos	
4) ANJANA SUSARLA	4239 RAIN FOREST CIR OKEMOS MI 48864	
5) Leni Patcher	4233 Rain Forest	
6) Jim Patcher	4233 Rain Forest	
7) Prabhade Weebade	2721 Sophiea Pkwy	
8) RYAN MORGAN	4236 RAIN FOREST CIRCLE	
9) KRISTIN MORGAN	4236 RAIN FOREST CIRCLE	
10) Chalami Weebade	2721, Sophiea Parkway	
11) T. J. Wang	2699 Sophiea Pkwy	
12) Isabel Wang	2699 Sophiea Pkwy.	
13) Jamie Pickett	4145 Bencalir	
14) Steve Delp	2675 Sophiea Pkwy	
15) Gina Delp	2675 Sophiea Pkwy	
16) Joonyun Chu	2679 Sophiea pkwy	
17) Sungyong Park	2679 Sophiea pkwy	
18) FABIO G. S. GRANDI	2672 LAFORÉT	
19) Justin Pihl	2680 Laforet	
20) Myung Mamed	2702 LaForest	

Name	Address	Signature
1) Ting Xu Jingjing Chang	4158 Usiak Cir.	
2) Ranjith Samson Vidya Samson	2638 Sophia Pkwy Okemos, MI 48864	
4) Ron + Roselle KANAUCHI	2702 Sophia Pkwy Okemos MI 48864	
5) Huiping Jiang	2713 Sophia Pkwy Okemos, MI 48864	
6) Scott Schabel	2714 Sophia Pkwy Okemos, MI 48864	
7) Sarah Stephens	4123 Usiak Circle Okemos	
8) Ketan Patel	2708 Laforet cir Okemos MI 48864	
9) Archana Patel	2708 Laforet cir Okemos MI 48864	
10) Mi Zhang	4135 Usiak Cir	
11) Jinyao Meng	4135 Usiak Cir	
12) Jason Inman	4146 E. BENCA	
13) Christina Inman	4146 E BENCA	
14) Tom + Marya Rand	2671 Laforet Circle	
15)		
16)		
17)		
18)		
19)		
20)		

Peter Menser

From: Zhiheng Bi <zhbi2000@yahoo.com>
Sent: Thursday, June 06, 2019 10:21 PM
To: Planning Commision (DG)
Subject: Rezoning #19060 (Bennett Road Holding LLC)

Dear Members of Planning Commission and Mr. Menser:

We are writing to strongly oppose the rezoning #19060 proposed by Bennett Road Holding LLC. Because the rezoning is requesting a RA zoning, it will result in a higher density, not lower density of housing development in the area proposed. In our opinion, a higher density housing development is an OVER DEVELOPMENT for this area which should be avoided. Because:

- It will not be consistent with the township's master plan
- It will have a negative impact on the environment, i.e. wetland and wildlife
- It will decrease the property value for the neighboring communities
- It will make the area less attractive and thus will not benefit the county/township economically and environmentally in the long term

We urge you to sincerely consider our concerns about the rezoning #19060 (Bennett Road Holding LLC).

Sincerely,

Zhiheng Bi & Xiamei Xu

2694 Sophiea Pkwy

Okemos, MI 48864

517-203-0922

Zhbi2000@yahoo.com

Peter Menser

From: Emery Dingee <dingeemer@yahoo.com>
Sent: Thursday, June 06, 2019 10:39 PM
To: Planning Commision (DG)
Subject: Cedar Classical Academy Consideration

Dear Meridian Township,

We believe CCA is more than just another private school. It's an education that values teaching students about their creator, developing character to positively contribute to society, and forming a life long love of learning.

Lansing Chinese Christian Church is a great partner with CCA, and an example of great collaboration of resources in meridian township! An eager group of parents, students and teachers to bring classical education to Lansing and a church lending support with an existing infrastructure and building in place. We thank you in advance for your consideration in this exciting endeavor.

Sincerely,

Matthew and Emery Dingee

Sent from my iPhone

Debra R. Gift and David A. Gift
2563 Sundance Lane
Okemos, MI 48864

Peter Menser, Principal Planner
Planning Commission
Meridian Charter Township

June 7, 2019

Dear Mr. Menser and Members of the Planning Commission,

I am writing to comment on the proposed request from Bennett Road Holding LLC to rezone 96.74 acres from RR, RAA and RAAA to RA with conditions (#19060).

As a homeowner in Sundance Estates since 1988, my family has enjoyed this beautiful and tranquil neighborhood for several decades and we hope to continue to do so for many years into the future.

I firmly believe that rezoning the proposed property from low-density to medium density with the attendant increase in traffic, water runoff and drainage issues, as well as the insult to wildlife in the vicinity will negatively impact our safety, property value, and ability to continue enjoying our beloved neighborhood.

The public response to the last rezoning request of the property in October 2018, both in person and as written documents, communicated loudly and clearly that the community emphatically opposed rezoning the property to higher density with traffic cut-throughs and streets that would compromise the safety of adjacent and currently existing subdivisions.

I urge you to hear these pleas, reject this current proposed rezoning request and continue to work toward a more preferable compromise solution that would allow a win-win for all stakeholders.

There have been several alternatives proposed by local residents, I encourage you to support one that would focus on matching the density of the undeveloped property with the adjacent developed properties as well as provide a green-space access to the nearby parcel already owned by the Land Preservation program.

Thank you for your consideration of my comments.

Debra and David Gift
Sundance Estates
giftdebr@gmail.com

Peter Menser

From: Timothy Peng <timothy.peng@icloud.com>
Sent: Friday, June 07, 2019 9:44 AM
To: Planning Commision (DG)
Subject: Cedar Classical Academy SUP with Lansing Chinese Christian Church

Dear [Meridian Township](#),

We are writing on behalf of Cedar Classical Academy, as they seek to establish a school in Lansing Chinese Christian Church building.

In accordance with our mission to serve God and people in the city, we are excited to partner with Cedar Classical Academy as they strive to bring classical education to Lansing and the surrounding area. We have been blessed with a wonderful building that fits the needs of the school, and we welcome the opportunity to provide a safe, wonderful space for the students.

We hope [Meridian Township](#) will graciously grant their application for Special Use Permit to use our building and provide the opportunity for us an educational partnership.

Blessings,
Timothy Peng
Sr. Pastor
Lansing Chinese Christian Church
[616-254-9611](tel:616-254-9611)

In essentials, unity.
In non- essentials, liberty.
In all things, charity.

Peter Menser

From: Emma Settingington <emma@settingington.name>
Sent: Friday, June 07, 2019 11:19 AM
To: Planning Commision (DG)
Subject: Support for Cedar Classical Academy's application

To the Meridian Township Planning Commission:

I am writing to voice my support for Cedar Classical Academy's request to conduct school in the Lansing Chinese Christian Church building on Okemos Road.

Cedar Classical Academy (CCA) is a private school founded by local families for local families. Strong family units, and parents who are engaged in their children's formation are essential for building strong civic communities. CCA trains kids to not only serve themselves but to love and serve their neighbors. The staff, parents and students of CCA are a group of people whose presence in Meridian Township will be an asset to the local community of residents and businesses.

Also, the Lansing Chinese Christian Church fully supports CCA's use of their building throughout the week, as their own activities in the building primarily occur on weekends. Sharing the building is an environmentally and economically smart choice.

For all of these reasons, I urge you to enthusiastically grant a special use permit to Cedar Classical Academy.

Thank you for your attention.

Sincerely,

Emma B. Settingington
Greater Lansing resident, parent of four, and school volunteer

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, June 07, 2019 11:24 AM
To: Peter Menser
Subject: Rezoning Bennett Road Holding Co

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Jk Mir
Site Visitor Email: mirj1116@gmail.com

In regards to the rezoning request. is it possible to hear from Okemos school board and Police department regarding impact of rezoning.

Roundabout at the school is very scary in the morning as parents try to drop kids and rush to their work. Also, if we could get clear explanation as to why they are requesting change. Last meeting they say to give them flexibility and I am uncertain what that means?

Peter Menser

From: JOYCE WIESINGER <jwiesinger@comcast.net>
Sent: Friday, June 07, 2019 11:44 AM
To: Planning Commision (DG)
Cc: Peter Menser
Subject: Rezoning request #19060 for Bennett Road Holding LLC

Neighbors in Champion Woods have been gathering information regarding this proposal since last year and it has been interesting to see that the new proposal is not offering any solution to the concerns expressed regarding the original application.

My husband, Earl, and I live on the corner of Sophiea and Benca Way. We have grave concerns about the increase in traffic on Sophiea if the two neighborhoods are going to be connected. We already have a fair amount of speeding on Sophiea and an increase in cars will likely add to the noise and danger. I see no reason why the entrance and exit to the new neighborhood cannot be limited to Bennett Rd. I realize that the traffic to the school will be an issue and perhaps a solution can be created to remedy this situation.

I was an associate broker with BriarWood Realty, which is now CBHB, for many years and have served as the Co-Director of the New Homes Division working with local developers and builders. I understand the need for more places to build new homes and the tremendous investment it takes to put in the infrastructure. I have sold many Mayberry homes and have always felt they are a good value for the price point. I have also experienced developments like Okemos Preserve and Hawk's Nest in East Lansing where the streets are dangerously narrow and the lots very small.

I will not take up your time as I know the board and others are discussing many other concerns which I would only echo. There has to be a solution that will be acceptable to all parties. Perhaps a little more homework on the part of the developer would be most appropriate.

Sincerely, Joyce Wiesinger 4134 E. Benca Way

Peter Menser

From: Earl Wiesinger <earlwiesinger@comcast.net>
Sent: Friday, June 07, 2019 12:52 PM
To: Planning Commision (DG); Peter Menser
Subject: Objection to connecting Champion Woods subdivision to proposed subdivision due to traffic constraints

Gentlemen

I would like to voice concern over the traffic constraints that will occur if the Champion Woods subdivision is connected to the proposed subdivision, and my concern is threefold; namely, the excess speed on Sophiea, the crossing of Sophiea outside the designated cross walk at Hullett, and the traffic congestion at the time of the morning bus stops at Hullett Road and Sophiea Parkway. If these two subdivisions are connected, the traffic will more than double, which would only magnify these problems, and thus should be a major reason to NOT authorize this connection to occur.

We live at the corner of Sophiea and Benca Way and have observed vehicles exceeding the posted speed limit on Sophiea, both east and westbound, which is of particular concern with children crossing back and forth on Sophiea to reach the small playground on Sophiea or to cross over Sophiea as they walk to the bus stop on Hullet Road, particularly in the darkened mornings during the winter months.

The traffic congestion that already takes place at the time of the two morning bus stops at Hullett Road occurs in three incidents; namely, traffic is backed up on both Hullett and Sophiea, students are exiting cars to proceed to the bus stop and three, some automobiles are making U-turns at Sophiea and Benham. This congestion will only increase if the subdivisions are connected and the traffic on Sophiea doubles. These are the safety concerns that will surely increase if the Champion Woods subdivision is connected to the proposed subdivision and thus I object to any connection between the two subdivision.

Thank you for sharing my concern.

Sincerely yours,

Earl Wiesinger, 517-749-5395

June 7, 2019

Dear Planning Commission Chair, Vice Chair, Secretary, and Commissioners,

I'm a resident in the Champion Woods subdivision in Okemos, MI. First I want to thank you for your service to our community and appreciate your expertise on land use. I'm strongly opposed to the RA zoning density, which is the core component of rezoning request #19060 (Bennett Road Holding LLC), for the following reasons.

Fundamentally identical to rezoning request #18120

Request #19060 is identical to rezoning request #18120 (Bennett Road Holding LLC), which the Planning Commission planned to deny before the original request was withdrawn on 10/30/2018. While the applicant has added some conditions in request #19060, all of your reasons for expressing concerns over rezoning this parcel still hold.

Wrong assumption used by the applicant and traffic study

The applicant stated, "Current zoning allows for up to 216 units and the requested rezoning will limit the number of dwelling units to a maximum of 210. The reduced lot count will act to preserve natural features and lessen the burden on local roads". I'd like to emphasize that this reasoning is based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. The traffic study concludes, " The traffic volumes generated by the proposed rezoning are expected to decrease the total traffic trips from this property". The traffic study is also based on the wrong assumption that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. The rezoning does not decrease the traffic volume but increases it.

Zoning goes with the land, not the owner's supposed intent

Zoning decisions are specific for the parcel of land and not to an individual person who sought the zoning approval. Zoning belongs to the land, not the owner. Owners come and go, but the land stays put. When an owner requests a change in zoning, they will often tell you what they intend to do with the land. But the zoning stays with the land.

Rezoning request #19060 requested the RA zoning density with conditions to develop the parcel as PUD and limit the number of dwelling units to a maximum of 210. But we don't know if there is a time period during which the conditions apply to the land. Is it 5 years, 10 years or 20 years? And if the applicant gets the requested RA zoning and sells the land to a new property owner later on, do the conditions associated with this rezoning request apply to the new landowner? All of these are unknown to the public.

Medical marijuana impact

The 18 medical marijuana facilities to be operated in the township will put strings on police, fire, emergency service etc. The high demand on public safety by marijuana businesses is due to the fact that cannabis is illegal under federal law and all related transactions are cash only. If the township chooses to opt in for recreational marijuana in 2020, there will be even more demand on public safety. The township just doesn't have enough resources to support the RA zoning which is very dense and large in size of 96.74 acres.

Last but not least, the applicant needs to pay application fee. The application form shows \$4,400 was paid in September 2018 so nothing has been paid this time. But application #19060 is a new request. Section E.1. of rezoning application form clearly states that application fee is nonrefundable. Therefore the \$4.4K fee paid for request #18120 can't be refunded and applied to rezoning request #19060.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Signature of Applicant DAVID STAUD Date 4-16-19

Type/Print Name

Fee: \$4,400 Received by/Date: _____
*PAID SEPTEMBER 2018

The parcel can be developed as it is currently zoned. I suggest Planning Commission stay with its original decision to not approve rezoning request #19060.

Sincerely,

Yingxin Zhou
equities trader, CPA

Peter Menser

From: Cui, Yue <cuiyue@msu.edu>
Sent: Friday, June 07, 2019 3:34 PM
To: Peter Menser; Planning Commision (DG)
Subject: Oppose the proposal for Rezoning #19060 (Bennett Road Holding LLC)

Dear planning committees,

I live in 2687 Sophiea PKWY. I am writing this letter to oppose the proposal of Rezoning #19060 (Bennett Road Holding LLC).

This re-zoning application didn't have a clear reason why the land needs to be rezoned. There is no reason to approve the application based on the information listed in the application form.

This re-submitted application didn't have significant changes compared to the applications submitted last fall (dropped 6 units). The residents in Okemos raised many issues and potential negative impacts (safety, traffic, public health, dredging, environmental hazards, property value drops, inconsistent zoning to the existing zones, etc.) for this rezoning proposal. The applicant didn't address any of these concerns in this re-submitted application.

Since the concerns that the Meridian Township residents addressed in last fall's public hearing were not mentioned in this re-submitted application, I can see that many residents may raise the same or similar questions in next Monday's meeting. The meeting might have a similar result. The applicant may withdraw the application and re-submit without significant changes later on even without paying an application fee. For the applicant, it is only one company's minor work (no significant changes for the application). However, the township, planning committee, and residents have to put a significant amount of time and resource for this matter each time without valuable outcome.

We respectfully ask you to vote "no" on the proposed rezoning.

Sincerely,

Yue Cui

Peter Menser

From: Gwen Hummel <gwen.hummel@gmail.com>
Sent: Friday, June 07, 2019 3:45 PM
To: Planning Commision (DG)
Subject: Cedar Classical Academy

Dear Planning Commission members,

Thank you for investing your time and talents to serve on the Planning Commission. It shows that you are concerned for your community and willing to take action to see that good decisions are made.

A strong community is a result of strong families. Cedar Classical Academy (CCA) is designed to help parents teach their kids in an effective, structured way that will produce productive members of society. 54% of Americans either remain in the community in which they were raised, or return after college or early career work.

<https://www.theatlantic.com/business/archive/2015/03/staying-close-to-home-no-matter-what/387736>

Kids with self discipline, high standards and a hard work ethic will give back to your community in the short run and in the long run.

Strong communities are built on freedom. Public education in the U.S. has been wonderful in many respects, and each of the families who choose to attend CCA will support their local public schools with many tax dollars every year.

They have no choice about that. But if they choose to use their own finances to give their child a private classical education, there should be adequate schools available for them to do so.

Meridian Township and the Chinese Christian Church is an excellent location for this freedom to be exercised.

Thank you for considering this superb team of people who will invest positively in your community as you have.

Respectfully,
Scott and Gwen Hummel



11.B & 12.D

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: June 14, 2019

Re: Commercial Planned Unit Development #19034 (Parks)

The Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) on an undeveloped parcel identified as Parcel Number 15-300-031. The development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building. The 2.43 acre, C-3 (Commercial) zoned site is located on the south side of Central Park Drive, west of Marsh Road.

The Planning Commission held the public hearing on the C-PUD request at its May 20, 2019 meeting and voted 8-0 to recommend approval at its June 10, 2019 meeting, citing the following reasons for its decision:

- The proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site.
- The requested waivers for parking lot landscape buffers are necessary to facilitate development of the site due to constraints related to the nature of the proposed land use.
- The number and type of amenities provided in the commercial planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-444(e)(2) of the Code of Ordinances.
- The proposed commercial planned unit development will be adequately served by public water and sanitary sewer.
- The proposed project is consistent with Objectives A and D of Goal 3 of the 2017 Master Plan to upgrade commercial areas.
- The proposed project is consistent with Goal 2 of the 2019 Township Action Plan to complete the relocation of the Farmers' Market to the "Marketplace on the Green" at the Meridian Mall.

Staff memorandums outlining the C-PUD request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

Commercial Planned Unit Development #19034 (Parks)

Township Board (June 18, 2019)

Page 2

Township Board Options

The Township Board may approve, approve with conditions, or deny the proposed C-PUD. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation.

The applicant has requested the Township Board make a decision on the commercial planned unit development the same night as the public hearing. A resolution to approve the C-PUD is attached.

- **Move to adopt the resolution approving Commercial Planned Unit Development #19034 to establish Marketplace on the Green/Farmers' Market on an undeveloped parcel identified as Parcel Number 15-300-031 located on the south side of Central Park Drive, west of Marsh Road.**

Attachments

1. Staff memorandums dated May 17, 2019 and June 7, 2019 with attachments.
2. Resolution recommending approval dated June 10, 2019.
3. Planning Commission minutes dated May 20, 2019 (public hearing).
4. Resolution to approve.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD)\2019\CPUD 19034 (Parks)\CPUD 19034.tb1.doc





To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: May 17, 2019

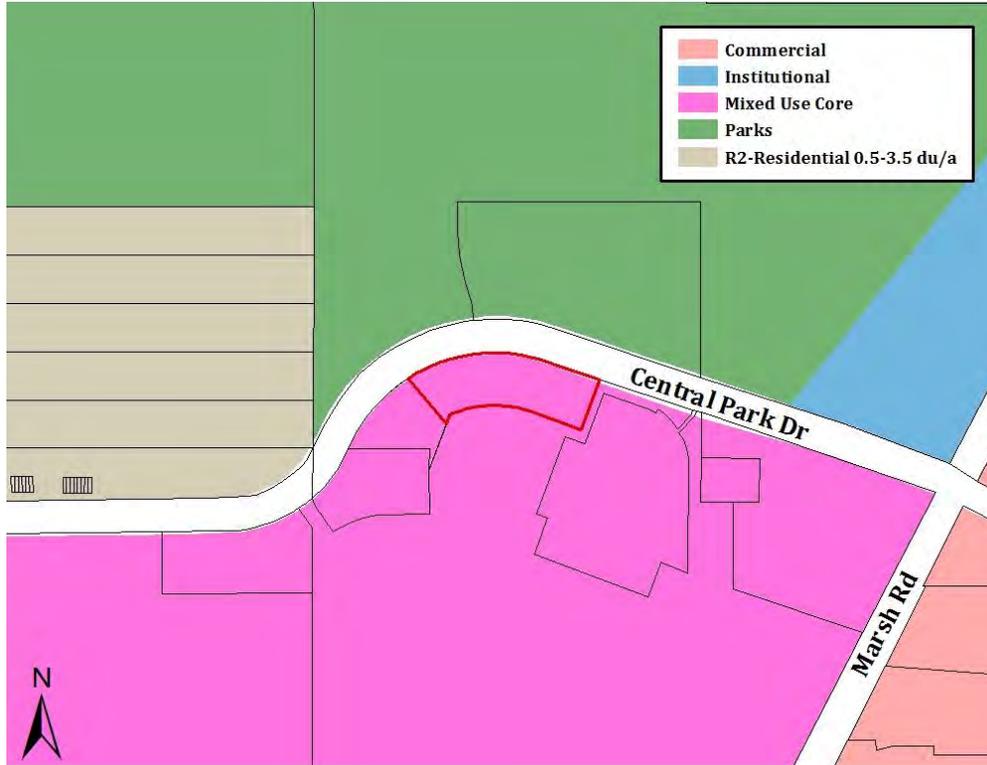
Re: Commercial Planned Unit Development #19034 (Meridian Township Parks and Recreation Department), Marketplace on the Green at a currently undeveloped parcel identified by Parcel Number 15-300-031.

The Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) at a currently undeveloped parcel identified by Parcel Number 15-300-031. The 2.43 acre, C-3 (Commercial) zoned site is located on the south side of Central Park Drive, west of Marsh Road. The development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building. The project, referred to as Marketplace on the Green, would be the new venue for the Township Farmers' Market.

In May 2019 the Director of Community Planning and Development approved a minor amendment to Meridian Mall's C-PUD. The minor amendment (C-PUD #19-13034) included the removal of the 2.43 acre subject property from the Mall's C-PUD. A land division (Commission Review #18153) was approved in February 2019 to separate the subject property from its parent parcel within the Mall's C-PUD. To keep the Mall consistent with its C-PUD approved by the Township Board for open space, four acres of Township property located south of Central Park Drive and east of Okemos Road were transferred to the Mall and added to the Mall's C-PUD as part of the minor amendment. The Township Board voted to authorize the Township Manager to complete the land transfer at its meeting on November 8, 2018.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

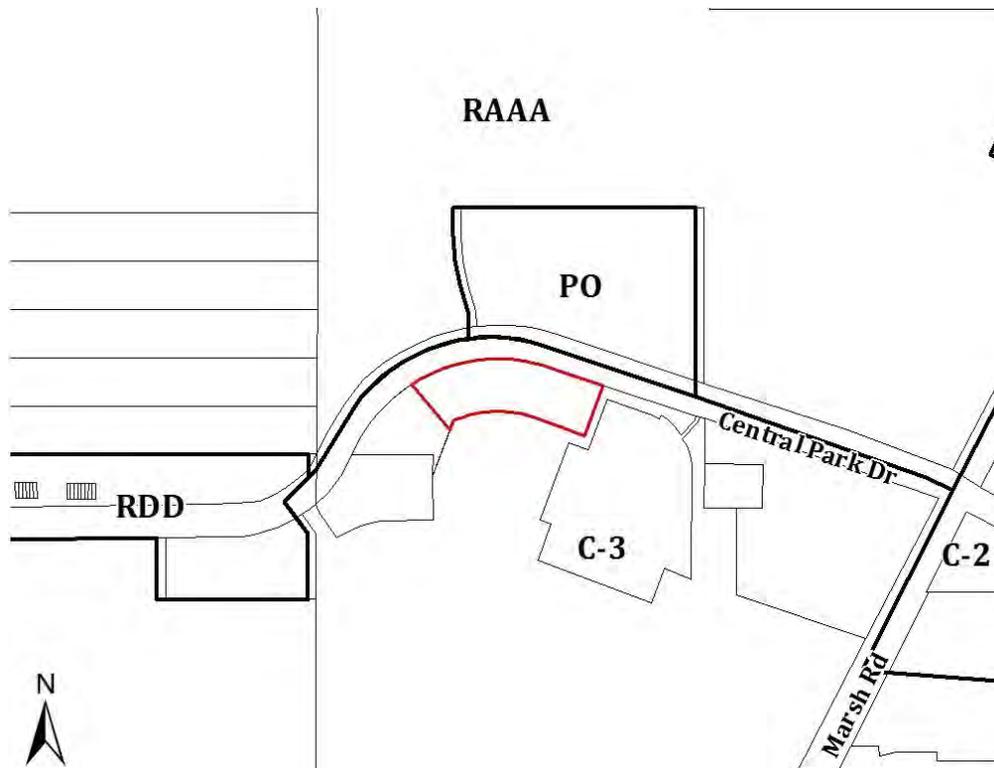
FUTURE LAND USE MAP



Zoning

The subject site is zoned C-3 (Commercial). With 666.54 feet of frontage on Central Park Drive and 2.43 acres (105,850.80 square feet) of lot area, the site meets and exceeds the minimum requirements of 100 feet of lot frontage and 10,000 square feet of lot area for the C-3 zoning district. A C-PUD is permitted in the C-1, C-2, C-3 (Commercial), and CS (Community Service) zoning districts. All uses permitted by right and by special use permit in the underlying C-3 zoning district are permitted in a C-PUD.

ZONING MAP



Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 844 feet above mean sea level at the east portion of the site and gradually rising to 846 feet above mean sea level near the west portion of the site. Vegetation mainly consists of grass and five locust trees along the east property line. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on the site. The site does not have any special designation on the Township Greenspace Plan.

Streets and Traffic

Access to the site will be from Central Park Drive, which is classified as a Collector street on the Street Setbacks and Service Drives Map in the zoning ordinance. CBL Properties granted the Township a non-exclusive perpetual access easement for vehicular and pedestrian ingress and egress to and from Central Park Drive (three access points), the perimeter drive (ring road) which provides internal access around the Mall site, as well as access points to the Mall property on Grand River Avenue (1) and Marsh Road (3).

**Commercial Planned Unit Development #19034 (Parks Department)
Planning Commission (May 20, 2019)
Page 4**

Central Park Drive is a four lane road with curb and gutter and no center turn lane. In 2019 the Ingham County Road Department (ICRD) plans on resurfacing Central Park Drive from Okemos Road to Grand River Avenue and has proposed reducing the number of lanes from four to three. At its meeting on May 9, 2019 the Township Board voted to support the proposed “Road Diet” for Central Park Drive.

A seven foot wide pedestrian-bicycle pathway is installed along the frontage of the subject site. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Central Park Drive, between Okemos Road and Marsh Road, showed a total of 7,240 vehicles in a 24 hour period.

The table below estimates future traffic generation that could be generated by the proposed project on a weekday. The Institute of Transportation Engineers (ITE) trip generation rates for *Farmers Market* (Land Use Code 858) were selected to represent the proposed development. The ITE manual does not contain data for traffic generated by a farmers’ market on a Saturday.

	Proposed C-PUD
Peak Hour Vehicle Trips (weekday)	425 (a.m.) 437 (p.m.)

The applicant provided a letter (attached) describing the hours of operation of the Township Farmers’ Market throughout the year. The C-PUD application materials indicate the Marketplace on the Green would be the venue for additional activities and events during the year. The traffic generation information provided by Planning staff in this memorandum is only an estimation of the number of vehicle trips to the Farmers’ Market, potentially the highest traffic generator resulting from the development, on a weekday. Traffic generation from a Saturday Farmers’ Market and other events held throughout the year are not factored into the above traffic generation estimation. The estimated vehicle trips do not necessarily correlate with the number of person trips to the Farmers’ Market. The submitted application materials indicate approximately 2,000 people visit the location of the existing Township Farmers’ Market on a summer Saturday.

Utilities

Municipal water and sanitary sewer are available to serve the project site. The location and capacity of utilities will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

Staff Analysis

The applicant is proposing to develop the site using the commercial planned unit development (C-PUD) ordinance. A C-PUD is reviewed in accordance with the provisions of Section 86-444 of the Code of Ordinances. The C-PUD process mirrors that of the mixed use planned unit development (MUPUD) process, with public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

The following section summarizes aspects of the project:

Bicycle parking: Six bicycle parking racks (12 bicycle parking spaces) are shown on the submitted site plan near the connection to the pedestrian-bicycle pathway along Central Park Drive.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Section 86-758 of the Code of Ordinances outlines the typical landscape requirements for off-street parking areas including landscaped islands at least ten feet in width, building perimeter landscaping at least four feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces, and two interior canopy trees per ten parking spaces. Section 86-473 provides standards for street trees. A landscape plan was provided and notes the required number of street trees (10) are provided, the location of two rain gardens, and the provision of trees, shrubs, and perennials/ornamental grasses around the site.

Outdoor lighting: The C-PUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance (Section 38-371). A photometric plan was not submitted. Any proposed outdoor lighting will be reviewed in detail during site plan review if the C-PUD is approved.

Parking: 76 parking spaces are required to serve the subject property. CBL Properties granted the Township a non-exclusive perpetual easement for vehicular parking on Mall property. The shared parking agreement guarantees a minimum 200 parking spaces will be maintained on Mall property for the Marketplace on the Green.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks shall be of commercial quality and complement the building design and style. Three bicycle racks (six bicycle parking spaces) are shown on the submitted site plans. Information on proposed railings, benches, trash receptacles, or other accessory items were not provided.

Waiver requests

The C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project:

Parking lot setback (adjoining a public street): Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide must be provided between the parking area and the adjacent right-of-way. At its closest point the parking area west of the pavilion is located 17.55 feet from the Central Park Drive right-of-way. A waiver of 2.45 feet is being requested for the parking lot setback from a public street.

Rear yard parking lot setback: A 15 foot wide landscaped buffer is required between a parking area and an adjoining nonresidential property line. The submitted site plan shows a zero foot landscape buffer along the south property line, therefore a waiver of 15 feet is being requested.

Amenities

One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the zoning ordinance, which include conservation, environment, accessibility, parks, recreation and culture, social interaction, and site and building design. If multiple amenities are shown, the ordinance suggests they should represent multiple categories. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-444(e)(2) of the C-PUD ordinance.

Sheet 1 of the submitted site plan shows the proposed amenities for the project, including connection to the pedestrian-bicycle pathway along Central Park Drive and increased pervious area.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution will be provided at a future meeting.

Attachments

1. Commercial planned unit development application dated April 23, 2019.
2. Site plans prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019).
3. Building elevation prepared by Coverworx.
4. Letter from Parks and Recreation Director LuAnn Maisner dated April 30, 2019.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2019\CPUD 19034 (Parks Department, farmers' market)\CPUD 19034.pc1.doc

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095

COMMERCIAL PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Commercial Planned Unit Development.

Part I

- A. Applicant MERIDIAN TWP PARKS & REC. LUANN MAISNER, DIRECTOR
Address of Applicant 2100 GAYLORD C. SMITH COURT, HASLETT, MI 48840
Telephone - Work (517) 853-4604 E-Mail MAISNER@MERIDIANMI Fax _____
Interest in property (circle one): Owner Tenant Option IMP. ST Other _____
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 15-300-031 - VACANT CENTRAL PARK DRIVE
Legal description (please attach if necessary) SEE SITE PLAN
Current zoning C-3
Project name MARKET PLACE ON THE GREEN
- C. Developer (if different than applicant) _____
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name KEBS, INC - JEFF KYES
Address 2116 HASLETT RD. HASLETT, MI 48840
Telephone(s) (517) 339-1014 E-Mail jkyes@kebs.com Fax (517) 339 9047
- E. Acreage of all parcels in the project: Gross 2.43 Net 2.43
- F. Proposed Uses and Site Amenities:
1. Use(s)
 - a. Type(s) PAVILION, OFFICE/RESTROOM
 - b. Gross Floor Area 14' 650 SF PAVILION - 480 SF OFFICE/RESTROOM
 - c. Usable floor area _____
 - e. Number of employees _____
 - f. Hours of operation _____
 3. Number of Parking Spaces Required: N.A. CROSS PARKING AGREEMENT
Number of Parking Spaces Proposed: (4) B.F. (40) VENDOR SPACES
 4. Proposed Amenities: Type ENVIRONMENT - INCREASED PERVIOUS SURFACE
Type _____
Type _____
Type _____
- G. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Legal Description of the property. (A sealed survey may be required)

3. Evidence of property ownership or a letter from the property owner authorizing the request submitted with proof of property owner from the author of the letter.
4. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include but need not be limited to: soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
5. If the project is to be phased, a document generally describing the proposed phasing program.
6. A written request identifying each waiver and each amenity.
7. A map drawn to an engineer's scale of the total property showing its location in the township and its relation to adjacent property.
8. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
9. A schematic layout of the proposed storm sewer system.
10. Site Plans: 16 copies (Fifteen (15) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a multiple site plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
11. Building elevations (all sides) drawn to scale and in color. Elevations should be accompanied by material samples or a display board of the proposed exterior materials and colors.
12. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
13. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
14. A lighting plan (see Chapter 38, Article VII).

15. Copies of comments from reviewing agencies such as, but not limited to, the following:

- Ingham County Road Commission
- Ingham County Drain Commission
- Michigan Department of Transportation (if applicable)
- Michigan Department of Environmental Quality (if applicable)

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

4-23-19
Date

LuAnn M. Aisner
Type/Print Name

Fee: _____

Received by: _____

Date: _____

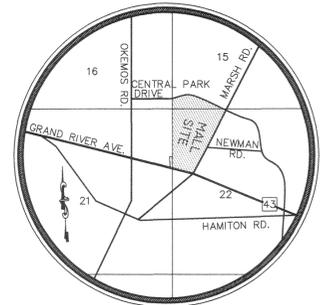
Pre-Application Meeting Held: _____
Date

Application Complete: _____
Date

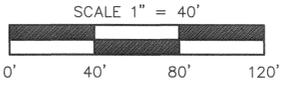
By: _____
Staff

Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

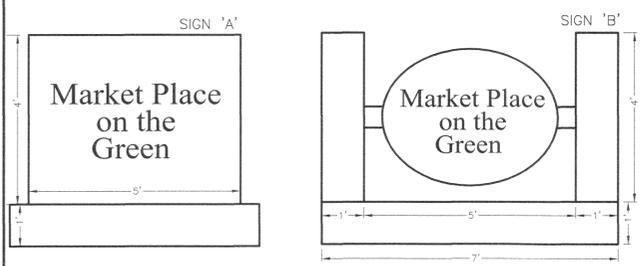


VICINITY MAP
NO SCALE



CLIENT:
MERIDIAN TOWNSHIP
PARKS & RECREATION
2100 GAYLORD C. SMITH CT.
E. LANSING, MI. 48223
PH: (517) 853-4600
FAX: (517) 853-4099

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047



ZONED RAAA

ZONED PO

ARC = 494.84'
RADIUS = 545.00'
Δ = 52°01'22"
CHORD = 478.02'
BRG. = S83°23'40"W

ARC = 280.34'
RADIUS = 366.22'
Δ = 43°51'32"
CHORD = 273.54'
BRG. = S87°28'35"W

CERTIFICATE OF SURVE

Parcel B:
A parcel of land in the Southwest 1/4 of Section 15, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southwest corner of said Section 15; thence N00°37'51"E along the West line of said Section 15 a distance of 299.82 feet to the Southerly line of Central Park Drive; thence along said Southerly line the following three courses: Northeastly 205.29 feet along a curve to the left, said curve having a radius of 460.00 feet, a delta angle of 25°34'11", and a chord of 203.59 feet bearing N35°59'54"E; Northeastly 0.87 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 0°05'29", and a chord of 0.87 feet bearing N23°15'34"E; and Northeastly 316.18 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 33°14'24", and a chord of 311.76 feet bearing N39°55'28"E to the point of beginning of this description; thence continuing along said Southerly line the following two courses: Northeastly 494.84 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 52°01'22", and a chord of 478.02 feet bearing N83°23'40"E; and S70°35'39"E 188.52 feet; thence S20°31'18"W 182.43 feet; thence N69°28'42"W 185.00 feet; thence Southwesterly 280.34 feet along a curve to the left, said curve having a radius of 366.22 feet, a delta angle of 43°51'32", and a chord of 273.54 feet bearing S87°28'35"W; thence S20°31'18"W 33.94 feet; thence N39°35'52"W 204.38 feet to the point of beginning; said parcel containing 2.43 acres more or less; said parcel subject to all easements and restrictions if any.

ZONED C-3
PROPOSED BUILDING - 480 S.F.
(OFFICE AND RESTROOMS)
PROPOSED PAVILION - 14,650 S.F.
TOTAL BUILDING COVERAGE = 14.26%

AMENITY:
① INCREASED PERVIOUS AREA
MIN. REQUIRED PERVIOUS AREA 30%
PROPOSED PERVIOUS AREA 49.01%

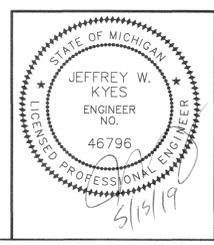
PARKING INFORMATION
NOTE: CROSS PARKING AGREEMENT WITH MERIDIAN MALL
PROPOSED ON SITE PARKING = (4) B/F SPACES
(40) 10' x 20' VENDOR SPACES

SECTION	REQUIREMENT	REASON	WAIVER REQUESTED
86-756(11)	20' FROM R.O.W. PARKING SETBACK	17.55' PROP PARKING SETBACK	2.45' WAIVER
86-756(14)	15' SIDE AND REAR PARKING SETBACK	0' PROP PARKING SETBACK (PARKING AGREEMENT W/MERIDIAN MALL)	15.00' WAIVER
86-687(3)(a)	WALL SIGNS NOT ALLOWED ON REAR OF BUILDING	WALL SIGNS PROPOSED ON FRONT AND REAR OF COMMERCIAL BUILDING	ALLOW WALL SIGNS ON REAR OF BUILDING FOR COMMERCIAL USES
86-687 (4)	ONE FREESTANDING SIGN ALLOWED PER PARCEL	3 SIGNS PROPOSED	2 ADDITIONAL SIGNS

- ① DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- ⊙ DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

- CPUD SHEET INDEX
- COVER SHEET, DIMENSION & AMENITIES PLAN
 - UTILITY PLAN
 - PRELIMINARY STORM WATER MANAGEMENT PLAN
 - PERVIOUS/IMPERVIOUS PLAN

ATTACHMENTS:
LANDSCAPE PLAN (BY OTHERS)



<p>REVISIONS</p> <p>04-23-19 CPUD SUBMITTAL</p> <p>5-15-19 RESTROOM BLDG.</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> <p>Market Place on the Green</p> <p>COVER SHEET, DIMENSION & AMENITIES PLAN</p> <p>SCALE: 1" = 40'</p> <p>DATE: 4-9-19</p> <p>AUTHORIZED BY: MERIDIAN TOWNSHIP</p>	<p>DESIGNER: JWK</p> <p>PROJECT MGR. JWK</p> <p>APPROVED BY: JWK</p> <p>SHEET 1 OF 4</p> <p>JOB #: 94322</p>
---	---	--

EX. SEWER INVENTORY:

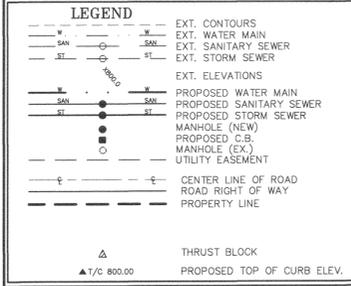
EX. SAN MH# 7
RIM 844.48
I.E. 8" E 836.20
I.E. 8" W 836.05
I.E. 8" S 836.10

EX. SAN MH#9
RIM
I.E. 8" E/S/W 838.10

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



EX. STORM SEWER INVENTORY	EX. SANITARY INVENTORY
ST# 7 T/CAST 854.68 I.E. 12" CONC. N 849.78 I.E. 10" CONC. E 849.78	SA# 5 T/CAST 843.19 I.E. 6" PVC SW 847.47 I.E. 8" CLAY NW 837.44
CB# 12 F/L 846.51 I.E. 12" CONC. W 841.06	SA# 6 T/CAST 847.04 I.E. NE 842.49 I.E. 6" ESE 842.59
CB# 13 F/L #2846.53 I.E. 24" CONC. NNE 839.13 I.E. 12" CONC. E 840.63	
CB# 14 W/TYPE "C" COVER F/L 844.03 I.E. 36" CONC. N 836.63 I.E. 24" CONC. SSW 837.08	
CB# 15 F/L 842.63 I.E. 12" CONC. NW 839.63	

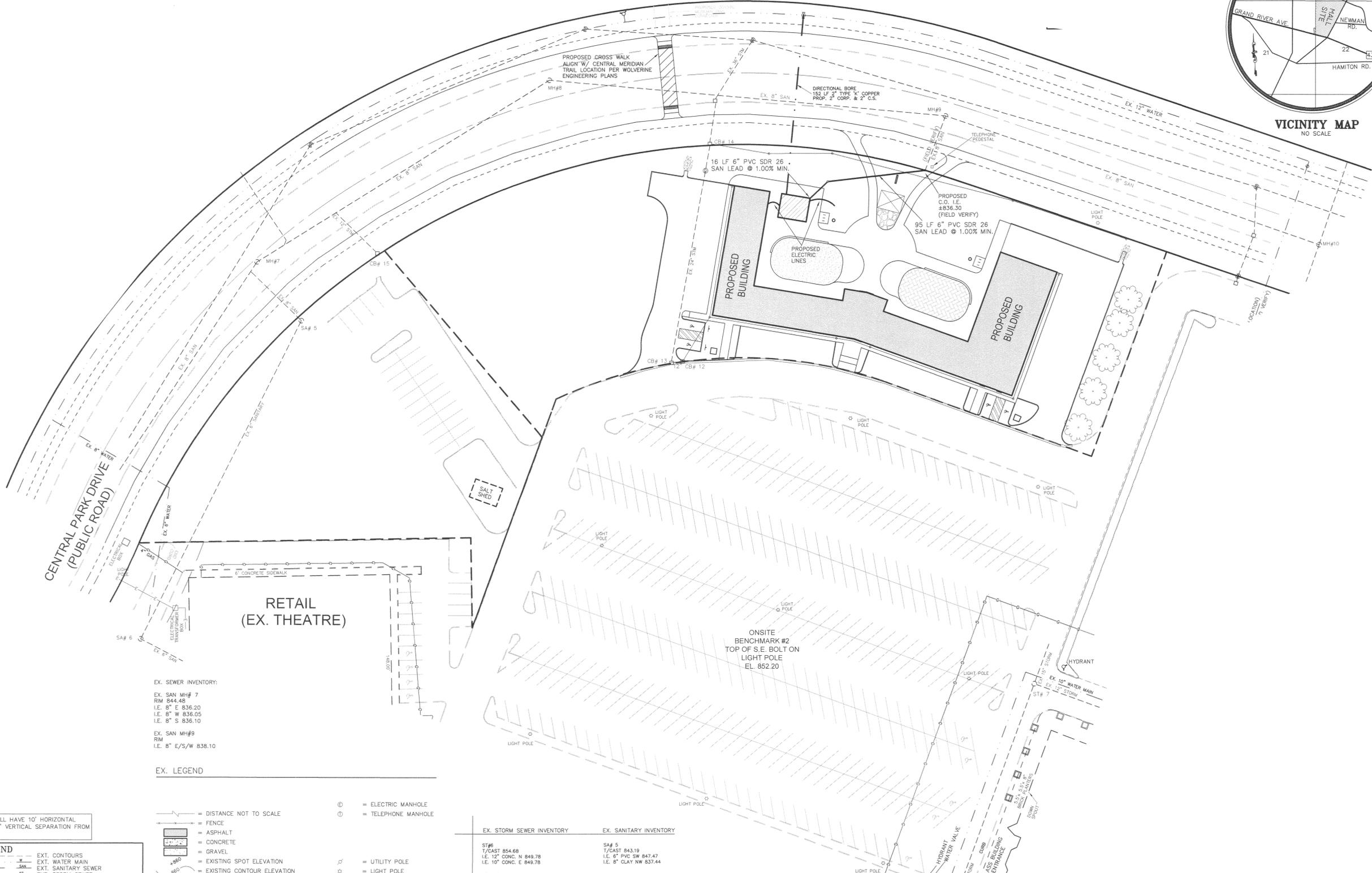
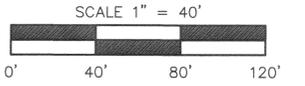


Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



VICINITY MAP
NO SCALE



EX. SEWER INVENTORY:
 EX. SAN MH# 7
 RIM 844.48
 I.E. 8" E 836.20
 I.E. 8" W 836.05
 I.E. 8" S 836.10
 EX. SAN MH#9
 RIM
 I.E. 8" E/S/W 838.10

EX. LEGEND

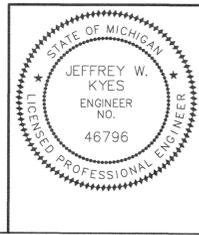
NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED C.B. MANHOLE (NEW)
	PROPOSED C.B. MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

	= DISTANCE NOT TO SCALE		= ELECTRIC MANHOLE
	= FENCE		= TELEPHONE MANHOLE
	= ASPHALT		= UTILITY POLE
	= CONCRETE		= LIGHT POLE
	= GRAVEL		= GUY POLE
	= EXISTING SPOT ELEVATION		= GUY WIRE
	= EXISTING CONTOUR ELEVATION		= UTILITY PEDESTAL
	= GAS LINE		= TRANSFORMER
	= UNDERGROUND TELEPHONE		= HANDHOLE
	= UNDERGROUND TELEVISION		= ELECTRIC METER
	= UNDERGROUND ELECTRIC		= GAS METER
	= OVERHEAD WIRES		= SIGN
	= EDGE OF WOODS		= POST
	= DECIDUOUS TREE		= AIR CONDITIONING UNIT
	= CONIFEROUS TREE		
	= BUSH		

EX. STORM SEWER INVENTORY

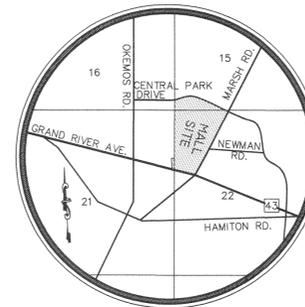
ST#6 T/CAST 854.68 I.E. 12" CONC. N 849.78 I.E. 10" CONC. E 849.78	SA# 5 T/CAST 843.19 I.E. 6" PVC SW 847.47 I.E. 8" CLAY NW 837.44
CB# 12 F/L 846.51 I.E. 12" W 841.06	SA# 6 T/CAST 847.04 I.E. NE 842.49 I.E. 6" ESE 842.59
CB# 13 F/L 828.53 I.E. 24" CONC. NNE 839.13 I.E. 12" CONC. E 840.63	
CB# 14 W/T/TYPE "C" COVER F/L 844.03 I.E. 36" CONC. N 836.63 I.E. 24" CONC. SSW 837.08	
CB# 15 F/L 842.63 I.E. 12" CONC. NW 839.63	



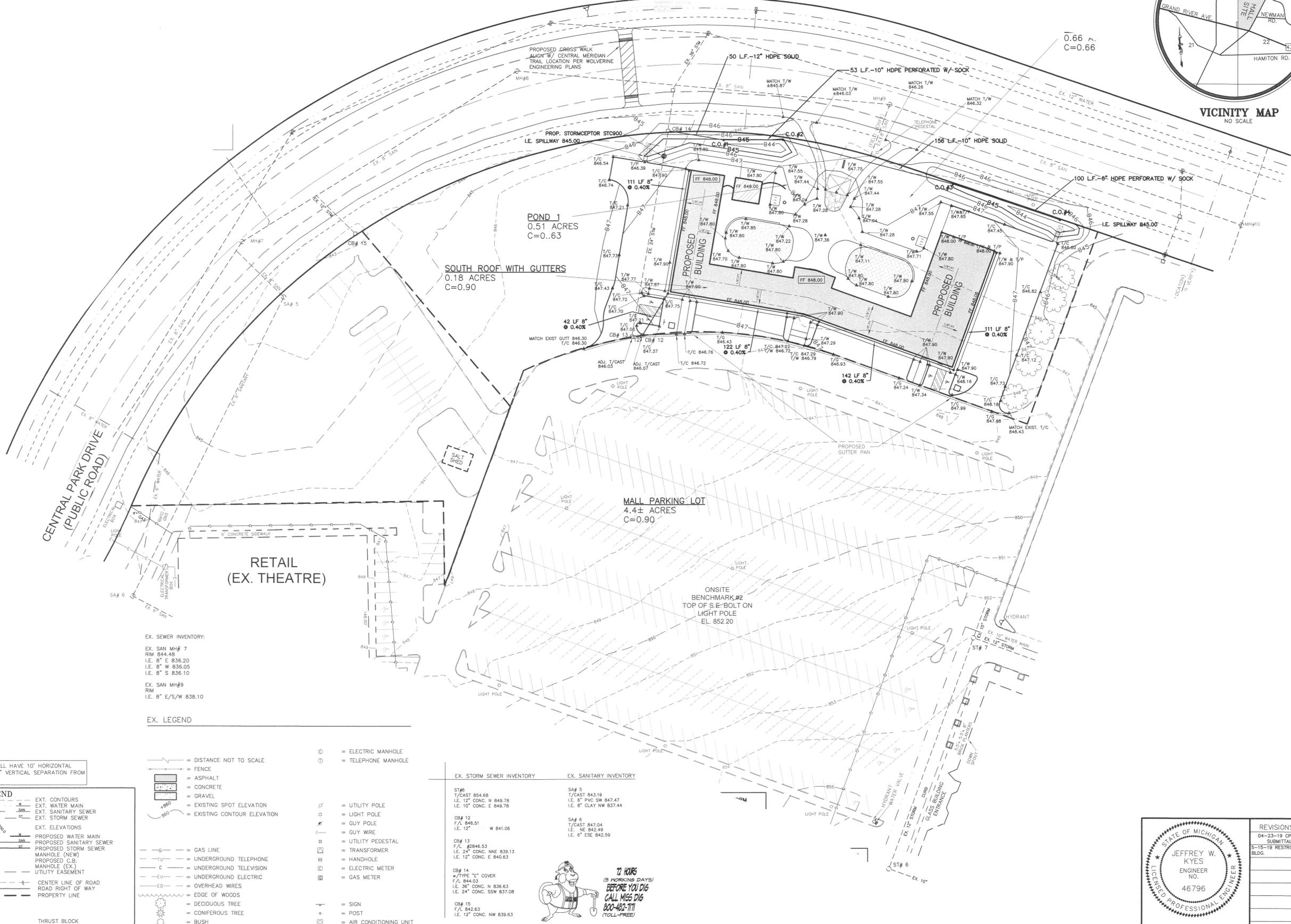
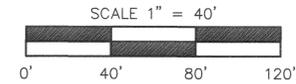
REVISIONS		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
04-23-19 CPUD SUBMITTAL		2116 HASLETT ROAD, HASLETT, MI 48840	Ph. 517-339-1014 FAX. 517-339-8047
05-15-19 RESTROOM BLDG.		Marshall Office	Ph. 269-781-9800
Market Place on the Green			
UTILITY PLAN			
SCALE: 1" = 40'	DESIGNER: JWK	APPROVED BY: JWK	
DATE: 4-9-19	PROJECT MGR. JWK	SHEET 2 OF 4	
AUTHORIZED BY: MERIDIAN TOWNSHIP		JOB #: 94322	

Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



VICINITY MAP
NO SCALE



EX. SEWER INVENTORY:
EX. SAN MH# 7
RM 844.48
I.E. 8" E 836.20
I.E. 8" W 836.05
I.E. 8" S 836.10

EX. SAN MH#9
RM
I.E. 8" E/S/W 838.10

EX. LEGEND

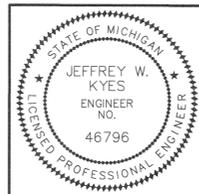
NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B. MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- ▲ THRUST BLOCK
- ▲ T/C 800.00
- ▲ PROPOSED TOP OF CURB ELEV.

- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- EDGE OF WOODS
- DEODOROUS TREE
- CONIFEROUS TREE
- BUSH

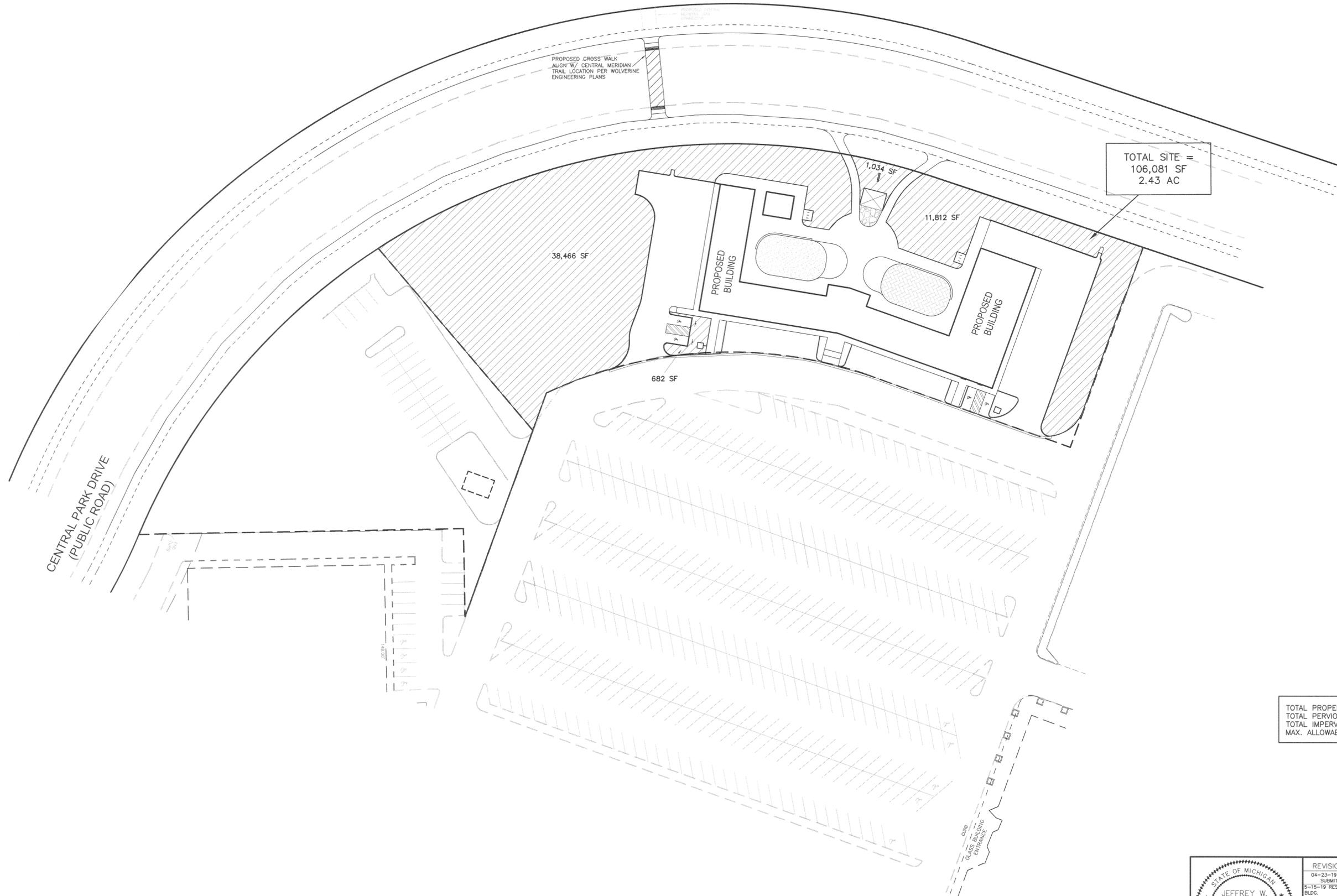
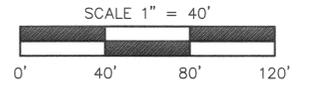
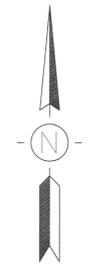
EX. STORM SEWER INVENTORY	EX. SANITARY INVENTORY
ST#6 T/CAST 854.68 I.E. 12" CONC. N 849.78 I.E. 10" CONC. E 849.78	SA# 5 T/CAST 843.19 I.E. 6" PVC SW 847.47 I.E. 8" CLAY NW 837.44
CB# 12 F/L 846.51 I.E. 12" W 841.06	SA# 6 T/CAST 847.04 I.E. NE 842.49 I.E. 6" ESE 842.59
CB# 13 F/L 828.63 I.E. 24" CONC. NW 839.13 I.E. 12" CONC. E 840.63	
CB# 14 W/TYPE "T" COVER F/L 844.03 I.E. 36" CONC. N 836.63 I.E. 24" CONC. SSW 837.08	
CB# 15 F/L 842.63 I.E. 12" CONC. NW 839.63	



<p>REVISIONS</p> <p>04-23-19 CPUD SUBMITTAL</p> <p>5-15-19 RESTROOM BLDG.</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840</p> <p>PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 289-781-9800</p>
<p>Market Place on the Green</p> <p>PRELIMINARY STORMWATER MANAGEMENT PLAN</p>	
<p>SCALE: 1" = 40'</p> <p>DATE: 4-9-19</p> <p>AUTHORIZED BY: MERIDIAN TOWNSHIP</p>	<p>DESIGNER: JWK</p> <p>PROJECT MGR. JWK</p> <p>APPROVED BY: JWK</p> <p>SHEET 3 OF 4</p> <p>JOB #: 94322</p>

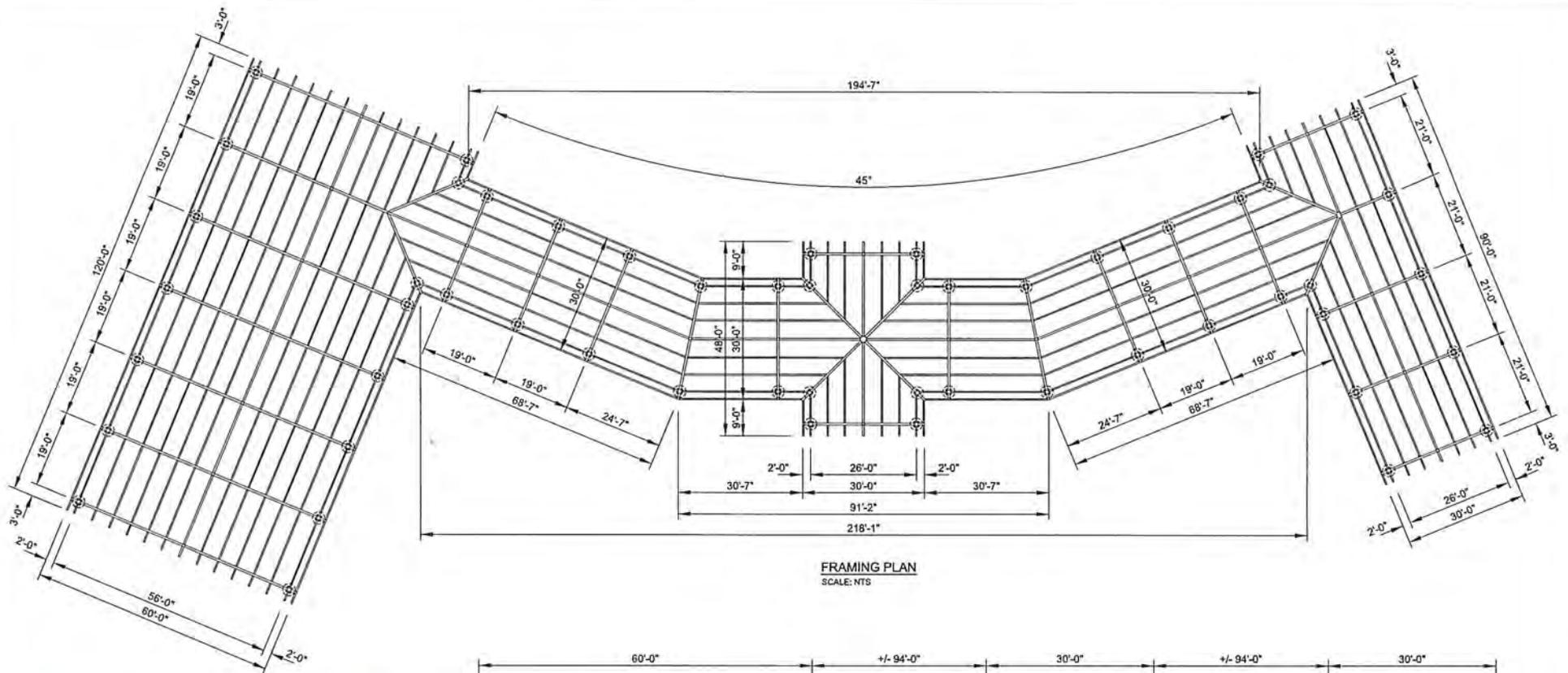
Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



TOTAL PROPERTY = 2.43 AC.=106,081 S.F.
 TOTAL PERVIOUS AREA = 51,994 S.F. = 49.01%
 TOTAL IMPERVIOUS AREA = 54,087 S.F. = 50.99%
 MAX. ALLOWABLE IMPERVIOUS = 70%

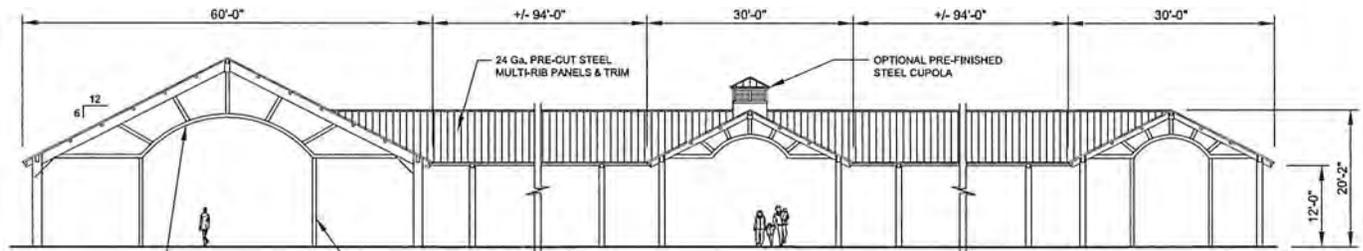
	REVISIONS 04-23-19 CPUD SUBMITTAL 5-15-19 RESTROOM BLDG.	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
	Market Place on the Green PERVIOUS/IMPERVIOUS PLAN		
	SCALE: 1"= 40' DATE: 4-9-19 AUTHORIZED BY: MERIDIAN TOWNSHIP	DESIGNER: JWK PROJECT MGR. JWK	APPROVED BY: JWK SHEET 4 OF 4 JOB #: 94.322
	PERVIOUS/IMPERVIOUS PLAN		



FRAMING PLAN
SCALE: NTS



SITE PLAN
SCALE: NTS



FRONT ELEVATION
SCALE: NTS



11800 East 9 Mile Road
Warren, MI 48093
Office: (586) 486-1088
Fax: (586) 754-9130
Toll Free: (800) 657-6118
Email: info@coverworx.com
www.coverworx.com

Custom Gable Shelters with Connecting Cross Gable
Meridian Twp. Farmers Market

DESIGN SPECIFICATIONS



To: Planning Commission
From: LuAnn Maisner, Director of Parks and Recreation
Date: April 30, 2019
Re: Marketplace on the Green – Commercial Planned Unit Development
Traffic Information

The popularity of the existing Farmers' Market currently located at 5151 Marsh Road, Okemos has lead us to relocate this activity to a new space adjacent to Meridian Mall. With one of the prime reasons for relocating being insufficient parking, the cross –access agreement Meridian Township has with Meridian Mall allows us to build a new facility while using existing underutilized parking.

Farmers' Market Hours

The Farmers' Market event is held on Saturdays beginning the first Saturday in May through the last Saturday in October each year. The Wednesday Market begins the first Wednesday in July through the last Wednesday in October. The hours of operation are 8:00am-2:00pm. (total of 46 days)

Vendors and Customers

Depending on the time of year, the market hosts between 30-54 vendors. The new Market will allow for a maximum of 70 vendors. It is estimated that the number of customers that visit the market is about 1,500-2,000 on Saturdays and about 500 on Wednesdays.

Additional Market Activities

Meridian Township also plans to use this venue for other activities and events as well such as regular arts and crafts markets, antiques markets, street fairs with food trucks, music and recreation such as ice skating.

Parking

With the existing Market at the Township offices located on the northwest corner of Marsh and Central Park Drive, there are only two access points available: one on Marsh Road and the other on Central Park Drive. The new location at Meridian Mall offers multiple access points including those on Marsh Road (2), Grand River Avenue (1), and Central Park Drive (3). This location should dilute the congestion at the current and future sites.

Conclusion

Based on the number of event days and times, multiple access points; no additional curb cuts; making better use of underutilized existing parking, this move could actually reduce traffic congestion on Marsh Road. The Farmers' Market is not a new activity to the area, just one that is being relocated.



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: June 7, 2019

Re: Commercial Planned Unit Development #19034 (Meridian Township Parks and Recreation Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

At its meeting on May 20, 2019 the Planning Commission held a public hearing for a request to establish a commercial planned unit development (C-PUD) on a currently undeveloped parcel identified by Parcel Number 15-300-031. The development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the C-PUD request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution to recommend approval is attached.

- **Motion to adopt the attached resolution to recommend approval of C-PUD #19034.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2019\CPUD 19034 (Parks Department)\CPUD 19034.pc2.docx

RESOLUTION TO APPROVE

**Commercial Planned Unit Development #19034
(Meridian Township Parks and Recreation Department)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) on a currently undeveloped parcel identified by Parcel Number 15-300-031; and

WHEREAS, the development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building; and

WHEREAS, the 2.43 acre subject site is appropriately zoned C-3 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 20, 2019 and has reviewed staff material forwarded under a cover memorandum dated May 17, 2019; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for development of commercial sites to ensure the continuing economic viability of the Township’s commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for parking lot landscape buffers are necessary to facilitate development of the site due to constraints related to the nature of the proposed land use; and

WHEREAS, the number and type of amenities provided in the commercial planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-444(e)(2) of the Code of Ordinances; and

WHEREAS, the proposed commercial planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed project is consistent with Objectives A and D of Goal 3 of the 2017 Master Plan to upgrade commercial areas; and

**Resolution to Approve
C-PUD #19034 (Meridian Township Parks and Recreation Department)
Page 2**

WHEREAS, the proposed project is consistent with Goal 2 of the 2019 Township Action Plan to complete the relocation of the Farmers' Market to the "Marketplace on the Green" at the Meridian Mall.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #19034, subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the amenities plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. The waivers requested for parking lot landscape buffers are recommended for approval as depicted on the Coversheet, Dimension, and Amenities Plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
4. Site accessories such as benches, trash and recycling receptacles, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Any future building addition or expansion will require a modification to Commercial Planned Unit Development #19034.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Approve
C-PUD #19034 (Meridian Township Parks and Recreation Department)
Page 3

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

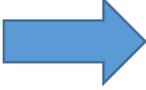
John Scott-Craig
Planning Commission Chair

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2019\CPUD 19034 (Parks Department)\CPUD 19034 resolution PC.doc

5. Communications

Chair Scott-Craig noted the communications listed on the agenda and the several communications that were received after the packet was sent out .

6. Public Hearings

- 
- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:29P.M.

Principal Planner Menser provided a summary of the request.

The applicant, LuAnn Maisner, Director of Parks & Recreation with Meridian Township provided the historical background of the Farmers Market and explained the vision for the future Marketplace on the Green.

Public Comments - NONE

Planning Commission Discussion included the following:

- The cost of the project is \$1.2 Million and all the funding is currently in place.
- The setup for vendors in the new Marketplace on the Green was explained when questions were asked. There would be 41 back-in spaces for vendors with trailers and approximately 30 additional areas for vendors to set up under the pavilion.
- Traffic access routes to the new Marketplace on the Green were discussed and Mr. Kyes explained the access would be all existing routes via near Studio C, Marsh Road, Central Park Drive, through Best Buy, and around the Meridian Mall.
- Pedestrian traffic was a concern discussed and in addition to the Road Diet planned for Central Park Drive Mr. Kyes will work with the Ingham County Road Commission on a pedestrian pathway and signage to address the safety concerns.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the Commercial Planned Unit Development #19034 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:50 P.M.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Motion by Commissioner Trezise to adopt the resolution recommending approval of Mixed Use Planned Unit Development #19024.

Supported by Commissioner Lane.

RESOLUTION TO APPROVE

**Commercial Planned Unit Development #19034
(Meridian Township Parks and Recreation Department)**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of June, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) on an undeveloped parcel identified by Parcel Number 15-300-031; and

WHEREAS, the development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building; and

WHEREAS, the 2.43 acre subject site is appropriately zoned C-3 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on May 20, 2019 and recommended approval on June 10, 2019; and

WHEREAS, the Township Board held a public hearing on the request at its meeting on June 18, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated June 14, 2019; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for development of commercial sites to ensure the continuing economic viability of the Township’s commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for parking lot landscape buffers are necessary to facilitate development of the site due to constraints related to the nature of the proposed land use; and

WHEREAS, the number and type of amenities provided in the commercial planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-444(e)(2) of the Code of Ordinances; and

WHEREAS, the proposed commercial planned unit development will be adequately served by public water and sanitary sewer; and

**Resolution to Approve
C-PUD #19034 (Meridian Township Parks and Recreation Department)
Page 2**

WHEREAS, the proposed project is consistent with Objectives A and D of Goal 3 of the 2017 Master Plan to upgrade commercial areas; and

WHEREAS, the proposed project is consistent with Goal 2 of the 2019 Township Action Plan to complete the relocation of the Farmers' Market to the "Marketplace on the Green" at the Meridian Mall.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Commercial Planned Unit Development #19034, subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the amenities plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. The waivers requested for parking lot landscape buffers are recommended for approval as depicted on the Coversheet, Dimension, and Amenities Plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
4. Site accessories such as benches, trash and recycling receptacles, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Any future building addition or expansion will require a modification to Commercial Planned Unit Development #19034.

ADOPTED: YEAS: _____

NAYS: _____



11.C. & 12. F.

To: Township Board Members

From: Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering
Younes Ishraidi, P.E., Chief Engineer

Date: June 18, 2019

Re: Newton Road Sanitary Sewer Main Special Assessment District #54
Hearing & Resolution #3

On June 4, 2019, the Township Board was presented, and approved Resolution #1 and #2, declaring its intent to create Special Assessment District #54 and setting a public hearing for June 18, 2019. Tonight we will hold the public hearing to receive comments in favor and/or objections to the proposed Newton Road Sanitary Sewer Main Special Assessment District #54.

This project involves the construction an 8" sanitary sewer main beginning at the manhole south of Sacramento Way, 210 feet south, towards Lake Lansing Road. As part of the project, laterals to each property, would also be installed, from the sanitary main to the road right of way.

The proposed special assessment district (see attached map) includes three residential properties on the west side of Newton Road north of Lake Lansing Road. The extension would also allow for the future construction of a modern restroom facility at the Newton Road Park. We estimate the approximate construction cost at \$60,000 for the extension. Although we are not formally including the Township Park property in the special assessment district, we do anticipate participating financially at an equal cost share of \$15,000. If approved, the resulting properties in the special assessment district would then be required to fund the remaining \$45,000 equally among the three properties, at a cost of \$15,000 per parcel.

Resolution #3 is attached for your consideration. Resolution #3 approves the construction of the sanitary sewer improvement, approves the plans and cost estimate, determines the district, and directs an assessment roll be made.

Proposed Motion:

"Move to approve Newton Road Public Sanitary Sewer Improvement Special Assessment District #54 Resolution #3, which approves the construction; and to defray the cost thereof by special assessment against the properties specially benefited thereby; approves the plans and estimate of cost in the amount of \$60,000; declares the petition sufficient; determines the special assessment district; and directs the Supervisor to make a special assessment roll and affix a certificate to the completed special assessment roll."

Attachment(s):

NEWTON ROAD
SANITARY SEWER EXTENSION
SPECIAL ASSESSMENT DISTRICT #54



GEORGE F EYDE FAMILY LLC
300 S WASHINGTON SQ,
SUITE 400
LANSING, MI 48933
04-376-007

BATEMAN, MIKE & ARVILLA
6031 NEWTON RD
EAST LANSING, MI 48823
04-376-010

6031

MCGUIRE, ANGELA M
6024 NEWTON RD
EAST LANSING, MI 48823
04-376-005

6024

04-376-006

04-376-004
2310

2292

04-451-001
2200

04-453-001
2201
12

NEWTON RD.

04-40
60

LAKE LANSING RD.

2309

09-126-011

2293

09-126-012

2275

09-127-001

2271

09-127-002

2245

09-127-005

09-126-004

09-126-005

09-126-006

09-126-007

09-126-008

09-126-009

09-126-010

09-126-011

09-126-012

09-126-013

09-126-014

09-126-015

09-126-016

09-126-017

09-126-018

09-126-019

09-126-020

09-126-021

09-126-022

09-126-023

09-126-024

09-126-025

09-126-026

09-126-027

09-126-028

09-126-029

09-126-030

09-126-031

09-126-032

09-126-033

09-126-034

09-126-035

09-126-036

09-126-037

09-126-038

09-126-039

09-126-040

09-126-041

09-126-042

09-126-043

09-126-044

09-126-045

09-126-046

09-126-047

09-126-048

09-126-049

09-126-050

09-126-051

09-126-052

09-126-053

09-126-054

09-126-055

09-126-056

09-126-057

09-126-058

09-126-059

09-126-060

09-126-061

09-126-062

09-126-063

09-126-064

09-126-065

09-126-066

09-126-067

09-126-068

09-126-069

09-126-070

09-126-071

09-126-072

09-126-073

09-126-074

09-126-075

09-126-076

09-126-077

09-126-078

09-126-079

09-126-080

09-126-081

09-126-082

09-126-083

09-126-084

09-126-085

09-126-086

09-126-087

09-126-088

09-126-089

09-126-090

09-126-091

09-126-092

09-126-093

09-126-094

09-126-095

09-126-096

09-126-097

09-126-098

09-126-099

09-126-100

**NEWTON ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 54**

RESOLUTION NO. 3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, 517. 853.4000 on Tuesday, June 18, 2019, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____

and supported by _____.

WHEREAS, the Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on June 4, 2019, adopt a resolution tentatively approving the construction of certain sanitary sewer system improvements and the establishment of a special assessment district for the purpose of paying the cost thereof, which improvements and special assessment district are more specifically hereinafter described; and

WHEREAS, the Township Board did meet on June 18, 2019 at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

WHEREAS, conceptual plans and estimates of cost of said project are on file with the Township Clerk and have been on file since June 18, 2019; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT

1. The Township Board hereby approves the construction of the following described improvement:

Construct approximately 210 feet of 8" gravity sanitary sewer, beginning at the manhole approximately 80 feet south of Sacramento Way along Newton Road; including installation of lateral lines from the main to the road right of way to service all parcels in the proposed special assessment district, Section 4, Meridian Township, Ingham County, Michigan, T4N, R1W;

and defraying the cost thereof by special assessment against the properties specially benefited thereby.

2. The Township Board hereby approves the plans and estimate of cost in the amount of \$60,000, as presented by Younes Ishraidi, Registered Professional Engineer.

**Newton Road Public Sanitary Sewer Improvement
Special Assessment District #54
Resolution #3
Page 2**

3. The Township Board agrees to financially participate and fund an equal share, estimated at \$15,000, towards the total cost of the project in order to provide future restroom facilities at the existing Newton Road Park. Funding for the share shall be provided by the Township Sewer Fund and be reimbursed by the Township Park Fund at the time the Newton Road Township Park restroom facility is constructed and connected to the system.
4. The petition is declared sufficient.
5. The Township Board finally determines that the special assessment district shall be described as follows:

(See attached "Legal Description")
6. The Supervisor is hereby directed to make a special assessment roll in which shall be described all the parcels of land to be assessed as set forth with the names of the owners thereof if known, and the total amount to be assessed against each parcel of land which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district. The term of the special assessment district shall continue until the special assessments, as approved or modified, have been collected in full.
7. When the Supervisor shall have completed the special assessment roll there shall be affixed thereto a certificate stating that said roll was made pursuant to a resolution of the Township Board of the Charter Township of Meridian adopted June 18, 2019, and that in making the assessment roll the Supervisor has, according to his best judgment, conformed in all respects to the directions contained in said resolution and the statutes of the State of Michigan and the Supervisor shall then report the special assessment roll with the certificate attached thereto, to the Township Board.
8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, June 18, 2019.

Brett Dreyfus, Township Clerk

**NEWTON ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #54**

LEGAL DESCRIPTION

3302-02-04-376-005 6024 Newton Rd

Property Description:

M4-42-1 Com in N & S $\frac{1}{4}$ line at pt 187 ft N of S $\frac{1}{4}$ post; W 177 ft; N 210 ft; E 177 ft; S 210 ft to beg on SW $\frac{1}{4}$ of Sec 4, T4N, R1W. (.69 ac)

3302-02-04-376-010 6031 Newton Rd

Property Description:

M4-42-2-2 Beg on the N-S $\frac{1}{4}$ line of sd Sec 4 at a pt 397 ft, N 01 deg 40'10"E of S $\frac{1}{4}$ cor of Sec 4, th N 88 deg 20' W, 233 ft; th N 01 deg 40' 10" E, 200 ft th S 88 deg 20' E, 233 ft; th S 01 deg 40' 10" W, 200 ft on the N-S $\frac{1}{4}$ line of Sec 4 to pt of beg exc the N $\frac{1}{2}$, sec 4 T4N, R1W. (.46 ac)

3302-02-04-376-009 Newton Rd

Property Description:

M4-42-2-2-1 Beg on the N-S $\frac{1}{4}$ line of Sec 4 at a pt 397 ft, N 01 deg 40' 10" E of S $\frac{1}{4}$ cor of Sec 4, th N 88 deg 20' W 233 ft, th N 01 deg 40' 10" E, 200 ft; th S 88 deg 20' E, 233 ft; th S 01 deg 40' 10" W, 200 ft on the N-S $\frac{1}{4}$ line of Sec 4 to pt of beg exc the S $\frac{1}{2}$ Sec 4, T4N, R1W. (.46 ac)

**NEWTON ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #54**

ASSESSMENT ROLL

<u>Parcel Number & Property Description</u>	<u>Property Address</u>	<u>Property Owner & Address</u>	<u>Estimated Assessment</u>
3302-02-04-376-005	6024 Newton Rd	Angela M. McGuire 6024 Newton Road East Lansing, MI 48823	\$15,000
<u>Property Description:</u> M4-42-1 Com in N & S ¼ line at pt 187 ft N of S ¼ post; W 177 ft; N 210 ft; # 177 ft; S 210' to beg on SW ¼ of Sec 4, T4N,R1W. (.69 ac)			

3302-02-04-376-010	6031 Newton Rd	Mike & Arvilla Bateman 6031 Newton Road East Lansing, MI 48823	\$15,000
<u>Property Description:</u> M4-42-2-2 Beg on the N-S ¼ line of sd Sec 4 at a pt 397 ft, N 01 deg 40'10"E of S ¼ cor of Sec 4, th N 88 deg 20' W, 233 ft; th N 01 deg 40' 10" E, 200 ft' th S 88 deg 20' E, 233 ft; th S 01 deg 40' 10" W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg exc the N ½, sec 4 T4N, R1W. (.46 ac)			

3302-02-04-376-009	Newton Rd	George F Eyde Family, LLC 400 S. Washington Square, Ste 400 Lansing, MI 48933	\$15,000
<u>Property Description:</u> M4-42-2-2-1 Beg on the N-S ¼ line of sec 4 at a pt 397 ft, N 01 deg 40' 10" E of S ¼ cor of Sec 4, th N 88 deg 20' W 233 ft, th N 01 deg 40' 10" E, 200 ft; th S 88 deg 20' E, 233 ft; th s 01 deg 40' 10" W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg exc the S ½ Sec 4, T4N, R1W. (.46 ac)			



12.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: June 13, 2019

Re: Rezoning #19010 (Woda Cooper) – Final Adoption

At its last meeting on June 4, 2019 the Township Board voted to approve Rezoning #19010 for introduction. As directed by the Board, the Clerk published the proposed ordinance as required. The following motion to approve the rezoning for final adoption is provided for the Board's consideration.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RX (One and Two Family Residential) to RC (Multiple Family-maximum 14 dwelling units per acre). A resolution to approve the rezoning for final adoption subject to the conditions voluntarily offered by the applicant is provided.

- **Move to adopt the resolution for final adoption of Ordinance No. 2019-13 pursuant to Rezoning Petition #19010 to rezone 4.6 acres located at the east end of Sirhal Drive, west of Greycliff Drive from RX (One and Two Family Residential) to RC (Multiple Family, 14 dwelling units per acre) with conditions voluntarily offered by the applicant for publication and subsequent adoption.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19010 (Woda Cooper)\REZ 19010.tb5.doc

RESOLUTION TO APPROVE

**Rezoning #19010
Parcel #17-377-031
FINAL ADOPTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of June, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Woda Cooper Companies, Inc. requested the rezoning of 4.6 acres of a 5.9 acre parcel identified as Parcel Number 17-377-031 located at the east end of Sirhal Drive, west of Greencliff Drive, from RX (One and Two Family Residential) to RC (Multiple Family, 14 dwelling units per acre); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 14, 2019, discussed the rezoning at its meetings on February 11, 2019 and February 25, 2019, and recommended approval of the request at its meeting on February 25, 2019; and

WHEREAS, the Township Board discussed the rezoning at its meetings on April 9, 2019, May 1, 2019, and May 21, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated April 3, 2019; and

WHEREAS, the 4.6 acre portion of the property proposed for rezoning to RC (Multiple Family) meets the 11,000 square foot minimum standard for lot area for the proposed RC (Multiple Family, 14 dwelling units per acre) zoning district; and

WHEREAS, the subject site is located adjacent to property zoned RC (Multiple Family, 14 dwelling units per acre) to the west; and

WHEREAS, the rezoning to RC is consistent with Goal J from the 2019 Township Board Goals Action Plan to encourage diverse populations and targeted groups to live in the Township; and

WHEREAS, the applicant has offered the following voluntary conditions on the rezoning:

1. The rezoned parcel will only be developed as an affordable housing development using Michigan State Housing and Development Authority (MSHDA) programs and resources.
2. The development will not exceed two stories in height.
3. Sirhal Drive will be extended to create one hundred feet of public road frontage and be dedicated to the appropriate public entity.

ORDINANCE NO. 2019-13
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #19010

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RX (One and Two Family Residential) District symbol and indication as shown on the Zoning District Map, for Parcel Number 17-377-031, the property legally described as:

Commencing at the South 1/4 corner of said Section 17, thence along the North-South 1/4 line of said Section 17, N00°11'46"W, 1693.16 feet to the POINT OF BEGINNING of the Parcel to be described, said point also being S00°11'46"E, 991.94 feet from the Center of said Section 17; proceeding thence from said POINT OF BEGINNING, N89°44'12"E, 18.59 feet to the West line of Lot 4 of Irwin Park Plat as recorded in Liber 25, Page 45 of the Ingham County Records; thence along said West line of Irwin Park to the Southwest corner of Lot 1, S00°15'54"E, 332.69 feet; thence S00°13'23"E, 141.00 feet over Lot 67 of Eastwood Acres Subdivision as recorded in Liber 17, Page 37 of the Ingham County Records; thence S89°47'43"W, 19.98 feet; thence, S00°13'47"E, 66.00 feet; thence, S83°55'29"W, 328.27 feet; thence, N00°00'34"W, 571.87 feet; thence N89°33'08"E, 325.56 feet to the POINT OF BEGINNING containing 4.368 acers, also subject to any other easements or restrictions of records.

to that of RC (Multiple Family, 14 dwelling units per acre) conditioned on:

1. The rezoned parcel will only be developed as an affordable housing development using Michigan State Housing and Development Authority (MSHDA) programs and resources.
2. The development will not exceed two stories in height.
3. Sirhal Drive will be extended to create one hundred feet of public road frontage and be dedicated to the appropriate public entity.
4. The remainder parcel created by land division to the south will be combined to an adjacent remainder parcel to the west owned by the seller, so the parcel division of this property does not create an island parcel.
5. The number of units will be reduced from 53 to 49 allowing for one ingress and egress.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19010 (Woda Cooper Companies)\REZ 19010 TB
Resolution FINAL.docx



12.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: June 14, 2019

Re: Rezoning #19050 (Fedewa Builders) - Introduction

The Township Board discussed Rezoning #19050 at its last meeting on June 4, 2019. Fedewa Builders has requested the rezoning of two unplatted lots, approximately 1.12 acres in total size, located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential). At the meeting the Township Board agreed to consider a resolution to approve the rezoning for introduction.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RX (One and Two Family Residential). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the rezoning for introduction is provided.

- **Move to adopt the resolution to introduce Rezoning Petition #19050 to rezone 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential) with conditions voluntarily offered by the applicant for publication and subsequent adoption.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19050 (Fedewa Builders)\REZ 19050.tb3.doc

RESOLUTION TO APPROVE

**Rezoning #19050
Fedewa Builders
5921 and 5929 Okemos Road
INTRODUCTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of June, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Fedewa Builders requested the rezoning of two unplatted lots, approximately 1.12 acres in total size, located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on April 8, 2019 and recommended approval of the request at its meeting on April 22, 2019; and

WHEREAS, the Township Board discussed the rezoning at its meetings on May 21, 2019 and June 4, 2019 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated May 16, 2019 and June 3, 2019; and

WHEREAS, both parcels comprising the 1.12 acre property meet the minimum standards for lot area and lot width for the proposed RX (One and Two Family) zoning district; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site; and

WHEREAS, the applicant has offered the following voluntary conditions on the rezoning: one ranch style duplex will be constructed on each parcel and a row of conifers eight feet in height and spaced every twenty feet will be planted along the rear property line of each parcel.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #19050" from RR (Rural Residential) to RX (One and Two Family Residential).

Resolution to Approve - Introduction
Rezoning #19050 (Fedewa Builders)
Page 2

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 18th day of June, 2019.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #19050

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RR (Rural Residential) District symbol and indication as shown on the Zoning District Map, for 5921 and 5929 Okemos Road, the property legally described as:

THE SOUTH 290 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING 450 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THENCE SOUTH 622 FEET; THENCE WEST 200 FEET; THENCE NORTH 622 FEET; THENCE EAST 200 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SAID SECTION 9.

to that of RX (One and Two Family Residential) conditioned on: one ranch style duplex will be constructed on each parcel and a row of conifers eight feet in height and spaced every twenty feet will be planted along the rear property line of each parcel.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development

William K. Fahey, Township Attorney



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: June 14, 2019
Re: Recreational Marihuana

The attached ordinance, opting out of recreational marihuana, is presented for action.

Recently, the Governor reorganized the state agency responsible for licensing and regulation of marihuana businesses. Since then, the Department of Licensing and Regulatory Affairs (LARA) has embarked on the process of adopting emergency rules, which will allow it to process and approve recreational marihuana business license applications in a matter of months from now. It appears that the emergency rules will be in effect, as early as, June of this year.

Our legal counsel advises that, even though the Township has not yet adopted a regulatory and/or zoning framework for these types of businesses, once the State rules are in place, establishments could be licensed by the State to begin operation in the Township. Therefore, the Township needs to either act quickly to adopt its own regulatory framework or opt out of the Michigan Regulation and Taxation Marihuana Act (MRTMA).

Failure of Meridian Township to take action will abdicate responsibility for decision-making on a local level. An opt-out ordinance will preserve the Township's authority to determine how it wants to proceed. The ordinance can be amended or rescinded later, after the Township has the time to carefully consider whether it wishes to allow these establishments, to what extent, at what locations, and under what regulatory framework.

The following motion is proposed:

MOVE TO ADOPT, FOR INTRODUCTION, THE ORDINANCE PROHIBITING RECREATIONAL MARIHUANA ESTABLISHMENTS WITHIN THE BOUNDARIES OF CHARTER TOWNSHIP OF MERIDIAN PURSUANT TO THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT, INITIATED LAW 1 OF 2018, AS AMENDED.

Attachment:

1. Draft Recreational Marihuana Ordinance

**CHARTER TOWNSHIP OF MERIDIAN
INGHAM COUNTY, MICHIGAN**

ORDINANCE PROHIBITING RECREATIONAL MARIHUANA ESTABLISHMENTS

Ordinance No. _____

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Township Hall, 5151 Marsh Road, Okemos, MI 48864 on May 21, 2019, at 6 p.m., Board Member _____ moved and Board Member _____ supported to introduce the following Ordinance for posting and publication prior to subsequent final adoption:

An Ordinance to prohibit recreational marihuana establishments within the boundaries of Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1: TITLE. This Ordinance shall be known as and may be cited as the Charter Township of Meridian Prohibition of Recreational Marihuana Establishments Ordinance.

SECTION 2: INTENT AND PURPOSE. The State of Michigan, by voter referendum of November 2018, approved the use and possession of recreational marihuana by individuals over the age of 21. The law also established at least six commercial recreational marihuana licensed establishments that may operate, subject to State of Michigan and Township prohibition or regulation. This law has been identified as the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, *et seq.*, (“MRTMA”) as amended. The Township determines that the general purposes of this ordinance are as follows:

1. The citizens of Meridian Township voted for the MRTMA with a vote of approximately 75.5% in favor and 24.5% opposed, indicating support of at least some of the activities and uses allowed under the MRTMA.
2. Legitimate concerns remain regarding the proper regulation of recreational marihuana establishments, either distinct from medical marihuana facilities allowed under the Michigan Medical Marihuana Facilities Licensing Act, or combined with such facilities.
3. Certain provisions of the MRTMA create ambiguity as to potential impacts upon the Township.
4. The State of Michigan is charged with promulgating rules to give further effect to the MRTMA and potentially address ambiguities in the MRTMA, but the State of Michigan has up to a year before such rules will be available for review and study by the Township.
5. The Township is concerned that proper regulation must be carefully studied and considered to address the MRTMA’s impacts before allowing any commercial recreational marihuana establishments within the Township.

The Township Board determines that the adoption of this Ordinance is necessary to preserve the public peace, health and safety by preventing the establishment of businesses related to recreational marihuana without proper time for the Township to study the new state law and properly determine how to effectuate appropriate regulation regarding it.

SECTION 3: DEFINITIONS. Words used within this Ordinance shall be construed to have the same meaning as provided in the MRTMA.

SECTION 4: NO RECREATIONAL MARIHUANA ESTABLISHMENTS. All marihuana establishments are prohibited within the boundaries of the Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended.

SECTION 5: VIOLATIONS AND PENALTIES.

1. Any person who disobeys, neglects, or refuses to comply with any provision of this Ordinance, or who causes, allows, or consents to any of the same shall be deemed to be responsible for a violation of this Ordinance. A violation of this Ordinance is deemed a nuisance per se.
2. A violation of this Ordinance is a municipal civil infraction, punishable by a fine of \$5,000.00, along with any costs, direct or indirect expenses, or attorney fees that the Township incurs in connection with that infraction. In addition, the Township may seek injunctive relief against persons alleged to be in violation of this Ordinance and any other relief available at law or equity.
3. Each day during which any violation continues shall be deemed a separate offense.
4. This Ordinance shall be administered and enforced by the Charter Township of Meridian Police Department, Code Enforcement Officer, or by such other person (s) as designated by the Township Board from time to time.

SECTION 6: SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such Ordinance which shall continue in full force and effect.

SECTION 7: REPEAL. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its publication.

ROLL CALL VOTE:

YEAS: _____
NAYS: _____
ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

Ronald J. Styka, Charter Township of Meridian Supervisor

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk for Charter Township of Meridian, Ingham County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Charter Township of Meridian Board at a meeting held on the __ day of _____, 2019, and further certify that the proposed Ordinance was introduced at said meeting for posting, publication, and subsequent final adoption.

Brett Dreyfus, Charter Township of Meridian Clerk

AFFIDAVIT OF POSTING AND PUBLICATION

I hereby certify that:

1. The above is a true copy of an Ordinance introduced for first reading and subsequent final adoption by the Charter Township of Meridian Board at a duly scheduled and noticed meeting of that Township Board held on May 21, 2019, pursuant to the required statutory procedures.
2. The complete text of the proposed Ordinance was posted at the Township Clerk's office and on the Township's website on _____, 2019.
3. The attached Notice of Proposed Ordinance Adoption was duly published in the _____ newspaper, a newspaper that circulates within Charter Township of Meridian, on _____, 2019, within not more than seven (7) days after the posting.

ATTESTED:

Brett Dreyfus
Charter Township of Meridian Clerk

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
ORDINANCE PROHIBITING RECREATIONAL MARIHUANA ESTABLISHMENTS
ORDINANCE NO. ____
NOTICE OF PROPOSED ORDINANCE ADOPTION

Please take notice that on May 21, 2019, the Township Board of the Charter Township of Meridian introduced for first reading, posting, publication, and subsequent final adoption Ordinance No. ____, which prohibits marihuana establishments within the Township. Copies of the Ordinance may be obtained from Brett Dreyfus, Charter Township of Meridian Clerk, at 5151 Marsh Road, Okemos, MI 48864 and on the Township's website: www.meridian.mi.us.

The Ordinance provides, in summary, for a prohibition on all recreational marihuana establishments within the Township. The Ordinance has the following sections and catch lines: Section 1: Title; Section 2: Intent and Purpose; Section 3: Definitions; Section 4: No Recreational Marihuana Establishments; Section 5: Violations and Penalties; Section 6: Severability; Section 7: Repeal; and Section 8: Effective Date, which is immediately after the Township's notice of final adoption.

Published by Order of the Township Board
Charter Township of Meridian, Ingham County, Michigan
Brett Dreyfus, Charter Township of Meridian Clerk
517-853-4000

Publication Date: _____, 2019



To: Township Board
From: Chris Buck, Economic Development Director
Date: June 18, 2019
Re: Downtown Development Authority TIF Policies and Procedures

The implementation of the 2018 Downtown Development Authority (DDA) Tax Increment Financing (TIF) Plan requires an approved application and vetting process to determine which projects are awarded TIF assistance.

Because we are a certified Redevelopment Ready Community, the Michigan Economic Development Corporation (MEDC) approved predevelopment funding for the DDA to hire a consulting team to assist the DDA in the creation of these documents. The full DDA board voted to approve this draft and the Township Board discussed it at its last meeting. The suggested minor revisions have been incorporated in your Board packet. The Township attorneys have reviewed these documents and approve of their content.

Attachments:

1. Final TIF Funding Application
2. Guidelines for Scoring TIF Assistance Applications

The following motion is prepared for Board consideration:

MOVE TO APPROVE THE DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FINANCING APPLICATION, POLICIES AND PROCEDURES AND ALLOW THEM TO BE PUBLISHED ON THE TOWNSHIP WEBSITE AND OTHER VENUES FOR THE DEVELOPMENT COMMUNITY TO UTILIZE.

Meridian Township

TAX INCREMENT FINANCING (TIF)

ASSISTANCE

Application Packet



A PRIME COMMUNITY

Dear Prospective Developer,

Welcome to Meridian Township! Meridian is a prime community and embraces prime development. The Township Board of Trustees is working with the members of the Okemos Downtown Development Authority to bring quality redevelopment to the Okemos DDA District. As such, we've developed robust programs to incentivize appropriate development projects, including the availability of Tax Increment Financing (TIF).

Please review the contents of this document, which includes the qualifications, process, and application to request TIF funding through our DDA.

For further information about the Township goals and other incentives, please utilize the links provided below.

Thank you for your potential investment in our Prime Community!

Sincerely,

Ron Styka
Township Supervisor

Susan Fulk
Downtown Development Authority Chair

[2018 DDA TIF Plan](#)

[2017 Meridian Township Master Plan](#)

[Meridian Redevelopment Fund](#)

[Height & Density Zoning Amendment MUPUD Overlay](#)

[MEDC Redevelopment Ready Communities Incentive Programs](#)

Downtown Development Authority, Economic Development

Dear Applicant:

This packet contains information and materials necessary for submitting an application for Tax Increment Financing (TIF) assistance from the Meridian Township Downtown Development Authority.

This packet includes the following:

- ➔ TIF Assistance Application Approval Process Overview
- ➔ TIF Application
- ➔ Personal Profile Form
- ➔ Sources & Uses of Funds, Detailed Pro Forma and Revenue Projection Worksheets

Please complete every section of this application as incomplete applications will not be accepted. If any of the aforementioned items are missing from your packet, please feel free to contact Chris Buck, Economic Development Director at (517) 853-4568.

Funding Priorities

The Meridian Township DDA adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues beginning in 2019 and concluding in 2039. Over the past few years the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses shuttering, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key District blocks due to the aforementioned issues.

Further, the Meridian Township DDA and has identified specific projects within the DDA District (District) that need funding. These projects will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. These priorities are identified below, in order of value priority, and will be the basis from which proposed projects are funded, should those projects meet specific criteria.

1. **Public Infrastructure Improvements** – Public improvements covers a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm.
2. **Private Infrastructure Improvements** – As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, soft costs and others that support density in accordance with local zoning, master plans and township goals but may be cost prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and DDA.
3. **Façade Improvements** – Typically, DDA's utilize a portion of tax increment revenue funds to assist business owners with façade improvements for buildings in need of repair or upgrade within the District. This is usually set up as a low interest loan or competitive grant program with match requirements. These programs work great for improving the image of the buildings within the DDA District.
4. **Streetscape** – Having an attractive, well designed streetscape strengthens the public realm within downtown corridors. It can enhance the image of the community, adds landscaping and other artistic elements and is complimentary to the pedestrian environment. Streetscape enhancements include but are not limited to planter boxes, waste receptacles, benches, brick pavers, decorative fencing, trees and tree grates, sculptures and other pieces of art and costs related to improving the street itself.
5. **Site Preparation** – Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation,

cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc., anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and township goals.

6. **Environmental Activities** – Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc.
7. **Public Spaces** – Many people equate public spaces to parks, but they can also include public alleys, community centers, non-park public owned green spaces and many more. Projects that can enhance these spaces all fall under the eligible activity expenses of the DDA.
8. **Gap Funding** – Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make is feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the DDA District.

Projects meeting or exceeding the scoring criteria driven by the priorities above could potentially qualify for project specific Tax Increment Financing to assist with the successful implementation of the project(s).

Meridian Township Tax Increment Financing (TIF) Application Approval Process Overview

A committee established by the DDA reviews all applications for Tax Increment Financing (TIF) assistance. The process outlined below usually takes at least 30-90 days, although more complex projects typically require more time to review and approve.

1. Convene Introductory Meeting Prior to Formal Submission of TIF Application

Prior to preparation of a formal TIF application, prospective applicants should request a meeting with the committee to discuss the concept of the potential project and its scope as well as to obtain general information.

2. Submission & Review of TIF Application *

The DDA requires submission of a formal application for TIF assistance in order to consider an applicant's request for TIF assistance. TIF assistance may only be used to pay for eligible costs in accordance with the Applicable Michigan Statutes. An application must include the items referenced in the TIF application checklist, (see the enclosed application) and applicants are required to demonstrate a financial need or TIF assistance as well as the public benefit of the payment.

The submission will be reviewed by the committee for conformance with the guidelines of the Tax Increment Finance Assistance Program. An application will be considered complete after it has been signed, finances have been reviewed, an assessor's report has been issued and the committee has reviewed and authorized the application for scoring by the entire DDA Board of Directors.

**Application information will be considered confidential except as disclosure may be required under the Michigan Freedom of Information Act (FOIA), which applies to the DDA and Township. The DDA shall advise an applicant of any FOIA request it receives for application documentation before disclosing the same under the FOIA.*

3. Present Proposed Developer Scope/Project to DDA

4. DDA Scores Project and Votes to Recommend Full Approval, Partial Approval or Denial of the Project Application.

5. Township Board Reviews Recommendation from the DDA and Votes to Approve or Deny the Application

6. Execute Development Agreement

7. Implement Project / Payout Funds

Meridian Township DDA TIF Application Checklist

Please Include This Checklist When Applying For TIF Assistance.

General Project Information

- Summary Letter
- Copies for DDA
- Project Narrative
- Site Map(s)

Detailed Project Information

- List of Parcel Identification Numbers (PIN's)
- Affordable Housing
- Table of Residential Unit Mix
- Renderings of Project
- Project Timeline
- Public Benefits
- Residential Displacement
- Evidence of Site Control

Project Financial Information

- Sources and Uses of Funds
- Employer Personnel Needs
- Request for TIF Assistance
- Budget of TIF Eligible Expenses
- Pro Forma Income & Expense Schedule
- Analysis of Financial Need
- Financial Commitment
- Most Recent Property Tax Bills
- Appeal of Property Taxes
- Other

Professional Studies

- Market Studies/ Demonstration of Need
- Environment Studies & Reports
- Other Studies & Reports
- Traffic Impact
- Appraisal

Developer Information

- Ownership Structure
- Financial Statement
- Resumes & Experience of Principals
- Principal Profile Information
- Developer License Number

Compliance Information

- Development Budget
- Affidavit & Escrow Agreement
 - o Affidavit/Escrow agreement filled out in its entirety
(Affidavit must be signed and notarized by both buyer & seller)
 - o Copy of most recent Violation Notice
 - o Itemized contractor's proposal from licensed contractor
 - o Proof of contractor's licensing

**Meridian Township
Downtown Development Authority
Tax Increment Financing (TIF) Assistance
Application Requirements**

The committee reviews all applications for TIF assistance. In order for the committee to effectively evaluate a request for TIF assistance, the Applicant must:

- Provide all applicable items in a single submission
- Organize the submission and present the required information in the manner indicated below
- Provide five (5) copies of the submission

Failure to provide all the required information in a complete and accurate manner, could delay the processing of your application. The committee reserves the right to reject or halt the processing of applications that lack all required items.

The Following is a General Overview of the Items Referenced In The TIF Application Checklist:

General Project Information

Summary Letter

Provide a summary of the project in the form of a letter addressed to the Economic Development Director. The letter should not exceed two (2) pages in length and should include only the following essential information about the project:

- | | |
|---|--|
| → Description of site(s) or building(s), including address and TIF District | → Overview of private-sector financing |
| → Current and proposed uses | → Amount of TIF assistance requested |
| → Description of end users | → Statement regarding why TIF is essential |
| → Project start and end users | → Summary of increment projections |
| → Name of developer and owner | → Profitability |
| → Total development costs | → Description of public benefits, including job creation |

Project Narrative

Provide an in-depth overview of the project in narrative format. The narrative must include a description of the following aspects of the project:

- Current condition of the site and historical overview that includes the size and condition of any existing structures, environmental conditions, and past uses of the site.
- Proposed use(s) or project (e.g. industrial, commercial, retail, office, residential for sale or for rental, senior housing, etc.)
- Construction information about the project including size of any existing structure to be demolished or rehabbed; sized of any new construction; types of construction materials (structural and finish); delineation of square foot allocation by use; total number and individual square footage of residential units; type of residential units (e.g. for-sale, rental, condominium, single-family, etc.); number and type of parking spaces provided; and construction phasing.
- Confirm that this project is consistent with goals and objectives identified in the Township's Comp Plan.

Site Map(s)

Provide a map that shows the location of the site. Also provide a map that focuses on the project and its immediate surroundings. Both maps should be no longer than 11x17.

Detailed Project Information

List of PINs

Identify the specific Parcel Identification Numbers (PINs) included in the proposal. Also include the “base” SEV for each of these PINs. This information can be obtained in the TIF District Redevelopment Plan and from the Ingham County Assessor’s Office.

Table of Residential Unit Mix

Provide a detailed overview of the residential units in the project. Details must include: the number and type of unit (i.e. number of bedrooms and bathrooms), unit size measured in square feet, construction cost per square foot, base sales price, “write-down” for affordable units, and the projected amount of total sales revenue.

Renderings of Project

Provide preliminary architectural elevations, plans and renderings for the project. These drawings should be no larger than 11x17 inches.

Project Timeline

A comprehensive project timeline is required. Include anticipated dates for site acquisition, project start and completion, as well as other project milestones. Multi-phase projects must include details for each phase. The timeline should also identify any critical or time-sensitive dates as well as any time constraints facing the applicant.

Public Benefits

Fully describe the public benefits that can be realized by the completion of this project. Projects with a high degree of public benefits are typically more likely to receive TIF assistance. Examples of public benefits include, but are not limited to the following:

- Positive Property Value Impacts
- Re-occupancy of a vacant building
- Elimination of blight
- Creation of new retail choices
- Rehabilitation of a historic building
- Increased sales tax revenue
- Job-training opportunities

This statement should include qualitative examples of public benefits as well as quantifiable and measurable outcomes of the short-term and long-term benefits to the neighborhood and to Meridian Township. Support documentation for the estimates of public benefits can be included in the Professional Studies Section.

Demonstration of Need (GAP Analysis)

Provide a detailed statement that accurately and completely explains why TIF assistance is needed. This statement should provide the reasons why the project would have unacceptable financial returns without TIF.

Project Financial Information

Sources & Uses of Funds

Identify the sources of funds used to finance the project. Typical sources include equity, lender financing, mezzanine financing, other anticipated types of public assistance, and any other types or methods of financing. Describe the sources of equity and include a term sheet for lender financing, if available.

Beware that TIF assistance is generally available as a reimbursement after the project is complete. Thus, the project budget must identify the up-front sources intended to finance the development costs of the project. If determined, specify the specific line items of the project budget that each source will finance.

Summarize the uses of funds. General categories to be identified include: acquisition and related site costs, hard construction costs, and a breakdown of soft costs.

All projects must include for the construction phase a monthly or quarterly cash flow (i.e. sources or “cash in” by source and uses or “cash out” by use).

Note: a performance guarantee may be required by the Township to ensure property improvements are completed.

For-sale housing developments must show income from the rental or sale of commercial space, the sale or rental of parking spaces, and unit upgrades must be included. Clearly identify all assumptions (such as absorption, sales prices, taxes, etc.). Identify the profit expected at the completion of the project.

Applicants are advised that to the extent possible, sales contracts for land acquisitions should not be executed until DDA and the Applicant have agreed on an amount of TIF assistance to be provided. This is because the purchase price of a development site to be acquired or recently acquired will be reviewed to determine acquisition costs that will be considered in the estimation of TIF assistance. The committee will review any market value appraisal submitted in support of an acquisition, and the department may obtain its own appraisal or review appraisal.

Development Budget

Provide an accurate and detailed development budget for the project that includes a detailed breakdown of significant line item costs consistent with the sample included in the application packet. The budget should be arranged to identify acquisition and site related costs, hard costs, and soft costs. Also, identify all line items that are performed by the developer, owner, or related entities.

Request for TIF Assistance

Specifically state the amount of TIF assistance that is necessary to make this project possible. Also specify the terms of payment (e.g. pay-as-you-go or developer note) and how the developer will fund project costs that will be reimbursed with TIF increment after those project costs have been incurred. For example, will the developer provide additional equity or borrow additional funds to “front-fund” the TIF assistance?

Budget of TIF Eligible Expenses

Identify which of the development budget costs are eligible for reimbursement as allowed by the Meridian Township DDA Development Plan.

Pro Forma Income & Expense Schedule

Applicants whose projects involve the rental of commercial, retail, industrial, or dwelling space must submit pro formas that identify income and expenses projections on an annual basis for an eleven-year period. A hypothetical property reversion is to be assumed. Clearly identify all assumptions (such as absorption, vacancies, debt service, operational costs etc.) that serve as the basis for the pro forma. Two sets of pro formas are to be submitted. The first set should show the project without TIF assistance and the second set with TIF assistance.

For owner occupied industrial and commercial projects, detailed financial information must be presented that supports need for financial assistance (see following page).

Analysis of Financial Need

Each application must include financial analyses that demonstrate the need for TIF assistance. Two analyses must be submitted: one without TIF assistance and one with TIF assistance. The applicant must indicate the minimum return or profit the applicant needs to proceed with the project and rationale for this minimum return or profit. The analyses will necessarily differ according to the type or project that is being developed.

For Sale Residential – Show profit as a percent cost (minus developer fee and overhead and minus sales commissions and closing costs, which should be subtracted from gross sales revenue). Other measures of profitability may be submitted, such as profit as a percent of sales revenue.

Mixed Use Commercial / For-Sale Residential – Provide either separate analyses for each component of the project or include in the revenue sources for the for-sale portion, the sale value of the commercial component based on the net operating income of the commercial space at stabilization. Indicate how the sale value was derived.

Owner-Occupied Commercial – For projects, such as “big-box” retail projects, provide copies of the analyses that the company used to determine the amount of TIF assistance that would be needed to allow the company to meet or exceed the company’s minimum investment threshold(s) for proceeding with the project.

Competitive Projects – In instances where the Township is competing with other jurisdictions for the project (e.g. corporate headquarters, new manufacturing plant), present detailed analyses that demonstrate the capital and operating cost differential between the proposed location(s) in the township and locations outside the township that are being seriously considered by the applicant.

TIF Performance Measures

Identify the performance outcomes of the requested TIF assistance. Actual performance will vary from project to project. Typical performance measures of TIF assistance include:

- | | |
|--|--|
| ➔ TIF assistance as a percentage of total project costs | ➔ Ratio of public (TIF) to private investment |
| ➔ TIF assistance as a percentage of increment generated by the development project | ➔ TIF assistance per Full Time Equivalent job created |
| | ➔ TIF assistance per Full Time Equivalent job retained |

Financial Commitments

Submit commitment letters and/or term sheets from all lenders for proposed debt (such as construction, mezzanine, permanent, and government financing) and all other financial sources of the project (such as grants, and tax credits). Commitment letters must clearly specify the nature and terms of the obligations.

Most Recent Property Tax Bills

Submit a copy of the most recent second installment property tax bill for each PIN in the project.

Appeal of Property Taxes

Provide a statement, signed by the developer/owner, that the property has not received a Meridian Township real estate tax reduction. and that such a reduction has not and will not be applied for if TIF assistance is awarded to the project.

Other Available Subsidies

Identify all other forms of public assistance that will be applied for to support this project.

Professional Studies

Market Studies

Applications for commercial and residential projects must include a comprehensive market study. Market studies are not required for industrial projects. The market study must identify target markets, analysis of competition, demographics, market rents, letters of intent/interest from prospective tenants, or for housing developments sale prices or rental rates of comparable properties.

Appraisal

All projects that involve the transfer of land must include a recent appraisal. Projects that include land as a form of equity or collateral must also submit a recent appraisal. The appraisal must value the property “as is”, and the impact on value must be considered for such items as demolition, environmental remediation, relocation of utilities, lease buy-outs and other work necessary to make the site developable. The property must be valued assuming that the highest and best use is the proposed use.

Environmental Studies and Reports

Submit a copy of the Phase I environmental report/study performed on the property. If there is probable or potential contamination on the project site, then a Phase II report/study or evidence that the site has been or is being enrolled in a EGLE No Further Remediation Program must be also be included.

Other Studies and Reports

Include as appropriate other reports in support of information that is presented in the application.

Developer Information

Ownership Structure

Submit an organizational chart and narrative description of the ownership structure of the development and ownership entities, which includes information on individuals involved in each. The financial relationship of each entity must be clearly and accurately described. Where applicable, also identify the relationship between the developer/owner and the operating entity. Indicate the entities that will serve as construction manager and general contractor for the project.

Financial Statements

Provide year-end historical (prior 3 years) and interim financial statements of the Applicant and owning and/or operating entity if different from the Applicant. Financial Statements should include accountant an audited or compiled Balanced Sheet, Income Statement, and Statement of Cash Flows.

Resumes and Experience of Principals

Submit resumes for each of the principals of the developer, owner, and operator. Also include a brief history that identifies the development entity’s experience and previous involvement in developing similar projects and the ownership or operating entity’s experience or ability in managing similar projects.

Principal Profile Information

Submit the requested information for each of the principals and business entities involved in this project. This information will be used to verify that the applicants and related associates do not have any outstanding debts to the Township or recipients of child support payments. All outstanding Township debts and child support must be paid in full in order for the committee to proceed with processing any application for TIF assistance.

PRINCIPAL PROFILE

The following information must be provided for each individual that is an owner, partner, investor, director or officer of the applicant entity or of any entity holding an interest in the applicant. The information will be provided only to the Director of Finance the purpose of determining whether any of the listed persons have outstanding water bills, traffic or parking tickets, child support payments, or other obligations. All outstanding obligations must be satisfied before the committee will proceed with the application.

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

(NOTE: This Profile Must Be Typed)

SOURCES AND USES OF FUNDS, DETAILED PRO-FORMA, AND REVENUE PROJECTIONS

Project Name: _____

Date: _____

Developer: _____

SOURCES AND USES OF FUNDS

I. Sources of Funds

Equity
Developer Equity \$ _____

% of total project costs

_____ % Other Equity () \$ _____ %

Total Equity \$ _____ %

Loans

		Rate	Term	
Construction Financing	\$ _____	_____ %	_____ %	_____ %
Permanent Financing	\$ _____	_____ %	_____ %	_____ %

Government Assistance () \$ _____ %

Other () \$ _____ %

TOTAL SOURCES OF FUNDS \$ _____ %

II. Uses of Funds

\$ Per SF of Building Area

Land Acquisition	\$ _____	\$ _____
Demolition	\$ _____	\$ _____
Site Clearance and Preparation	\$ _____	\$ _____
Soft Costs/Fees	\$ _____	\$ _____
Soft Cost Contingency	\$ _____	\$ _____
Hard Construction Costs	\$ _____	\$ _____

III. Detailed Pro Forma (must correspond to line times for Uses of Funds on previous page)

Land Acquisition \$ _____

Demolition \$ _____

Site Clearance and Preparation \$ _____

Infrastructure	\$ _____
Utilities/removal	\$ _____
Utilities/relocation	\$ _____
Utilities/installation	\$ _____
Hazardous Materials Removal	\$ _____
Other (_____)	\$ _____

Total Site Clearance and Preparation \$ _____

Soft Costs/Fees

Project Management (_____%)	\$ _____
General Contractor (_____%)	\$ _____
Architect/Engineer (_____%)	\$ _____
Developer Fee (_____%)	\$ _____
Appraisal	\$ _____
Soil Testing	\$ _____
Environmental Testing	\$ _____
Market Study	\$ _____
Legal/Accounting	\$ _____
Insurance	\$ _____
Title/Recording/Transfer	\$ _____
Building Permit	\$ _____
Mortgage Fees	\$ _____
Construction Interest	\$ _____
Commissions	\$ _____
Marketing	\$ _____
Real Estate Taxes	\$ _____
Other Taxes	\$ _____
Other (_____)	\$ _____
Other (_____)	\$ _____

Sub-Total Soft Costs/Fees \$ _____

Soft Cost Contingency	\$ _____
-----------------------	----------

REVENUE PROJECTIONS – RENTAL PROJECT

			YEAR 1	YEAR 2	>>>YEAR 11
INCOME	SF	AVG			
Commercial Rent	_____	\$ _____	\$ _____	\$ _____	
Commercial Expense Recoveries	_____	\$ _____	\$ _____	\$ _____	
Residential Rent – market rate units	_____	\$ _____	\$ _____	\$ _____	
Residential Rent – affordable units	_____	\$ _____	\$ _____	\$ _____	
Parking Revenue (per space)	_____	\$ _____	\$ _____	\$ _____	
Other Revenue (_____)		\$ _____	\$ _____	\$ _____	
Gross Potential Income			\$ _____	\$ _____	
Commercial Vacancy	_____ %		\$ _____	\$ _____	
Residential Vacancy	_____ %		\$ _____	\$ _____	
EFFECTIVE GROSS INCOME (EGI)			\$ _____	\$ _____	
EXPENSES			\$ _____	\$ _____	
Maintenance & Repairs			\$ _____	\$ _____	
Real Estate Taxes			\$ _____	\$ _____	
Insurance			\$ _____	\$ _____	
Management Fee			\$ _____	\$ _____	
Professional Fees			\$ _____	\$ _____	
Other Expenses (_____)			\$ _____	\$ _____	
Other Expenses (_____)			\$ _____	\$ _____	
TOTAL EXPENSES			\$ _____	\$ _____	
NET OPERATING INCOME (NOI)			\$ _____	\$ _____	
Capital Expenses (reserves, tenant improvements, commissions)			\$ _____	\$ _____	
Debt Service			\$ _____	\$ _____	
NET CASH FLOW (before depreciation)			\$ _____	\$ _____	
REVERSION IN YEAR 10:					
Year 11 NOI before Debt & Capital Expenses		\$ _____			
Capitalization Rate:		_____ %			
Gross Reversion:		\$ _____			

REVENUE PROJECTIONS – FOR-SALE PROJECT

GROSS SALES VALUE

HOUSING UNITS:

<u>Unit Type</u>	<u>Number</u>	<u>Price</u>		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____

Total Housing Sales

***Indicate Affordable Units**

\$ _____

Housing Unit Upgrades

\$ _____

PARKING SPACES:

<u>Type</u>	<u>Number</u>	<u>Price</u>		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____

Total Parking Sales:

\$ _____

COMMERCIAL SPACE:

<u>Unit Type</u>	<u>Size-SF</u>	<u>Price Per SF</u>		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____

Total Commercial Sales:

\$ _____

TOTAL GROSS SALES REVENUE

\$ _____

COSTS of SALES

Commission	_____ %	\$ _____		
Marketing	_____ %	\$ _____		
Closing	_____ %	\$ _____		
Other Costs (_____)		\$ _____		

TOTAL COSTS of SALES

_____ %

\$ _____

NET SALES REVENUE

\$ _____

HARD COST CATEGORIES

It is not necessary to provide a detailed cost breakdown, but the hard construction costs indicated in the pro forma must include the items listed below, if applicable.

Site-work

Shoring & Underpinning
Erosion Control & Earth Retainage
Curbing
Paving
Drainage Control
Fencing
Accessories

Concrete

Concrete
Formwork
Reinforcement
Grout

Masonry

Masonry, Stone, Granite, Slate, Glass Block
Mortar/Grout
Reinforcing Accessories

Metals

Structural Framing
Metal Decking
Ladders & Rungs
Grates & Trench Covers
Stairs & Railings
Expansion Control

Wood

All lumber
Connections & Fasteners
Architectural Woodwork
Cabinetry
Hardware

Thermal & Moisture Protection

Water/Damp Proofing
Water Retardants & Repellents
Roofing
Siding
Flashing
Sealants

Finishes

Suspended Ceilings
Lath & Plaster/Gypsum Board
Flooring
Acoustical Treatment
Wall Finishes & Covers

Specialties

Toilet Partitions
Fireplaces & Stoves
Flagpoles
Signage
Lockers
Awnings
Movable Partitions
Toilet Accessories
Shelving

Appliances & Equipment

Window Washers
Kitchen Appliances
Audio/Visual
Laundry
Waste

Furnishings

Window Treatments
Furniture
Special Construction

Conveying Systems

Elevators
Lift
Pneumatic Tubes

Mechanical

Sprinkler System
Plumbing Fixtures
HVAC

Electrical

Conduit & Cabling
Lighting

This Completes Your Application!

Please Return To:

Chris Buck

Economic

Development Director

buck@meridian.mi.us

517-853-4568

Guidelines for scoring Tax Increment Financing Assistance Applications

1. Upon receipt of an application for assistance, a **committee established by** the DDA consisting of the DDA Chair or their proxy, the Economic Development Director, Township Treasurer and Township Planner shall be convened to review the application packet for completeness and eligibility with program requirements.
2. An application will be considered complete after it has been signed, finances have been reviewed, an assessor's report has been issued and the subcommittee of the DDA has reviewed and authorized it for scoring by the entire DDA
3. The DDA Board shall score the application in accordance with the project priority score sheet included within the application package. While there are is a potential total of 70 points, it is expected that some criteria may not apply for specific projects. In that case, only the criteria that apply shall be scored.
4. For a project to meet the threshold for funding, it needs to receive a score of 70% or higher of the total points available from which the project is scored against. As noted above, some criteria may not apply for specific projects. In that case, the project shall still score 70% or higher utilizing the applicable criteria.
5. The entire DDA Board shall score the application unless a member identifies a potential conflict of interest with the project before the board.
6. The final score will be the average of all scores submitted be the entire DDA Board.
7. The DDA Board reserves the right to negotiate with those projects scoring near the 70% threshold to potentially improve the projects overall score.
8. The DDA Board recognizes that this TIF Assistance Program is discretionary and reserves the right to withhold or reduce funding assistance based on certain conditions that are reasonable to the public interest.
9. If a project meets the eligibility criteria, passes the 70% scoring threshold, the DDA Board will vote to recommend, modify or deny TIF funding assistance. If funding is agreed upon, the DDA will forward the request to the Township Board.
10. **Unless the application is denied by the DDA, the** Township Board will have final say for funding on all projects. Approved projects shall enter into a formal development agreement with the township
11. If a project is rejected by the Township Board or the DDA, the process starts over with the subcommittee.



13.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: June 12, 2019

Re: Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Village of Okemos, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project identified as Village of Okemos. The C-2 (Commercial) zoned 3.99 acre project site consists of 11 parcels located on the north and south sides of Hamilton Road and west side of Okemos Road. The proposal includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units. The buildings are four stories in height, with fifth stories in some locations. 289,037 total square feet of building area is proposed, consisting of 222,585 square feet of residential space and 66,452 square feet of commercial space.

In addition to the MUPUD, a special use permit (SUP) is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area. The special use permit is being processed concurrently with the MUPUD request (MUPUD #19024). The staff reports for MUPUD #19024 should be referenced for a more complete overview of the project.

The Planning Commission held the public hearing on the proposal at its meeting on May 13, 2019 and on May 20, 2019 voted to recommend approval, citing the following reasons for their decision:

- The subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit.
- The proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

Staff memorandums outlining the SUP request are attached for the Board's review. Minutes from the Planning Commission meetings at which the SUP was discussed were included in the memorandum for MUPUD #19024.

**Special Use Permit #19051 (Village of Okemos, LLC)
Township Board (June 18, 2019)
Page 2**

Township Board Options

The Township Board may approve or deny the special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated May 10, 2019 and May 17, 2019 with attachments.
2. Resolution recommending approval of SUP #19051 dated May 20, 2019.
3. Planning Commission minutes dated May 13, 2019 (public hearing) and May 20, 2019 (decision).

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19051 (Village of Okemos LLC)\SUP 19051.tb1.docx



To: Planning Commission

From: Peter Menser, Principal Planner

Date: May 10, 2019

Re: Special Use Permit #19051 (Village of Okemos, LLC), construct a group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Village of Okemos, LLC has submitted a mixed use planned unit development (MUPUD #19024) proposal for a project identified as the Village of Okemos. The C-2 (Commercial) zoned 3.99 acre project site consists of 11 parcels located on the north and south sides of Hamilton Road and west side of Okemos Road. The proposal includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units. Overall, 289,037 total square feet of building area is proposed, consisting of 222,585 square feet of residential space and 66,452 square feet of commercial space.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

The special use permit is being processed concurrently with the MUPUD request. The staff report for MUPUD #19024 should be referenced for a more complete overview of the project.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the special use permit request and the Township Board has final approval.

Planning Commission Options

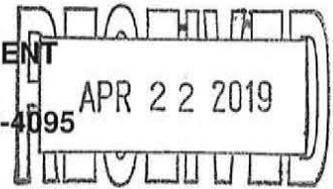
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachment

1. Special use permit application.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19051 (Village of Okemos LLC)/SUP 19051.pc1.docx

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**



SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Village of Okemos, LLC
 Address of Applicant 2410 Woodlake Dr. Suite 440
 Telephone - Work (517) 580-2550 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner Tenant Option Other _____
 (Please attach a list of all persons with an ownership interest in the property)
Village of Okemos, LLC / Douglas J Housing Okemos, LLC / Chowdero, LLC / Sherry Fisher
- B. Site address / location / parcel number 2137 Hamilton Rd.
 Legal description (please attach if necessary) LOTS 1-8 OF BLOCK 3 & LOTS 1-8 OF BLOCK 6
 Current zoning C2/Overlay
 Use for which permit is requested / project name Village of Okemos - BUILDING GARAGE 7100 28,000 SF
 Corresponding ordinance number 86-658
- C. Developer (if different than applicant) _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS, INC.
 Address 2116 HASLETT ROAD HASLETT, MI 48840
 Telephone - Work 517-339-1014 Home AJPRAM@KEBS.COM Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 3.99 Net 3.99
- F. Explain the project and development phases:
- G. Total number of: N/A (ALL BUILDINGS TO BE DEMOLISHED)
 Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures 6 bedrooms 232 offices _____ parking spaces 505 carports _____ garages 12
- H. Square footage: existing buildings ±28,000 proposed buildings 270,895 SF
 Usable Floor area: existing buildings — proposed buildings ±230,261 SF
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type N/A Acreage _____
 Proposed Recreation: Type RUNNING SCENES, PEDESTRIAN CONNECTIONS Acreage N/A
 Existing Open Space: Type GRASS AREAS W/ OCCASIONAL TREES Acreage ±1.46 AC
 Proposed Open Space: Type VEGETATED STRIPS Acreage ±0.13 AC

K. If Multiple Housing:

Total acres of property 3.99

Acres in floodplain — Percent of total

Acres in wetland (not in floodplain) — Percent of total

Total dwelling units 147

Dwelling unit mix:

Number of single family detached:	for Rent	<u>—</u>	Condo	<u> </u>
Number of duplexes:	for Rent	<u>—</u>	Condo	<u> </u>
Number of townhouses:	for Rent	<u>16</u>	Condo	<u> </u>
Number of garden style apartments:	for Rent	<u>151</u>	Condo	<u> </u>
Number of other dwellings:	for Rent	<u>—</u>	Condo	<u> </u>

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Village of Okemos, LLC
Will Randle, authorized agent
Signature of Applicant

4/22/19
Date

Will Randle
Type/Print Name

Fee: \$660

Received by/Date: Dita Menden 4.22.19



To: Planning Commission

From: Peter Menser, Principal Planner

Date: May 17, 2019

Re: **Special Use Permit #19051 (Village of Okemos, LLC), construct a group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.**

The Planning Commission held the public hearing on Special Use Permit #19051 at its last meeting on May 13, 2019. The request is in conjunction with Mixed Use Planned Unit Development #19024. At the meeting the Commission agreed to consider a resolution to recommend approval of the request.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the special use permit is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19051 with conditions.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19051 (Village of Okemos LLC)/SUP 19051.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19051
(Village of Okemos, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of May, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, a special use permit is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19051, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19051
(Village of Okemos, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of May, 2019, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Shrewsbury, Hendrickson, and Richards

ABSENT: Commissioner Cordill

The following resolution was offered by Secretary Premoe and supported by Commissioner Hendrickson.

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, a special use permit is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19051, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.

4. Approval of Minutes

- A. April 22, 2019 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted approximately forty-five communications had been received.

6. Public Hearings

- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Chair Scott-Craig opened the public hearing at 7:47P.M.

Principal Planner Menser provided a summary of the combined requests.

Will Randle, 4409 Dobie Road, True North Developer provided an overview of the proposal and introduced some of the consultants working on the project who were in attendance for the meeting.

Greg Presley, Lead Architect with Hobbs & Black Architects of Northville, provided an overview of the proposed development.

Haley Wolfe with MKSK Studios provided an overview of the landscape plans.

The traffic engineer with Hubbell, Roth & Clark Inc, provided an overview of the traffic impact studies to support the development and intersection improvements.

Public Comments:

Ann Alchin, 5972 Cypress, spoke in opposition to regarding Mixed Use Planned Unit Development #19024 and spoke about the Downtown Development Authority.

Vance Poquette, 2226 Kent, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

Jeanne Hendry, 4674 Nakoma Drive, expressed concern over the height and magnitude of the proposed structures.

Kadri Wichman, 2236 Hamilton Road, asked if a scale model could be made for residents to view. She also expressed concern over the height of the building and stated five stories are too high.

Hella Wichman, 2236 Hamilton Road, asked if walkability only related to the residents of the proposed development.

Barbara White, 252 Hamilton Road, asked who the target market would be for the proposed development. Ms. White asked about the future bus route for CATA. She also commented on the increase of traffic and noise over the years.

Planning Commission Discussion included the following:

- The developers were complimented for their creative and thought out plans.
- The community was thanked for attending the meeting and sharing feedback.
- Mr. Randal was asked if the Capital Area Transportation Authority would operate on Hamilton Road and was told it would only run on Okemos Road.
- They asked for clarification regarding what road improvements would be made during the initial proposed development.
- The proposed project would create many jobs and would have many economic advantages to Meridian Township. The residents of Meridian Township are reminded to voice their opinions through various forms of communication available because the Planning Commission does review before making decisions.
- The developer was asked to talk about the environmental benefits that will happen as a result of the project and Eric Helzer with A.R.S. Consultants provided an overview of the redevelopment clean-up. The total estimated cost for the cleanup activities would be \$7.1 million.
- The developer was asked if they could provide 3D graphics for the next meeting so it would be easier to visualize the project as it is being discussed. Mr. Randal mentioned they plan to provide a scale model of the proposal for the Township Board meeting but would be happy to provide graphics for the next Planning Commission meeting on May 20, 2019. He also noted if the Planning Commissioners have specific questions for the consultant team it would be helpful if they could be sent to him in writing so they could be answered in detail.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:18 P.M.

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100. Okemos Road.

Chair Scott-Craig opened the public hearing at 9:28 P.M.

Principal Planner Menser provided a summary of the request.

Andrew Parin, Landscape Architect, with Grissim, Metz, & Andriese, provided an overview of the project and said he was available to answer questions.

Public Comments: None

A straw poll indicated the Planning Commission would be in favor of recommending approval of Special Use Permit #19081.

Chair Scott-Craig closed the public hearing at 9:39 P.M.

Planning Commission Discussion included the following:

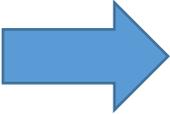
- The developer was thanked for addressing additional questions that were submitted in writing. A document was created with all of the responses and is available on the Meridian Township Website.
- There was further discussion regarding traffic flow and upgrades during the different phases of the project. The Ingham County Road Commission continues to work with the traffic engineers.
- Details are not finalized yet but there is no planned closure on Okemos Road at this time just lane shifts. Stage 1 construction is expected to begin June 1, 2019-July 31, 2019.
- Parking is still an area of concern considering having 150 spaces below what the ordinance requires. The developer stated the ultimate use will be determined and then adjustments will be made.
- It has not been determined yet if the power lines will reside above or be buried underground.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Premoe, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- 
- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Motion by Commissioner Premoe to adopt the resolution to approve Special Use Permit #19051.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Hendrickson, Richards, Shrewsbury, Lane, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.

Motion by Commissioner Shrewsbury to approve Special Use Permit #19081.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Shrewsbury, Premoe, Trezise, Lane, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

8. Other Business -None



To: Board Members
From: Phil Deschaine, Township Treasurer
Date: June 18, 2019
Re: Annual Review of Meridian Township Investment Policy

As Meridian Township Treasurer, it will be my policy to bring to the Board a review of our investment policy on an annual basis. I believe it is advisable and prudent to have an annual review and approval by the Board. As we have had a recent addition to the Board composition, the review of the Meridian Township Investment Policy is even timelier.

Attached is the Meridian Township Investment Policy. This policy was approved on June 2, 2015, and endorsed again on January 3, 2017.

As for our current investment practices, we do not purchase commercial paper or repurchase agreements directly. We do hold money in investment pools that may purchase commercial paper and repurchase agreements depending on the markets.

Also attached is a resolution to approve the Investment Policy.

MERIDIAN TOWNSHIP INVESTMENT POLICY

Date Adopted: March 3, 2009
Date Amended: June 16, 2015
Date Adopted: January 3, 2017

Purpose

It is the policy of Meridian Township to invest its funds in a manner which will ensure the preservation of principal and provide the highest investment return with the maximum security while meeting the daily cash flow needs of the Township and complying with all state statutes governing the investment of public funds.

Scope

This investment policy applies to all financial assets of the Township. These assets are accounted for in various funds of the Township and include the general fund, special revenue funds, debt service funds, capital project funds, enterprise funds (e.g. public works), internal service funds, trust and agency funds, and any new funds established by the Township.

Objectives

The primary objectives of the Township's investment activities in priority order shall be:

Safety – Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

Diversification – The investments will be diversified by security type and institution in order to reduce overall portfolio risk while obtaining market average rates of return.

Liquidity – The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

Return of Investment – The investment portfolio shall be designed with the objective of obtaining a reasonable rate of return throughout the budgetary and economic cycles, while taking into account the investment risk constraints and the cash flow characteristics of the portfolio.

Delegation of Authority

Management responsibility for the investment program is hereby delegated to the Township Treasurer pursuant to MCL 41.76 who shall establish written procedures and internal control policies for the operation of the investment program consistent with this investment policy. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer. The Treasurer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

Authorized Investments

The Township is limited to investments authorized by Act 20 of 1943 MCL 129.91 as amended, but may only invest in the following:

- (a) Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.
- (b) Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a financial institution, but only if the financial institution is eligible to be a depository of funds belonging to the state under a law or rule of this state or the United States.
- (c) Banker's acceptance of United States banks.
- (d) Obligations of this state or any of its political subdivisions that at the time of purchase are rated as investment grade by not less than one standard rating service.
- (e) Mutual funds registered under the investment company act 1940, title 1 of chapter 686, 54 Stat. 789, 15 U.S.C. 80a-1 to 80a-3 and 80a-4 to 80a-64, with authority to purchase only investment vehicles that are legal for direct investment solely by reason of either of the following:
 - (i) The purchase of securities on a when-issued or delayed delivery basis.
 - (ii) The ability to lend portfolio securities as long as the mutual fund receives collateral at all times equal to at least 100% of the value of the securities loaned.
 - (iii) The limited ability to borrow and pledge a like portion of the portfolio's assets for temporary or emergency purposes.
 - (iv) Investments in mutual funds shall be limited to securities whose intention is to maintain a net asset value of \$1.00 per share.*
- (f) Obligations described in subdivisions (a) through (e) if purchased through an interlocal agreement under the urban corporations act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.
- (g) Investment pools organized under the surplus funds investment pool act, 1982 PA 367, MCL 129.111 to 129.118.
- (h) Investment pools organized under the local government investment pool act, 1985 PA 121, MCL 129.141 to 129.150.
- (i) Certificates of Deposit as authorized by MCL 129.91(5) including Certificate of Deposit Account Registry Service (CDARS).

* This is a requirement of this policy but not required under MCL 129.91
Commercial Paper and Repurchase agreements may not be directly purchased but may be indirectly owned through investment pools and mutual funds.

Safekeeping and Custody

All security transactions, including collateral for repurchase agreements and financial institution deposits, entered into by the Treasurer shall be on a cash or delivery vs. payment basis. Securities may be held by a third party custodian designated by the Treasurer and evidenced by safekeeping receipts as determined by the Treasurer.

Prudence

Investments shall be made with judgment and care, under circumstances then prevailing which persons of prudence, discretion and intelligence exercise in the management of their own affairs. These decisions are not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

Reporting

The Treasurer shall provide quarterly (or more often) written investment reports to the Township Board which provide a clear picture of the status of the current investment portfolio. In addition, the Treasurer shall, as required by law, present an annual written report to the Board.

Conflict of Interest and Ethics

Officials and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and Board Members shall disclose to the Treasurer, and the Treasurer shall disclose to the Board, any material financial interest in financial institutions that conduct business with the Township. The Board, Employees, and the Treasurer shall disclose any material financial investment position related to the performance of the Township's portfolio.

Authorized Financial Institutions and Dealers

A list will be maintained of financial institutions authorized to provide investment services to Meridian Township. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services to Meridian Township.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must first be provided with a copy of the Township's Investment Policy and return to the Township a signed copy of the agreement to comply (appendix #1).

Adoption and Review

The Township's investment policy shall be adopted by the Township Board. The policy shall be reviewed annually by the Treasurer and any modifications must be approved by the Township Board.

Appendix #1

**ACKNOWLEDGEMENT OF RECEIPT OF INVESTMENT POLICY AND
AGREEMENT TO COMPLY**

I have read and fully understand Act 20 PA 1943 as amended, and the Investment Policy of the Charter Township of Meridian.

Any investment advice or recommendation on investments given by _____ representing

_____,
to the Meridian Township Treasurer shall comply with the requirement of ACT 20 PA 1943 as amended, and the Investment Policy of the Charter Township of Meridian. Any existing investment not conforming to the statute or policy will be disclosed of promptly to the Meridian Township Treasurer. Further, should a broker/dealer learn of a forthcoming downgrading or devaluation of an investment that has been sold to the Charter Township of Meridian, the broker/dealer shall notify the Treasurer as soon as possible to determine if there is a need to trade or dispose of that investment.

By: _____

Title: _____

Date: _____

