



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
April 14, 2020 6:00 pm

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
 - A. Remote Meeting Policy and Guidelines
4. PRESENTATION
 - A. Introduction of New Full-Time Paramedic/Firefighter
 - B. Coronavirus Task Force Update
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-March 31, 2020 Regular Meeting
 - C. Bills
 - D. Lake Lansing Advisory Committee Reappointments
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Special Use Permit #19131 (The W. Investment Holdings)
 - B. Zoning Amendment #20020 (Township Board) Multiple Family Zoning Districts
 - C. Prevailing Wages
 - D. COVID-19 Compensation and Benefits
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Medical Marihuana Ordinance Amendment
 - B. Special Use Permit #19141 (The Cured Leaf TC, Inc)
 - C. Celebrate Meridian
 - D. Hazard Pay
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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



3. A

To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: April 14, 2020
Re: Remote Meeting Policy and Guidelines

The Township's legal counsel recommends that we adopt the enclosed rules for virtual meetings. General guidance for holding virtual meetings is also included. These rules will continue to be in effect while executive order 2020-15 and any extensions of executive order 2020-15 are in effect. The Township Board will review these rules if any substantive changes are made to the current provisions of executive order 2020-15 and subsequent extensions.

The following motion is proposed for Board consideration:

MOVE TO ADOPT THE CHARTER TOWNSHIP OF MERIDIAN ELECTRONIC AND TELEPHONIC MEETING RULES, AS ATTACHED.

Attachments:

1. General Procedures and Considerations for Electronic Participation
2. Charter Township of Meridian Electronic and Telephonic Meetings Rules

GENERAL PROCEDURES AND CONSIDERATIONS FOR ELECTRONIC PARTICIPATION

1. It is recommended that all board members participate electronically through video-conferencing to the extent possible to allow access to any visual presentations or shared screens.
2. All board members and participants should ensure that they have the necessary video-conferencing technology downloaded on the device from which they will participate in the meeting (computer, smartphone, tablet, etc.). This should be done well in advance to a scheduled meeting's start time so that technical advice can be obtained prior to the scheduled meeting, if necessary.
3. All participants, including board members, will be provided a link to access the meeting. Open this link on the device on which you have downloaded the video-conferencing app or intend to access the meeting through a default browser, if applicable.
4. The chairperson of the board (Township Supervisor, etc.) is responsible for running the meeting. A designated host of the meeting will assist the chairperson in the operation of the virtual meeting and will follow the direction of the chairperson in operating the technological components
5. During the electronic and telephonic meeting, members of the board will vote by roll call to avoid any questions about how each member votes. Each member of the public body must be asked how they vote, and their name and vote must be recorded in the minutes.
6. All electronic and telephonic participants in the meeting will keep their telephones "muted" except as otherwise provided herein. During the public comment period, the chairperson will call on members of the public to be heard and will then designate an opportunity for each person to be heard. Individuals may "unmute" their telephones only when it is their turn to speak.

IF THE TOWNSHIP HAS NOTICED A MEETING THROUGH THE ZOOM APP, PLEASE CONSIDER THE FOLLOWING PROCEDURES AND CONSIDERATIONS FOR ELECTRONIC PARTICIPATION

1. All board members and participants should ensure that they have the Zoom app downloaded on the device from which they will participate in the meeting (computer, smartphone, tablet, etc.) prior to the scheduled meeting. Note that Zoom can be operated within a browser by selecting to do so when prompted upon clicking the link to enter the meeting.
2. Once you join, you will be prompted to type your name. Please provide your full first and last name if you intend to participate in public comment to accommodate the electronic meeting process.
3. Participants in the meeting will be "muted" until they are recognized by the chairperson.

4. All individuals wishing to participate must select the “raise hand” option on the digital connection. If participating via telephone, the host or chairperson will provide an opportunity to address the body. During the public comment period, the chair will call on individuals and “unmute” them when it is their turn to speak.
 - a. For individuals participating via video, the chairperson will recognize individuals by the name provided through the Zoom meeting interface.
 - b. For individuals participating via telephone, the chairperson will recognize individuals by their telephone number.
5. The chairperson will determine whether board members will be “unmuted” at the start of the meeting or will be required to use the above-described procedure to request recognition to speak.
6. The chat feature for typing comments will not be active during the meeting for board members and public participants. All comments must be made by the process described above.
7. If you are unable to access the meeting due to technical difficulties, please call Zoom technical support at 1-888-799-9666 ext 2. Every effort will be made to help you participate in or view the meeting.

CHARTER TOWNSHIP OF MERIDIAN
ELECTRONIC AND TELEPHONIC MEETINGS RULES

Rules adopted by the Township Board of the Charter Township of Meridian to protect the public health, safety, and welfare by establishing meeting procedures for Township public bodies in compliance with the Michigan Open Meetings Act and Executive Order 2020-15 issued by the Michigan Governor on March 18, 2020.

THE CHARTER TOWNSHIP OF MERIDIAN DECLARES AS FOLLOWS:

Section 1. Title. These Rules may be cited as the Charter Township of Meridian Electronic and Telephonic Meetings Rules.

Section 2. Purpose. In order to provide for the safety of Township officials and community members during the coronavirus public health emergency, it is the policy of the Charter Township of Meridian to ensure all meetings are conducted in compliance with the Michigan Open Meetings Act (OMA) and Executive Order 2020-15 issued by the Governor of Michigan on March 18, 2020, until April 15, 2020 at 11:59 p.m. unless otherwise extended by the Governor or the Township.

Section 3. Electronic and Telephonic Meetings Authorization.

A. Authorization to hold remote electronic and telephonic meetings. Section 1(a) of Executive Order 2020-15 provides that until April 15, 2020 at 11:59 p.m. (or as may be amended or extended) a meeting of a public body may be held electronically, including by telephonic or video conferencing, in a manner in which both the general public and the members of the public body may participate by electronic means. The OMA similarly provides such authority.

B. Participation Requirement. Section 2(b) of Executive Order 2020-15 requires that a meeting of a public body held electronically must be conducted in a manner that permits two-way communication so that members of the public body can hear and be heard by other members of the public body and so that general public participants can hear members of the public body and can be heard by members of the public body and other participants during a public comment period. The public body also may use technology to facilitate typed public comments that may be read to or shared with members of the public body and other participants.

C. Township Authorization. It is the policy of the Charter Township of Meridian that, for meetings deemed necessary by the Township Board, public bodies of the Township will hold meetings via electronic and telephonic means while Executive Order 2020-15 and any subsequent actions extending that Executive Order are in effect.

Section 4. Electronic and Telephonic Meeting Procedures.

A. The Township shall conduct electronic and telephonic meetings consistent with the requirements of the OMA and Executive Order 2020-15.

B. The Township shall provide notice for electronic and telephonic meetings consistent with the OMA and Executive Order 2020.

C. To the extent possible, the Township will make available to the general public through the Township's website homepage an agenda and other materials relating to the electronic and telephonic meeting.

D. Notices of any electronic and telephonic meeting shall be posted on the Township's website at least 18 hours before the meeting. The public notice on the website must be included on either the homepage or on a separate webpage dedicated to public notices for non-regularly scheduled public meetings or electronic meetings and accessible through a prominent and conspicuous link on the website's homepage that clearly describes its purpose for public notification of non-regularly scheduled or electronic public meetings. The public notice shall contain the following information:

1. An explanation of the reason why the public body is meeting electronically.
2. Detailed procedures by which the public may participate in the meeting electronically, including a telephone number, internet address, or both.
3. Procedures by which persons may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting.
4. Procedures by which persons with disabilities may participate in the meeting.

E. Consistent with the authority to establish reasonable rules under the OMA and Executive Order 2020-15, electronic and telephonic meetings shall be conducted in accordance with the following rules or such other rules established by the public body:

1. Members of the public body may participate in the meeting via a telephone connection or other electronic connection provided. Members of the public body and of the general public participating via telephone or other electronic means will be considered present and in attendance at the meeting and may participate in the meeting as if physically present at the meeting.
2. Electronic and telephonic meetings must allow for members of the public body and public participants to participate in two-way communication so that members of the public body can hear and be heard by other members of the public body and public participants can hear members of the public body and can be heard by members of the public body and other public participants during the public comment period.

3. All electronic and telephonic members of the public body in the meeting will keep their telephones “muted” unless and until they are recognized by the chair of the meeting, unless the chairperson otherwise determines members will be “unmuted” at the start of the meeting.
4. All public body members must indicate whether they wish to be heard on a matter when the chair requests whether any public body members wish to be heard. The chair will then designate an opportunity for each public body member to be heard.
5. During the electronic and telephonic meeting, members of the public body will vote by roll call to avoid any questions about how each member of the public body votes. Each member of the public body must be asked how they vote, and their name and vote must be recorded in the minutes.
6. All electronic and telephonic participants in the meeting will keep their telephones “muted” except as otherwise provided herein. During the public comment period, the chair will call on members of the public to be heard and will then designate an opportunity for each person to be heard. Individuals may “unmute” their telephones only when it is their turn to speak. All public comments must be made by this process.
7. The right of a person to participate in an electronic and telephonic meeting includes the right to tape-record, to videotape, to broadcast live on radio, and to telecast live on television the proceedings of the meeting. The exercise of this right does not depend on the prior approval of the public body. However, the chair or the public body may establish reasonable rules and regulations to minimize the possibility of disrupting the meeting.
8. The public body may not require a person participating in an electronic and telephonic meeting to register or otherwise provide his or her name or other information or otherwise to fulfill a condition precedent to attendance, other than mechanisms necessary to permit the person to participate in the public comment period of the meeting.
9. A person must be permitted to address the public body during an electronic and telephonic meeting under these rules, provided that the public body may waive or modify these rules when necessary to address unforeseen circumstances or technical issues that arise during the meeting. A person must not be excluded from an electronic and telephonic meeting otherwise open to the public except for a breach of the peace committed during the meeting.
10. Members of the general public participating in an electronic and telephonic meeting may be excluded from participation in an electronic and telephonic closed session of the public body if the closed session is convened and held in compliance with the requirements of the OMA applicable to a closed session.

11. The public body's electronic and telephonic meeting will effectuate as fully as possible the purposes of the OMA, which include promoting government accountability and fostering openness in government to enhance responsible decision-making. The full discussions and deliberations of the public body, not just the voting, must still be done with public access. Discussions or deliberations at an electronic and telephonic meeting that cannot at a minimum be heard by the general public participating in the meeting are contrary to the OMA's purposes.
12. The chair of an electronic and telephonic meeting has the authority to ensure that electronic and telephonic meetings are conducted in an orderly manner and ensure that the provisions of the OMA and Executive Order 2020-15 are followed. This includes the ability to institute additional rules and procedures reasonably necessary to further the requirements of the OMA and Executive Order 2020-15.

Section 5. Review of Electronic and Telephonic Meetings Rules. These Rules shall continue to be in effect while Executive Order 2020-15 and any extensions of Executive Order 2020-15 are in effect. The Township Board shall review these Rules if any substantive changes are made to the current provisions of Executive Order 2020-15 and subsequent extensions.

Section 6. Validity and Severability. If any part of these Rules is declared by any court of competent jurisdiction to be invalid, that declaration does not affect the validity of the remainder of these Rules.

Section 7. Repealer. While in effect, these Rules supersede all policies (or parts of policies) of the Township that conflict with these Rules.

Section 8. Effective Date. These Rules are effective immediately.

Adopted by the Township Board of the Charter Township of Meridian
April 3, 2020

**CLERK'S OFFICE
BOARD COMMUNICATIONS
February 18, 2020**

**BOARD INFORMATION
(BI)**

Brett Dreyfus

From: jeri Bartley <jerilynne6@gmail.com>
Sent: Friday, April 3, 2020 9:56 AM
To: Board
Subject: No muffler & drag racing

We have lived on the corner of Cornell& Grand River now for 7 years and someone needs to tell me who to contact about the this noise. It scares my grandkids, my animals and me when I am outside. I know everyone is scared to death over this virus and its probably not the best time for a complaint but it truly is not acceptable. Please advise🙏

PROPOSED BOARD MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the March 31, 2020 Virtual Meeting of the Township Board, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the March 31, 2020 Virtual Meeting of the Township Board, with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD VIRTUAL MEETING **-DRAFT-**
517-349-1232, Virtual Meeting via Zoom
TUESDAY, March 31, 2020 **6:00 pm.**

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

ABSENT:

STAFF: Township Manager Walsh, Director of Public Works Perry, Community Planning Director Kieselbach, Fire Chief Hamel

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Township Clerk Dreyfus called the roll of the Board.

3. PRESENTATIONS

A. Introduction of Economic Development Director Ken Lane

B. Coronavirus Task Force Update

4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:09pm.

Supervisor Styka closed public remarks at 6:13pm.

5. TOWNSHIP MANAGER REPORT

Township Manager Walsh mentioned citizens can get involved in senior care program by contacting police department, bill payment during coronavirus circumstances, communication with residents, responsiveness, and importance of Township staying in touch with State of Michigan.

6. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

A. Election Report – Clerk Dreyfus

March 10, 2020 Presidential Primary & Local Proposals

B. Treasurer’s Report – Treasurer Deschaine

7. APPROVAL OF AGENDA

Trustee Opsommer moved to approve the Agenda, as amended. Seconded by Treasurer Deschaine.

Agenda amendments: additional 12-F (Resolution Supporting Gov. Whitmer’s), amendment to Draft Minutes for 3-3-20 Board Meeting, 13-B (Special Use Permit #19141) removed from agenda.

Clerk Dreyfus inquired about status of Closed Session. Clarification that Closed Session was removed from the agenda.

VOICE VOTE: Motion carried 7 – 0

8. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

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

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

NAYS:

Motion carried 7 – 0

A. Communications

Trustee Jackson 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 Treasurer Deschaine.

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

NAYS:

Motion carried 7 – 0

B. Approval of Minutes – March 3, 2020 Regular Meeting

Moved to Action Item 12-G

C. Bills

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

Common Cash		\$	4,947,279.27
Public Works		\$	551,367.99
Trust & Agency		\$	5,930,303.36
	Total Checks	\$	11,428,950.62
Credit Card Transactions		\$	22,067.77
Feb 27 to March 25, 2020	Total Purchases	<u>\$</u>	<u>11,451,018.39</u>

ACH Payments

\$ 12,348,008.07

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

NAYS:

Motion carried 7 – 0

9. QUESTIONS FOR THE ATTORNEY – NONE

10. HEARINGS

11. ACTION ITEMS

A. Rezoning #19100 (Durow) 1259 Grand River Ave. RR to C-2 **Final Adoption**

Trustee Jackson moved adopt the resolution for final adoption of Ordinance No. 2020-04 pursuant to Rezoning Petition #19100 to rezone 1.487 acres at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family – Suburban Estates) to C-2 (Commercial) with conditions voluntarily offered by the applicant. Seconded by Trustee Opsommer.

Board discussion: Rezoning allows owner to use property as it is currently use and protect it in the future, conditions include no drive-thru, fast-food restaurants, bars and taverns, and gas stations, safeguarding against potential neighbor concerns, Board worked with applicant for win/win solution, building remains “as-is” with some commercial development, would need setback approvals for modifications in future.

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

NAYS:

Motion carried 7 – 0

B. Municipal Building HVAC Replacement Bids

Public Works Director Perry presented information on \$2.2 million allocated for replacement of Municipal Building HVAC system. Need Board approval for 3 bidders for construction work.

Trustee Opsommer moved to authorize Deputy Township Manager Perry to proceed with the Municipal Building HVAC replacement project, and accept the bids of Mallory Building for General Trades, Gunthorpe Plumbing and Heating for mechanical services and Centennial Electric for electrical services in the amount of \$1,512,900 for direct construction services. Seconded by Treasurer Deschaine.

Board discussion: details about bids, role and cost of construction management services, location of bidders (Centennial is from Charlotte, Gunthorpe is from Lansing, Mallory is from Haslett). Prevailing wage is a component of contracts.

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

NAYS:

Motion carried 7 - 0

C. Resolution Celebrating Women’s History Month

Trustee Sundland moved to approve the resolution celebrating Women’s History Month. Seconded by Trustee Wisinski.

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

NAYS:

Motion carried 7 - 0

D. Newton Road Sanitary Sewer Special Assessment District (SAD) #54 – Resolution #4

Trustee Jackson moved to approve Newton Road Public Sanitary Sewer Improvement Special Assessment District #54, Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on May 5, 2020. Seconded by Trustee Opsommer.

Board discussion: 3 parcels along Newton Road, assessment of parcels for project, public hearing date.

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

NAYS:

Motion carried 7 - 0

E. 2020 – 2024 CCLP Meridian Township Police Supervisory Unit Tentative Agreement

Treasurer Deschaine moved to approve the 2020 – 2024 Collective Bargaining Agreement as tentatively agreed to and further ratified by the CCLP Meridian Township Police Supervisory Unit. Seconded by Trustee Sundland.

Board discussion: 9-10 members of the unit, 2% increase/year, other agreement details.

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

NAYS:

Motion carried 7 – 0

F. Resolution of Support of Governor Gretchen Whitmer and the State of Michigan’s Response to Covid-19 Pandemic

Treasurer Deschaine moved to approve the resolution. Supported by Trustee Jackson.

VOICE VOTE: Motion carried 7 – 0

G. Adoption of Draft Minutes for the March 3, 2020 Regular Board Meeting

Supervisor Styka moved to adopt the Draft Minutes with amendments he provided earlier. Supported by Trustee Opsommer.

VOICE VOTE: Motion carried 7 – 0

12. BOARD DISCUSSION ITEMS

A. Special Use Permit #19131 (The W. Investment Holdings)

Planning Director Kieselbach provided an overview of applicant requesting Special Use Permit approval to construct a 4,000 square foot medical marijuana provisioning center 1at 1614 Grand River Ave. Planning Commission voted to recommend approval at the meeting on Feb. 24, 2020.

Board discussion: traffic signals located by the site, wetland disturbance minimized, landscaping preserved by entryway, service drive pros and cons, fees, building location on site.

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

C. Zoning Amendment #20020 (Township Board) Multiple Family Zoning Districts

Zoning amendment change will allow a mix of single-family detached homes and multiple family dwellings in the RDD, RD, RC and RCC Multiple Family zoning districts.

Board discussion: parking, planned unit developments, MUPUDs, commercial development, open space requirements, density concerns, diversity options, consumer demand for higher quality single-family rentals.

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

D. Medical Marijuana Ordinance Amendment

Planning Director Kieselbach provided an overview of the non-zoning ordinance amendment. Issues include list of what happens to lottery winners who were not selected first – how long to keep the list, 1 year expiration date, timing of submission of SUP and deficiencies correction timeline, 30 days proposed. Concerns about first-selection winning applicants “holding out” as investment strategy, motivating/requiring lottery winners to begin operations in a timely manner, current ordinance language and applicability to issues being discussed, various timeframes,

property purchase options, permitting and enforcement is expensive process for Township to engage in and is not a revenue source.

Board consensus to place this item up for discussion at the next meeting.

E. Proposed Prevailing Wage Board Policy

Board discussion: proposal would require Township pay prevailing wage for projects over \$50k, history of prevailing wage, labor issues and economics of concept, out of area non-union laborers used on local projects not acceptable, project size requirement permits competition for small business.

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

13. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:19pm.

Joyce Van Coevering, 5882 Okemos Rd: Thanked Township Board and leadership for response during these challenging times.

Supervisor Styka Closed Public Remarks at 8:21pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine:

- We are in challenging times, with an economic impact on residents. Community Resource Commission can help citizens experiencing financial difficulties. Citizens can donate funds to help cover anticipated higher demand for assistance.

Trustee Opsommer:

- One-stop information resource for citizens regarding coronavirus, updates every 15 minutes: www.michigan.gov/covid19

Trustee Jackson:

- Encourage all citizens to participate in the 2020 Census, regardless of coronavirus.

Supervisor Styka:

- Importance of accurate census information for a community like Meridian Township
- Senior Watch – people can sign up with Police Dept and can check on seniors to see if they are OK. Especially important right now.
- Next meeting will be April 14 – Virtual Meeting again.

Trustee Wisinski:

- Thank Fire Chief, Police Chief and Township Manager for hard work during health crisis. Also thanks to residents who are staying at home.

15. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7 -0

Supervisor Styka adjourned the meeting at 8:34pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: April 14th 2020
Re: Board Bills

Charter Township of Meridian
Board Meeting
4/14/2020

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

COMMON CASH	\$	241,877.73
PUBLIC WORKS	\$	55,581.31
TRUST & AGENCY	\$	60.00
TOTAL CHECKS:	\$	297,519.04
CREDIT CARD TRANSACTIONS 3/26/2020-4/6/2020	\$	6,543.91
TOTAL PURCHASES:	\$	<u>304,062.95</u>
ACH PAYMENTS	\$	<u>720,951.32</u>

04/07/2020 02:08 PM
User: FAULKNER
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/21/2020 - 04/21/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. AIRGAS GREAT LAKES	MEDICAL OXYGEN	131.98	
	MEDICAL OXYGEN	531.11	
	MEDICAL OXYGEN	131.49	
	TOTAL	794.58	
2. AUTO VALUE OF EAST LANSING	UNIT 81- FLEET REPAIR PARTS 2020	5.18	
	FLEET REPAIR PARTS 2020	6.57	
	UNIT 655- FLEET REPAIR PARTS 2020	5.59	
	UNIT 98 - FLEET REPAIR PARTS 2020	50.99	
	STOCK - FLEET REPAIR PARTS 2020	21.38	
	UNIT 111 - FLEET REPAIR PARTS 2020	61.79	
	SHOP SUPPLY - FLEET REPAIR PARTS 2020	43.02	
	UNIT 111- FLEET REPAIR PARTS 2020	5.59	
	FLEET REPAIR PARTS 2020	15.89	
	CREDIT - FLEET REPAIR PARTS 2020	(38.28)	
	TOTAL	177.72	
3. BOARD OF WATER & LIGHT	3.1.2020-4.1.2020 STREETLIGHT SERVICE	613.99	
4. JEFFORY BROUGHTON	STANDING PO RADIO MAINTENANCE/EQUIPMENT	262.00	
	STANDING PO RADIO MAINTENANCE/EQUIPMENT	412.50	
	TOTAL	674.50	
5. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2020	48.35	
	MECHANICS UNIFORMS 2020	48.35	
	TOTAL	96.70	
6. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - MARCH	5,398.07	
7. COMCAST	SERVICES 4.1-4.30	331.41	
	SERVICE 3.29-4.28 CABLE FOR PD	22.49	
	TOTAL	353.90	
8. CORECOMM INTERNET SERVICES	DNS HOSTING - SEMI ANNUAL	29.95	
9. ROBERT CWIERTNIEWICZ	4HRS ON SITE +PHONE TECHNICAL SUPPORT	400.00	
10. DBI	PAPER	5.99	
11. DLT SOLUTIONS LLC	RAPID RECOVERY/BACKUP 2020 ONGOING SUPPORT	398.00	

Vendor Name	Description	Amount	Check #
12. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	36.00	
	LEGAL FEES	2,562.00	
	LEGAL FEES	774.00	
	LEGAL FEES	147.00	
	LEGAL FEES	42.00	
	LEGAL FEES	684.00	
	LEGAL FEES	36.00	
	LEGAL FEES	1,437.00	
	LEGAL FEES	72.00	
	LEGAL FEES	147.00	
	LEGAL FEES	354.02	
	LEGAL FEES	56.32	
	LEGAL FEES	446.55	
	LEGAL FEES	3,773.57	
	LEGAL FEES	619.54	
	LEGAL FEES	96.00	
	LEGAL FEES	273.00	
	LEGAL FEES	1,069.50	
	LEGAL FEES	88.50	
	TOTAL	12,714.00	
13. FEDEX	EXPRESS SHIPMENT	8.50	
14. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - MARCH	2,213.48	
15. FIRSTDUE FIRE SUPPLY	SCBA TANK HYDR-STAT	595.00	
16. FISHBECK, THOMPSON, CARR & HUBER	MUNI BLDG ENGINEERING SERVICES THROUGH 3.20	1,439.90	
17. FORESIGHT GROUP	WATER BILL MAILING 3/13 POSTAGE AND CANADIAN POSTA	226.21	
	#10 WINDOW ENVELOPES - WATER BILLS	477.71	
	TOTAL	703.92	
18. GENERAL CODE	CODE ANALYSIS AND COMPOSITION	1,736.45	
19. INGHAM COUNTY 911	INGHAM COUNTY PUBLIC RADIO SYSTEM	6,842.49	
20. INSIGHT DIRECT USA, INC	CRADLEPOINT CELLULAR ROUTER IBR900-B-NPS, POWER SU	2,288.58	
21. LANSING SANITARY SUPPLY INC	POLY LINER TRASH BAGS FOR PARKS PRODUCT #72434	1,897.55	
	C- 19 - DEPARTMENT CLEANING SUPPLIES	41.00	
	TOTAL	1,938.55	
22. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASES	462.00	
23. MANAGED SPECIALTY SERVICES LLC	PEAT ZORB FOR HAZMAT	1,035.99	
24. MARK JORDAN ENTERPRISES LLC	TITLE WORK - MSU LAKE LANSING TRAIL ROW ACQUISITIO	7,200.00	
25. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING FOR 4/10/2020 PAYROLL	550.69	
26. MICHIGAN MUNICIPAL LEAGUE	WEBSITE CLASSIFIED ADS, ASSISTANT PLANNER	84.12	
27. MIDSTATES RECREATION LLC	MARKETPLACE ON THE GREEN PAVILION BUILDING + STAGE	152,492.64	102531
28. MIDWEST TREE SERVICE	ENGINEERED WOOD FIBER FOR LARGE DOG PARK PATHWAY	4,500.00	

Vendor Name	Description	Amount	Check #
29. MCKESSON MEDICAL-SURGICAL	GOC SOL		
	C-19 - STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	475.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	129.90	
	CREDIT - STANDING PO FOR MEDICAL SUPPLIES/EQUIPMEN	(239.00)	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	236.89	
	C-19 - STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	88.97	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	112.29	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	729.07	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	86.85	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	550.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	574.20	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	855.97	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	29.37	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	264.33	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	625.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	124.89	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	247.11	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	116.07	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	1,921.48	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	3.90	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	239.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	25.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	87.55	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	105.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	190.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	270.87	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	51.96	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	77.94	
	TOTAL	7,979.61	
30. NAPA			
	UNIT 137 - FLEET REPAIR PARTS 2020	66.54	
	UNIT 80 & 90 - FLEET REPAIR PARTS 2020	65.12	
	SHOP SUPPLIES - FLEET REPAIR PARTS 2020	431.28	
	STOCK ORDER - FLEET REPAIR PARTS 2020	202.61	
	SHOP SUPPLIES - FLEET REPAIR PARTS 2020	69.61	
	TOTAL	835.16	
31. PEOPLEFACTS LLC			
	EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	16.67	
32. PRINTING SYSTEMS INC			
	SINGLE AV APP POSTCARDS/NO PERMIT	393.64	
33. PROFESSIONAL SERVICES INDUSTRIES			
	TESTING SERVICES FOR MARKETPLACE ON THE GREEN - MA	4,323.50	
34. PRO-TECH MECHANICAL SERVICES			
	HASLETT STORAGE FURNACE REPAIRS	565.00	
35. RECLAIMED BY DESIGN			
	MAY - 2020 MONTHLY OPERATION OF RECYCLING CENTER	2,000.00	
36. ROWERDINK AUTOMOTIVE PARTS			
	UNIT 127 -FLEET REPAIR PARTS 2020	155.58	
	UNIT 8 - FLEET REPAIR PARTS 2020	48.88	
	UNIT 128- FLEET REPAIR PARTS 2020	82.50	
	CREDIT - FLEET REPAIR PARTS 2020	(14.00)	
	UNIT 111- FLEET REPAIR PARTS 2020	38.63	
	UNIT 111- FLEET REPAIR PARTS 2020	98.80	
	UNIT 612 - FLEET REPAIR PARTS 2020	20.52	
	UNIT 127 - FLEET REPAIR PARTS 2020	171.07	
	UNIT 119 - FLEET REPAIR PARTS 2020	205.98	
	FLEET REPAIR PARTS 2020	111.50	
	CREDIT - FLEET REPAIR PARTS 2020	(14.00)	
	STOCK - FLEET REPAIR PARTS 2020	45.36	
	UNIT 653 - FLEET REPAIR PARTS 2020	43.98	
	UNIT 129 - FLEET REPAIR PARTS 2020	173.80	
	UNIT 125 - FLEET REPAIR PARTS 2020	191.55	
	FLEET REPAIR PARTS 2020	81.12	
	TOTAL	1,441.27	

04/07/2020 02:08 PM
User: FAULKNER
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/21/2020 - 04/21/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
37. SPARROW OCCUPATIONAL	1 PHYSICAL	123.00	
	1 PHYSICAL	138.00	
	TOTAL	261.00	
38. STATE OF MICHIGAN	POLICE SRMS LICENSE & SUPPORT FEES	7,600.00	
39. JOSHUA SYMANZIK	HIGH SPEED TABULATOR TRAINING	150.00	
40. T MOBILE	SERVICE 2.21-3.20 BACK UP INTERNET/PHONE	29.63	
41. TDS	SERVICES 3.28-4.27 PRI TELEPHONE SERV.	1,643.34	
42. TEAM FINANCIAL GROUP	COPIER LEASE-4/12/20	1,471.50	
43. TELEFLEX LLC	STANDING PO FOR EZ IO SUPPLIES/EQUIP.	1,615.50	
44. USA TODAY NETWORK	2.1-2.29 LEGAL ADS	763.40	
45. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 04/2020	175.00	
46. VERIZON WIRELESS	USAGE CHARGES FOR SERVICES 2.24-3.23	4,062.05	
47. ZOLL MEDICAL CORP	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIP.	442.50	
	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIP.	359.25	
	TOTAL	801.75	
TOTAL - ALL VENDORS		241,877.73	

04/07/2020 02:07 PM
User: FAULKNER
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/21/2020 - 04/21/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PWHZR

Vendor Name	Description	Amount	Check #
1. C&D HUGHES	PAY EST #1 - HASLETT&NEWMAN ROAD WATER MAIN REPLAC	46,351.80	
2. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - MARCH	308.06	
3. HYDROCORP	MARCH - CROSS CONNECTION CONTROL PROGRAM SERVICES-	2,430.00	
4. IDC CORPORATION	3.1-3.29 LIFT STATION CONTROLS MAINTENANCE 2020	897.00	
5. MERIDIAN TOWNSHIP RETAINAGE	C&D HUGHES, INC PAY EST 1	5,150.20	
6. VERIZON WIRELESS	USAGE FROM 2.24-3.23	444.25	
TOTAL - ALL VENDORS		55,581.31	

04/07/2020 02:07 PM
User: FAULKNER
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/21/2020 - 04/21/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. STATE OF MICHIGAN	SOR REGISTRATION - MARCH	60.00	
TOTAL - ALL VENDORS		60.00	

Credit Card Report 3/26/2020-4/6/2020

Posting Date	Merchant Name	Amount	Name
2020/03/26	TRACTOR SUPPLY #1149	(\$124.99)	BRAD BACH
2020/03/26	TRACTOR SUPPLY #1149	\$249.98	BRAD BACH
2020/03/26	TRACTOR SUPPLY #1149	\$77.98	KYLE ROYSTON
2020/03/26	MIOTECH SPORTS MEDICINE	\$114.00	MICHAEL HAMEL
2020/03/26	FACEBK GHU5URE9U2	\$15.73	ANDREA SMILEY
2020/03/26	USPS PO 2552700205	\$22.00	JOYCE A MARX
2020/03/26	ADOBE ACROPRO SUBS	\$15.89	DEREK PERRY
2020/03/26	ZORO TOOLS INC	\$87.50	WILLIAM PRIESE
2020/03/27	AMZN MKTP US*D22I04DP3	\$92.95	KRISTI SCHAEDING
2020/03/27	RITE AID STORE - 4599	\$59.98	RICHARD GRILLO
2020/03/27	MEIJER # 253	\$72.31	WILLIAM PRIESE
2020/03/27	THE HOME DEPOT 2723	\$239.82	WILLIAM PRIESE
2020/03/27	THE HOME DEPOT 2723	\$257.67	WILLIAM PRIESE
2020/03/27	THE UPS STORE 0811	\$9.06	WILLIAM PRIESE
2020/03/27	THE UPS STORE 0811	\$17.85	WILLIAM PRIESE
2020/03/27	THE HOME DEPOT #2723	\$111.92	CATHERINE ADAMS
2020/03/30	CHECKROOM NV	\$300.00	ANDREA SMILEY
2020/03/30	THE HOME DEPOT #2723	\$7.15	KENNITH PHINNEY
2020/03/30	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2020/03/30	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2020/03/30	MEIJER # 025	\$65.03	CATHERINE ADAMS
2020/03/31	AMZN MKTP US*D82IQ9UR3	\$17.49	KRISTI SCHAEDING
2020/03/31	CPAP.COM	\$296.97	WILLIAM PRIESE
2020/03/31	CPAP.COM	\$510.00	WILLIAM PRIESE
2020/04/01	WAL-MART #2866	\$19.05	RICHARD GRILLO
2020/04/01	MEIJER # 025	\$8.89	RICHARD GRILLO
2020/04/01	FS *JUDYSAPPS	\$21.15	CAROL HASSE
2020/04/01	THE HOME DEPOT 2723	\$89.00	ROBERT MACKENZIE
2020/04/01	JIMMY JOHNS - 90055 - MOT	\$258.50	KEN PLAGA
2020/04/01	JIMMY JOHNS - 90055 - MOT	\$63.49	KEN PLAGA
2020/04/01	JIMMY JOHNS - 90055 - MOT	\$112.00	KEN PLAGA
2020/04/01	MEIJER # 253	\$14.70	WILLIAM PRIESE
2020/04/01	MSC	\$1,090.80	WILLIAM PRIESE
2020/04/02	USPS PO 2569800864	\$55.00	CAROL HASSE
2020/04/02	MEIJER # 253	\$19.16	WILLIAM PRIESE
2020/04/02	TRACTOR SUPPLY #1149	\$15.98	CATHERINE ADAMS
2020/04/02	TOP HAT CRICKET FARM INC	\$30.34	CATHERINE ADAMS
2020/04/02	AMZN MKTP US*CU6J71H3	\$78.49	CATHERINE ADAMS
2020/04/03	COMCAST	\$314.54	ANDREA SMILEY
2020/04/03	ELLISON BREWERY AND SPIR	\$361.25	TAVIS MILLEROV
2020/04/06	MIOTECH SPORTS MEDICINE	\$1,378.80	MICHAEL HAMEL
2020/04/06	RED CEDAR SPIRITS - EA	\$50.00	RICHARD GRILLO
2020/04/06	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
Total		\$6,543.91	

ACH Transactions

Date	Payee	Amount	Purpose
3/27/2020	State of MI	\$ 28,461.56	MI Bus Tax
3/27/2020	ICMA	\$ 35,562.30	Payroll Deductions 3/31/2020
3/27/2020	Various Financial Institutions	\$ 266,783.86	Direct Deposit 3/31/2020
3/27/2020	IRS	\$ 95,813.62	Payroll Taxes 3/31/2020
3/27/2020	Nationwide	\$ 3,564.14	Payroll Deductions 3/31/2020
4/2/2020	Blue Care Network	\$ 33,082.59	Employee Health Insurance
4/2/2020	Blue Care Network	\$ 23,069.83	Employee Health Insurance
4/2/2020	Mers Purchase	\$ 234,613.42	Employee Retirement
Total ACH Payments		<u><u>\$ 720,951.32</u></u>	

Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW FSBR.LAW.COM
4151 OKEMOS ROAD TEL: 517.381.0100
OKEMOS, MI 48864 USA FAX: 517.381.5051

Frank Walsh, Manager
Meridian Township
5151 Marsh Road
Okemos, MI 48864

(labour) 101-170-173-708,200 \$ 2,618.32
(land) 521-600,000-208,000 4,624.00
101-170-173-808,200 9,411.68
\$ 12,714.00

STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
4/03/20	2150 Kent	52016	36.00	0.00	36.00	<=30 days
4/03/20	Collective Bargaining	52017	labour <u>2,562.00</u>	0.00	2,562.00	<=30 days
4/03/20	DDA Tax Capture	52018	774.00	0.00	774.00	<=30 days
4/03/20	Elevation Brownfield	52020	147.00	0.00	147.00	<=30 days
4/03/20	Grievances	52021	42.00	0.00	42.00	<=30 days
4/03/20	Land Preservation Acquisition/Closing	52022	land <u>684.00</u>	0.00	684.00	<=30 days
4/03/20	Lick Appeal (Sactuary Appeal)	52023	36.00	0.00	36.00	<=30 days
4/03/20	Marihuana Regulation	52024	1,437.00	0.00	1,437.00	<=30 days
4/03/20	McNeely, Mike	52025	72.00	0.00	72.00	<=30 days
4/03/20	Treasurer Matters	52026	147.00	0.00	147.00	<=30 days
4/03/20	Eyde Family, LLC 19-001713	52063	96.00	0.00	96.00	<=30 days
4/03/20	Hannah Lofts 2019	52064	273.00	0.00	273.00	<=30 days
4/03/20	Hannah Lofts 2018	52065	1,069.50	0.00	1,069.50	<=30 days
4/03/20	Sanlyse, LLC 19-002657	52066	88.50	0.00	88.50	<=30 days
Totals			<u>\$7,464.00</u>	<u>\$0.00</u>	<u>\$7,464.00</u>	

Balance Due and Owing

\$7,464.00

mmmm
4-7-20

Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW FSBRLAW.COM
4151 OKEMOS ROAD TEL: 517.381.0100
OKEMOS, MI 48864 USA FAX: 517.381.5051

Frank Walsh, Manager
Meridian Township-Retainer
5151 Marsh Road
Okemos, MI 48864

STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
4/03/20	Community Planning & Development	52027	354.02	0.00	354.02	<=30 days
4/03/20	Human Resources/Labor	52028	<i>10/2/20</i> 56.32	0.00	56.32	<=30 days
4/03/20	Manager	52030	446.55	0.00	446.55	<=30 days
4/03/20	Township Board	52031	3,773.57	0.00	3,773.57	<=30 days
4/03/20	Police Department	52032	619.54	0.00	619.54	<=30 days
Totals			\$5,250.00	\$0.00	\$5,250.00	

Balance Due and Owing \$5,250.00

PLEASE REMIT PAYMENT TO
FAHEY SCHULTZ BURZYCH RHODES PLC, 4151 OKEMOS ROAD, OKEMOS, MI 48864



9.D.

To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering
Younes Ishraidi, P.E., Chief Engineer**

Date: April 8, 2020

Re: Re-appointments to the Lake Lansing Watershed Advisory Committee

The plan adopted for the Lake Lansing Watershed Management Special Assessment District created an Advisory Committee. It consists of four lakefront property owners (Tier 1), two off-lake (Tier 2) property owners, the Ingham County Drain Commissioner, Ingham County Parks, and a Township staff person.

The purpose of the committee is to implement the watershed management plan. The six property owners serve staggered 2-year terms, ending April 30, with 50% overlap. Meetings are informal and are held in the Meridian Township Municipal Building, voluntarily promulgated under the Open Meetings Act.

The following members will continue to serve until April 30, 2021:

Susan Andrews	6088 Columbia	Tier One
Ronald Rowe	6247 E. Lake Drive	Tier One
Larry Wagenknecht	6097 Partridge	Tier Two

The following current members have agreed to continue to serve and have requested to be re-appointed to the Lake Lansing Advisory Committee until April 30, 2022. Their qualifications and past applications are already on file with the Clerk's office:

Timothy McCarthy	6076 Columbia	Tier One
Curtis Armbruster	6411 E. Reynolds	Tier One
Steven Culling	6193 Columbia	Tier Two

Proposed Motion:

"Move that the following property owners be re-appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2022: Timothy McCarthy of 6076 Columbia, Curtis Armbruster of 6411 E. Reynolds and Steven Culling of 6193 Columbia"

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Stylka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Brownfield Redevelopment Authority* | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Building Hearing Officer | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> Corridor Improvement Authority* | <input type="checkbox"/> Transportation Commission* |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Other |
| <input type="checkbox"/> Economic Development Corporation | |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: TIM MCCARTHY
 Occupation: SIM-PRET Place of Employment: US ALLOYS
 Home Address: 6076 COLUMBIA HULLOTT
 Phone: (days) 5173393595 (evenings) SAME E-mail: FAMILY.MCCARTHY@GMAIL.COM
 Signature: Timothy J. Carthy Date: 4-10-18

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received		Distro:	Application #
Registered Voter:	Y / N		
Date Appointed:			

Received: April 21, 2018



CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Brownfield Redevelopment Authority* | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Corridor Improvement Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Transportation Commission* |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Economic Development Corporation | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: CURTIS J. ARMBRUSTER
 Occupation: RETIRED Place of Employment: _____
 Home Address: 6411 E. REYNOLDS RD.
 Phone: (days) 517 256 1644 (evenings) _____ E-mail: CURTARMY@AOL.COM
 Signature: [Signature] Date: 4/10/18

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY				
Date Received		Distro:	Application #	
Registered Voter:	Y / N			
Date Appointed:				

Revised: April 24, 2017

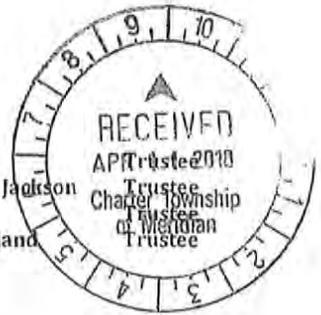
CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Brownfield Redevelopment Authority* | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Corridor Improvement Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Transportation Commission* |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Economic Development Corporation | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

CURRENTLY ON THIS COMMITTEE

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

SEE ABOVE

Name: STEVE CULLING

Occupation: SR ACCT MGR Place of Employment: KENTWOOD OFFICE FURNITURE

Home Address: 6193 COLUMBIA ST, HASLETT, MI 48840

Phone: (days) 517-930-2400 (evenings) _____ E-mail: STEVE@C8@GMAIL.COM

Signature: [Handwritten Signature] Date: 4-11-18

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY				
Date Received		Distro:	Application #	
Registered Voter:	Y / N			
Date Appointed:				



12.A

To: Township Board

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

Date: April 6, 2020

Re: Special Use Permit #19131 (The W. Investment Holdings)

The Township Board discussed Special Use Permit #19131, a request to construct a 4,000 square foot commercial medical marihuana provisioning center at 1614 Grand River Avenue, at a virtual meeting held on March 31, 2020. At the meeting the Board agreed to consider a resolution to approve the request at its next meeting on April 14, 2020.

Township Board Options

The Township Board may approve or deny the proposed special use permit proposal. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the request is provided.

- **Move to adopt the resolution approving Special Use Permit #19131 to construct a medical marihuana provisioning center at 1614 Grand River Avenue.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19131 (The W. Investment Holdings)\Staff memos\SUP 19131.tb2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19131
(The W. Investment Holdings)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually via the Zoom video conferencing application, in said Township on the 14th day of April, 2020, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The W. Investment Holdings has submitted a request to construct a new freestanding 4,000 square foot commercial medical marihuana provisioning center at 1614 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on February 10, 2020, and recommended approval of the request at its meeting on February 24, 2020; and

WHEREAS, the Township Board discussed the special use permit at its meeting on March 31, 2020 and has reviewed the information forwarded by staff under cover memorandums dated February 6, 2020, February 20, 2020, and March 12, 2020; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 5 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

**Resolution to Recommend Approval
SUP #19131 (The W. Investment Holdings)**

Page 2

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19131, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by NF Engineers & Surveyors dated November 11, 2019 (revision date January 24, 2020) and received by the Township on January 27, 2020.
2. Approval is in accordance with the floor plan and building elevations prepared by ROGVOY Architects dated August 2, 2019 and received by the Township on January 27, 2020.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Site plan review approval is required to construct the proposed building. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy, and the Township, as applicable. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. 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. No grading or land clearing shall take place on the site until a building permit and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #19131.

**Resolution to Recommend Approval
SUP #19131 (The W. Investment Holdings)
Page 3**

12. 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.
13. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.
14. 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 of the Director of Community Planning and Development.
15. Sign permits shall be required for any signage proposed on the property.
16. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
17. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board 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 14th day of April, 2020.

Brett Dreyfus
Township Clerk



12.B

To: Township Board

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

Date: April 7, 2020

Re: Zoning Amendment #20020 (Township Board), Multiple Family Zoning Districts

The Township Board last discussed Zoning Amendment #20020 at a virtual meeting held on March 31, 2020. At the meeting the Board agreed to consider a resolution to approve the amendment for introduction at its next virtual meeting on April 14, 2020.

Township Board Options

The Township Board may approve or deny the proposed zoning amendment. If the Board amends the proposal, the amendment may be referred back to the Planning Commission for a recommendation. A resolution to approve the amendment for introduction is provided.

- **Move to adopt the resolution approving Zoning Amendment #20020 to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC Multiple Family zoning districts.**

Attachments

1. Resolution to approve (introduction).
2. Proposed ordinance language dated February 11, 2020.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\Zoning Amendment 20020 (Township Board)\ZA 20020.tb2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #20020
Township Board**

RESOLUTION

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom video conferencing application, in said Township on the 14th day of April, 2020 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on November 19, 2019, initiated a zoning amendment to Section 86-376 of the Code of Ordinances to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC (Multiple Family) zoning districts; and

WHEREAS, the proposed zoning amendment would allow single-family detached dwellings in the RD, RC, and RCC zoning districts limited to a maximum of 50 percent of the number of dwellings in any given project, subject to approval of a special use permit; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 10, 2020 and recommended approval at its meeting on February 24, 2020; and

WHEREAS, the Township Board discussed the proposed zoning amendment at its meetings on March 31, 2020 and April 14, 2020 and has reviewed the information forwarded by staff under cover memorandums dated February 6, 2020, February 20, 2020, and April 7, 2020; and

WHEREAS, the proposed zoning amendment will provide additional housing options and alternatives to encourage diverse populations to live in the Township; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to maintain a community of desirable, attractive, residential neighborhoods.

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 Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article IV, by amending Section 86-376, and Chapter 86, Article VIII, by amending Section 86-756."

ADOPTED: YEAS: _____

NAYS: _____

Zoning Amendment #20020 (Township Board)

April 14, 2020

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 14th day of April, 2020.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
CHAPTER 86, ARTICLE IV, BY AMENDING SECTION 86-376 AND CHAPTER 86, ARTICLE
VIII, BY AMENDING SECTION 86-756.**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

A. Amendment to Article IV, District Regulations, Section 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-376 to read as follows:

(a) Remains as written.

(1) The primary distinction between these districts is density. The RDD zone permits a maximum of five dwelling units per acre, the RD zone permits a maximum of eight dwelling units per acre, the RC zone permits a maximum of 14 dwelling units per acre, and the RCC zone permits variable high density up to a maximum of 34 dwelling units per acre. In addition, single-family detached dwellings are permitted in the RDD, RD, RC, and RCC zoning districts.

(b) Uses permitted by right.

(1) Two-family dwellings in the RDD, RD, and RC districts; provided that no more than two unrelated persons may occupy a dwelling unit in these districts.

(c) Uses permitted by special use permit.

(1) RDD, RD, RC, and RCC districts. The following uses may be permitted by special use permit in the RDD, RD, RC, and RCC districts, provided all requirements of this chapter are met:

- a. Any single structure on a single parcel of land containing three or more dwelling units.
- b. Single-family detached dwellings when part of a multiple-family development in the RDD, RD, RC, and RCC districts; provided the number of single-family dwellings does not exceed more than 50 percent of the density (dwelling units per acre) allowed for the multiple family development.

- c. Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50 percent of the density (dwelling units per acre) allowed for the proposed development.
 - d. Group housing developments containing more than 50 dwelling units, in accordance with the requirements of Article VI of this chapter.
 - e. Community center when part of a housing project.
 - f. Incidental commercial services for principal use of the development's occupants, when in conjunction with a housing project identified in subsection (d)(1)a. of this section containing at least 200 units; provided, that:
 - 1. – 4. Remain as written.
 - g. Functional families as defined by this chapter.
 - h. Nonresidential structures and uses in accordance with § 86-654.
- (d) Procedure for obtaining special use permits. The following procedure shall be followed for all developments identified in subsections (d)(1) and (2) of this section, in addition to the requirements of Article II, Division 4 of this chapter, relating to special use permits in general.
 - (1) Remains as written.
 - (2) Application procedures. The applicant shall submit the following information to the Planning Commission via the planning director.
 - a. – e. Remain as written.
 - f. Ten copies of a report on the intent and scope of the project including, but not limited to:
 - 1. Remains as written.
 - 2. Number and size of dwelling units;
 - 3. – 5. Remains as written.
 - g. If necessary, the planning director may require the applicant to submit selected soil borings taken on the site.
 - (3) – (6) Remain as written.
- (e) Duration and validity of permit.
 - (1) – (3) Remain as written.

(f) Minimum design standards.

(1) – (2) Remain as written.

(3) Maximum lot coverage and open space required. All buildings including accessory buildings shall not occupy more than 35% of the net area of land included within the limits of the proposed project or any stage in the development of the proposed project which may receive approval under this chapter. A minimum of 35% of the total land area of the project excluding drives and parking areas must be set aside as open space. All land used for open space must be improved for the use of all residents of the development. Open space may be dedicated for public use. Such dedication may be required by the Planning Commission if shown as public open space on the Master Plan.

(4) Minimum yard dimensions.

a. Remains as written.

b. Side yards.

1. Single-family and two families shall not be less than 10 feet.

2. – 3. Remain as written.

c. – d. Remain as written.

e. Distance from a single-family district boundary. No single-family, two-family, or multiple-family building designed, erected, or used for three or more families shall be located closer than 50 feet to any single-family residential zone line nor shall any accessory building to a multiple structure containing three or more dwelling units be located closer than 50 feet to any single-family residential zone line. Where commission studies indicate adjoining property will eventually assume similar zoning as property in question, the commission may waive the fifty-foot minimum.

f. Distance between buildings.

1. Minimum distance. Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building.

2. Closed courts. No courts completely enclosed by building structure shall be permitted; however, screen walls not exceeding six feet in height are permitted to enclose what would otherwise be open court. All dimensional requirements for open courts shall apply to such enclosed courts.

3. Open courts.

i. – ii. Remain as written.

4. Other yard dimensions.

- i. Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall not be located closer than 20 feet to any street, access road, driveway, or parking area.
- ii. Any single building or connected building may not exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.

(5) Single-family detached dwellings shall be constructed in accordance with the standards established in Section 86-368(b)(1) a.-l, unless otherwise superseded by provisions of this section.

(6) – (8) Remain as written.

(9) Parking requirements. For motor vehicle and bicycle parking requirements, refer to § 86-366 and Article VIII of this chapter. In addition, every multiple-family structure shall provide motor vehicle parking facilities which:

- a. – b. Remain as written.
- c. Are served by two points of access to public street when there are 50 or more dwelling units in the project.
- d. Are served by access to a public street other than a local street when there are 25 or more dwelling units in the project.
- e. Shall provide a minimum of 180 square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.
- f. May be allowed within or under any multiple-family structure; however, carports or surface parking shall not be located closer than 20 feet to any multiple-family residential structure.
- g. – h. Remain as written.

(10) – (12) Remain as written.

B. Amendment to Article VIII, Off-Street Parking and Loading, Section 86-756 Design and construction requirements, of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-756 to read as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all of street parking areas, except for single-family parking areas and as noted:

(1) – (2) Remain as written.

(3) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.

(4) – (14) Remain as written.

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

Chapter 86 Zoning

Article IV District Regulations

DIVISION 2 Residential Districts

Section 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts

- (a) Purpose. The RDD, RD, RC, and RCC districts are intended to accommodate multiple-family residential uses at a higher density than any single-family district, but at no lower standards of quality. The primary purposes of these districts are to accommodate multiple-family developments of sustained desirability and stability that will be harmonious to adjacent properties, to promote large parcel, single-owner developments that allow an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses within a planned project and adjacent areas, and to maintain the overall intensity of land use, density of population, and required open space specified in this section and in the comprehensive development plan of the Township.
- (1) The primary distinction between these districts is density. The RDD zone permits a maximum of five dwelling units per acre, the RD zone permits a maximum of eight dwelling units per acre, the RC zone permits a maximum of 14 dwelling units per acre, and the RCC zone permits variable high density up to a maximum of 34 dwelling units per acre. In addition, single-family detached living units dwellings are permitted in the RDD, RD, RC, and RCC zoning districts, but not in the RD, RC, and RCC zoning districts.
- (b) Uses permitted by right.
- ~~(1) All uses permitted by right in the RB district, subject to the restrictions and dimensional requirements specified therefor, except that one family dwellings shall not be permitted in the RD, RC, and RCC zoning districts.~~
- (2) Two-family dwellings in the RDD, RD, and RC districts; provided that no more than two unrelated persons may occupy a living dwelling unit in these districts.
- ~~(c) Uses permitted by special use permit from the Planning Commission or planning director.~~
- ~~(1) The Planning Commission, after giving notice and holding a hearing pursuant to the procedures set forth in Article II, Division 4 of this chapter, may approve the following uses by special use permit:~~
- ~~a. Any single structure on a single parcel of land containing three or more living units.~~
- ~~b. Group housing developments containing up to 50 dwelling units.~~
- ~~(2) The Planning Commission may, by formal resolution, delegate the review and approval of special use permits under this subsection to the planning director. The decision of the planning director shall be made after notice and hearing pursuant to the procedures of Article II, Division 4 of this chapter.~~

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 2

~~Any person aggrieved by a decision of the planning director under this subsection may appeal the decision within 10 days to the Township Board pursuant to Article II, Division 6 of this chapter.~~

(d) Uses permitted by special use permit.

(1) **RDD**, RD, RC, and RCC districts. The following uses may be permitted by special use permit in the **RDD**, RD, RC, and RCC districts, provided all requirements of this chapter are met:

- a. Any single structure on a single parcel of land containing three or more dwelling units.
- b. Single-family detached dwellings when part of a multiple-family development in the RDD, RD, RC, and RCC districts; provided the number of single-family dwellings does not exceed more than 50 percent of the density (dwelling units per acre) allowed for the multiple family development.
- c. Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50 percent of the density (dwelling units per acre) allowed for the proposed development.
- ad. Group housing developments containing more than 50 dwelling units, in accordance with the requirements of Article VI of this chapter.
- be. Community center when part of a housing project.
- ef. Incidental commercial services for principal use of the development's occupants, when in conjunction with a housing project identified in subsection (d)(1)a. of this section containing at least 200 units; provided, that:
 - 1. Plans for any advertising signs or window displays shall be submitted to the Planning Commission for approval;
 - 2. There shall be no direct access to the commercial service from any exterior (off-site) road;
 - 3. The architectural appearance of the commercial service building, if a separate structure, shall be harmonious with the appearance of other structures in the development; and
 - 4. Commercial services shall be limited to the following:
 - i. Grocery stores;
 - ii. Services such as dry cleaning pickup agencies, shoe repair shops, beauty parlors, or barber shops;
 - iii. Drug stores; and
 - iv. Restaurants without dancing or entertainment, but excluding dairy bars and drive-in establishments.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 3

- ~~dg.~~ Functional families as defined by this chapter.
- ~~eh.~~ Nonresidential structures and uses in accordance with § 86-654.

~~(2)~~ RDD districts. The following uses may be permitted by special use permit in the RDD district, provided all requirements of this chapter are met:

- ~~a.~~ Development containing one family dwellings, each of which is not proposed to be located on a separate recorded lot.
- ~~b.~~ Development containing both one family dwellings and two family dwellings, both one family dwellings and multiple family dwellings, both two family dwellings and multiple family dwellings, or all of the three aforementioned housing types.
- ~~c.~~ Group housing developments containing more than 50 dwelling units in accordance with the requirements of § 86-651.
- ~~d.~~ Community center when part of a housing project.
- ~~e.~~ Incidental commercial services for principal use of the development's occupants when in conjunction with a housing project identified in subsections ~~(2)~~b or c of this section containing at least 200 units; provided, that:

- ~~1.~~ Plans for any advertising signs or window displays shall be submitted to the Planning Commission for approval;
- ~~2.~~ There shall be no direct access to the commercial services from any exterior (off-site) road;
- ~~3.~~ The architectural appearance of the commercial service building, if a separate structure, shall be harmonious with the appearance of other structures in the development; and
- ~~4.~~ Commercial services shall be limited to the following:

- ~~i.~~ Grocery stores;
- ~~ii.~~ Services such as dry cleaning pickup agencies, shoe repair shops, beauty parlors, and barber shops;
- ~~iii.~~ Drug stores; and
- ~~iv.~~ Restaurants without dancing or entertainment, but excluding dairy bars and drive-in establishments.

- ~~f.~~ Functional families, as defined by this chapter.
- ~~g.~~ Nonresidential structures and uses in accordance with § 86-654.

~~(ed)~~ Procedure for obtaining special use permits. The following procedure shall be followed for all developments identified in subsections ~~(d)~~(1) and ~~(2)~~ of this section, in addition to the requirements of Article II, Division 4 of this chapter, relating to special use permits in general.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 4

- (1) Preliminary procedures. The applicant shall meet with the planning director to discuss any technical difficulties of a proposed development prior to formal application for a special use permit. The applicant shall provide the planning director preliminary plans of the project and preliminary engineering information on the project.

- (2) Application procedures. The applicant shall submit the following information to the Planning Commission via the planning director.
 - a. A site plan drawn to a readable scale including dimensions and locations of buildings, parking, roads, road names, access, and preliminary landscape design;
 - b. A legal description of the property in question, together with proof of ownership or a certified letter from the owner agreeing to the request;
 - c. Existing contours of the property at two foot intervals based on USGS data;
 - d. Proposed contours of the property at two-foot intervals based on USGS data;
 - e. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer;
 - f. Ten copies of a report on the intent and scope of the project including, but not limited to:
 1. Number, size, volume, and dimensions of buildings;
 2. Number and size of living dwelling units;
 3. Basis of calculations of floor area and density and required parking;
 4. Number, size, and type of parking spaces; and
 5. Architectural sketches or rendering of proposed buildings; and
 - g. If necessary, the planning director may require the applicant to submit selected soil borings taken on the site.

- (3) Local agency review. The applicant shall provide the Township copies of the project plans for each local agency. The Township shall transmit plans to the following agencies for review and optional comment within 10 days:
 - a. The County Road Commission;
 - b. The County Drain Commissioner;
 - c. The County Health Department;
 - d. The appropriate School Board;
 - e. The Township Engineer;
 - f. The Township Fire Department; and
 - g. The Township Board.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 5

- (4) Public hearing. The Planning Commission shall set the public hearing date after having received all required information and plans in accordance with this chapter.
 - (5) Approval of special use permit. After reviewing the proposed project, the Planning Commission shall either approve or deny the special use permit, or approve subject to any conditions they deem appropriate, and shall prepare a report stating its conclusions, the basis for its decision and any conditions relating to approval.
 - (6) Issuance of special use permit. If the Planning Commission has acted favorably on an application for special use permit, the planning director shall issue such permit after review of construction plans to determine compliance with the terms and conditions of the special use permit, which plans shall include:
 - a. Detailed site plans, including a landscaping plan drawn by a registered landscape architect;
 - b. Detailed utility construction plans; and
 - c. Working plans of all other aspects of the project. If construction plans vary substantially from those approved by the Planning Commission, such variations must be resubmitted to the Planning Commission for approval after notice and public hearing.
- (fe) Duration and validity of permit.
- (1) The Planning Commission's approval of a special use permit shall be issued on a site plan and is valid regardless of change of ownership, provided that all terms and conditions are complied with by the new owner. Such permit shall be placed on file with the planning director.
 - (2) In cases where construction has not been commenced within a one-year period after approval, the permit shall automatically become null and void and all rights thereunder shall terminate. Upon written application filed prior to the termination of the one-year period, the Planning Commission may authorize a single extension of the permit for not more than one year without further notice or hearing.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 6

- (3) No permit for occupying any completed residential units shall be granted until all utilities, access drives, parking walkways, pools, screening, drainage, and other improvements indicated on the approved plan have been inspected and approved. If such improvements have not been completed and an occupancy permit is desired, a performance guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit acceptable to the Township, covering the estimated cost of improvements associated with the project, shall be deposited with the Township to insure faithful completion of the improvements. Quarterly rebates of any cash deposits shall be made by the Township in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

(g) Minimum design standards.

(1) Minimum lot areas.

- a. Refer to § 86-366, schedule of regulations for residential districts.
- b. Minimum lot area requirements apply to one or more buildings on a particular parcel provided each building has at least two dwelling units in it.

(2) Minimum lot width: 100 feet.

- (3) Maximum lot coverage and open space required. All buildings including accessory buildings shall not occupy more than 35% of the net area of land included within the limits of the proposed project or any stage in the development of the proposed project which may receive approval under this chapter. A minimum of 35% of the total land area of the project ~~exclusive of~~ **excluding** drives and parking areas must be set aside as open space. All land used for open space must be improved for the use of all residents of the development. Open space may be dedicated for public use. Such dedication may be required by the Planning Commission if shown as public open space on the ~~comprehensive development~~ **Master pPlan**.

(4) Minimum yard dimensions.

- a. Front yard. No less than 25 feet for one- or two-story buildings with an additional one foot required for each additional one foot the building exceeds 35 feet in height.
- b. Side yards.
 1. **Single-family and T**two families shall not be less than 10 feet.
 2. Three families to 10 families shall not be less than 15 feet.
 3. Greater than 10 families shall not be less than 25 feet from the property line for one- or two-story buildings with an additional foot required for each additional foot of height of the building over 35 feet.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 7

- c. Rear yard. Building shall not be less than 40 feet from the property line for one- or two-story buildings with an additional foot required for each additional foot of height of the building over 35 feet.
- d. Required setbacks. In addition to the foregoing, all buildings shall be located in accordance with the particular setback requirement of Section 86-367.
- e. Distance from a single-family district boundary. No **single-family, two-family, or** multiple-family building designed, erected, or used for three or more families shall be located closer than 50 feet to any single-family residential zone line nor shall any accessory building to a multiple structure containing three or more dwelling units be located closer than 50 feet to any single-family residential zone line. Where commission studies indicate adjoining property will eventually assume similar zoning as property in question, the commission may waive the fifty-foot minimum.
- f. Distance between buildings.
 - 1. ~~Abutting widest dimension buildings. The minimum horizontal distance between one-story square buildings or one-story buildings, both of whose widest dimensions face each other, shall be 50 feet. This distance shall be increased by five feet for every story added to either building. The minimum distance between buildings may be decreased on one side of a building by not more than 10 feet if the distance on the other side of a building is increased proportionately. If the buildings are staggered in location so as to allow free flow of air and sunlight, the distance between buildings may be decreased by not more than 10 feet.~~
 - 2. ~~Abutting narrowest dimension buildings. The minimum distance between one or two-story buildings, both of whose narrowest dimensions face each other, shall be 25 feet. This distance shall be increased by five feet for every story added to either building over two stories.~~
 - 3. ~~Abutting narrowest dimension building to widest dimension building. The minimum horizontal distance between buildings, one of whose narrowest dimension faces the widest dimension of the other building, shall be 30 feet if one or both of such buildings are one story in height. This distance shall increase by five feet for every additional story added to either or both buildings.~~

41. Minimum distance. Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building. ~~In no case shall any building be located closer than 25 feet to any other building.~~
52. Closed courts. No courts completely enclosed by building structure shall be permitted; however, screen walls not exceeding six feet in height are permitted to enclose what would otherwise be open court. All dimensional requirements for open courts shall apply to such enclosed courts.
63. Open courts.
 - i. Projecting wings of a building that form a court, enclosed on three sides, shall conform to the following when the court face of either wing contains windows from a living room, bedroom, or dining room.
 - A. The minimum distance between wings shall be 50 feet for one-story buildings. For any additional stories added to either wing the distance shall be increased five feet for each additional story added to either wing.
 - B. The maximum distance that a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.
 - ii. Projecting wings of a building that form a court enclosed on three sides shall conform to the following when neither court face of the wings contains a window from a living room, bedroom, or dining room.
 - A. The minimum distance between wings shall be 25 feet for one-story buildings. For any additional stories added to either wing the distance shall be increased five feet for each additional story added to either wing.
 - B. The maximum distance a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.

74. Other yard dimensions.

- i. ~~No entrance to a multiple-family structure containing three or more units shall be located closer to any street, access road, driveway, or parking area than 25 feet.~~
- ii. ~~No~~ Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall **not** be located closer **than 20 feet** to any street, access road, driveway, or parking area ~~than 20 feet~~.
- iii. ~~No~~ Any single building or connected building may **not** exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.

(5) ~~(Reserved)~~ Single-family detached dwellings shall be constructed in accordance with the standards established in Section 86-368(b)(1) a.-l, unless otherwise superseded by provisions of this section.

(6) Maximum building height. Maximum building height shall not exceed 2 1/2 stories or 35 feet, except as noted below. No space below grade level shall be used for dwelling purposes except as follows.

- a. When the finished floor grade of the space below grade level is no more than four feet below finished outside ground level at any point on the property of that part of the structure enclosing the below grade dwelling space.
- b. On sloping sites when the finished floor grade of the space below grade level is finished outside ground level for at least the length of one wall. In the same instance, such dwelling space have either adequate through or cross ventilation.
- c. Building height may be increased to a maximum of 70 feet in the RC zone and 12 stories in the RCC zone; provided, that:
 - 1. The building in question is part of a group housing plan and receives Planning Commission approval.
 - 2. All yard requirements, except distance to parking areas or street, must be increased by one foot for every two feet of building height in excess of 25 feet.
 - 3. No structure in excess of 25 feet in height shall be placed closer to any property line than a distance equal to 1 1/2 times the height of the building, or 50 feet, whichever is greater.

4. Any proposed building in the RCC zone which is to exceed 70 feet in height must be approved by the Township Engineer and fire and building departments for fire protection and water service prior to issuance of a special use permit.
- (7) Signs. Identifying any of the permitted uses in this district shall be in accordance with those requirements specified in Article VII of this chapter.
 - (8) Minimum living space. Minimum gross living space area for multiple-family dwelling units shall be 350 square feet for one room, 500 square feet for two rooms, and 750 square feet for three rooms. An average of 100 additional square feet for each room in excess of three rooms. The term "room" as used in this subsection shall not include kitchenette, dinette, alcove, bathrooms, halls, or patio.
 - (9) Parking requirements. For motor vehicle and bicycle parking requirements, refer to § 86-366 and Article VIII of this chapter. In addition, every multiple-family structure shall provide motor vehicle parking facilities which:
 - a. Are appropriately spaced and divided by landscaped areas as opposed to one continuous parking lot.
 - b. Are screened by landscaping and physical structures and where feasible, depressed below eye level or enclosed.
 - c. Are served by two points of access to public street when there are 50 or more living dwelling units in the project.
 - d. Are served by access to a public street other than a local street when there are 25 or more living dwelling units in the project.
 - e. Shall provide a minimum of ~~200~~ 180 square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.
 - f. May be allowed within or under any multiple-family structure; however, carports or surface nonself-contained parking shall not be located closer than 20 feet to any multiple-family residential structure.
 - g. Shall have no parking located farther than 150 feet from one entrance to the multiple-family structure which it is intended to serve.
 - h. Shall have no commercial repair work, servicing, or selling of any kind conducted on any parking area.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 11

- (10) Storage of refuse. All refuse containers, including trash and recycling containers, shall be enclosed on at least three sides by a screening device approved by the planning director, subject to the following provisions:
 - a. For existing uses receiving a certificate of occupancy prior to the effective date of this section, recycling containers shall be placed adjacent to other refuse containers on-site. If the planning director determines that it is not practical to place the container adjacent to other refuse containers on the site, such containers may be placed in parking areas, provided that the space used for the container shall not occupy required parking spaces and further provided that recycling containers shall be enclosed on three sides by a screening device approved by the planning director.
 - b. For uses receiving a certificate of occupancy after the effective date of this section, recycling containers shall meet the requirements of this section and the requirements for site plan review under Article II, Division 5 of this chapter.

- (11) Landscaping required. Landscaping acceptable to the Planning Commission shall be provided in open spaces, around buildings, and within parking areas. No occupancy permit may be issued until landscaping has been inspected and approved or a performance bond equal to the estimated cost has been posted with the Township.
 - a. A plan for control of soil erosion which meets the Township's standards for soil erosion and sedimentation control shall be carried out during the construction and completion of the project.
 - b. When deemed necessary by the Planning Commission, in order to protect surrounding properties, appropriate screening of plant materials, wood, or brick, approved by the Planning Commission, may be required.

- (12) Density. The density (dwelling units per acre) in the RDD, RD, RC, RN, and RCC zoned districts shall be in accordance with the table below and the following stipulations:
 - a. Maximum Density Table.

Zone	Maximum Density (dwelling units per acre)
RDD	5
RD	8
RC	14
RN	14
RCC	34

- b. Those sites which contain wetlands and/or floodplains shall be permitted a maximum number of units based on the following formula:

$$N = A \times D \times C$$

Where:

N = Maximum number of units permitted.

A = Area of site outside the floodplain and wetland.

D = Allowable density from Maximum Density Table [Subsection (g)(12)a above].

C = 1+ percent of site in floodplain and wetland expressed as decimal.

For purposes of this chapter, wetland areas are those lands which meet the definition of a wetland set forth in § 30301 of the Natural Resources and Environmental Protection Act (MCL § 324.30301). For purposes of this chapter, floodplain areas are those lands which meet the definition contained in § 86-436(b).

State law reference: State-mandated residential uses, MCL 125.286g.

Chapter 86 Zoning
Article VIII Off-Street Parking and Loading
DIVISION 2 Off-Street Parking
Section 86-756 Design and construction requirements

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all of street parking areas, except for single-family parking areas and as noted:

(1) – (2) Remain as written.

(3) Minimum residential parking space size. A minimum of ~~200~~ 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.

(4) – (14) Remain as written.



To: Board Members
From: Dan Opsommer, Township Trustee
Date: April 14, 2020
Re: Proposed Prevailing Wage Board Policy

The proposed policy, discussed at the March 31, 2020 Board meeting, would require that the Township pay prevailing wage for all projects over \$50,000. The prevailing wage rate is defined by the US Department of Labor as the average or standard wage paid to similarly-employed workers in a specific occupation in the areas of intended employment. In other words, it is what an average experienced worker in a region gets paid for doing the type of work they do.

Research consistently shows that paying prevailing wage benefits workers, businesses and communities by producing more local jobs, a stronger economy and higher quality public works.

Prevailing wage is critical to ensuring that those in the skilled trades industry can afford to live in our community. It raises incomes by as much as 17%, reduces the number of construction workers living in poverty by 30%, increases the number of workers with health insurance by 8%, expands middle class career pathways—particularly for veterans and people of color, reduces worksite injuries and fatalities by as much as 18%, and expands apprenticeship training by 40%. Most importantly, establishing a prevailing wage policy ensures local skilled-trades workers build our community by preventing workers from more depressed economic areas from underbidding our local contractors and skilled-trades workers.

The following motion is proposed for Board consideration:

MOVE TO ADOPT THE PREVAILING WAGE POLICY FOR THE CHARTER TOWNSHIP OF MERIDIAN, AS ATTACHED.

Attachment:

1. Prevailing Wage Policy

PREVAILING WAGE POLICY FOR THE CHARTER TOWNSHIP OF MERIDIAN

Township Board Policy Resolution 2020-1

Prevailing Wage

“No contract agreement, understanding or other arrangement over \$50,000, whether oral or written for the construction and/or substantial remodeling of any building or part thereof, for the construction of sewer and/or water lines or parts thereof, for or on behalf of or owned by the Charter Township of Meridian, involving craftsmen, mechanics and laborers employed directly upon the site of work shall receive at least the prevailing wages and fringe benefits of the Building Trades Department for corresponding classes of craftsmen, mechanics and laborers, as determined and published by the United States Department of Labor for the Ingham County area.

In addition, such contract, agreement, understanding, or arrangement shall provide that all sub-contracts entered into by the contractor shall contain the provisions set forth above with respect to the contractor, and all such contracts, agreements, understandings, or arrangements shall provide that all contractors and sub-contractors engaged in the performance of service or work for the Township to which this section of this rule applies shall, at the request of the Township, furnish proof satisfactory to the Township that the fore-going provisions of such contract or sub-contract are being complied with.

It shall be the responsibility of the township Manager to post at an appropriate place in the Township Hall, prevailing wages and fringe benefits that may be from time to time, in effect in accordance with the foregoing, and the Township Manager is directed to see that the requirements of the paragraph of this rule are contained in and complied with in all contracts, agreements, understandings or arrangements for work in services to be performed for the Township in accordance herewith.”



To: Board Members
From: Frank L. Walsh, Township Manager
Date: April 14, 2020
Re: COVID-19 Compensation and Benefits

The outbreak of COVID-19 has created many uncertainties across the country and here locally. One of the most perplexing issues is how do we determine an equitable methodology to compensate our team during the pandemic. Since March 16, 2020, we have been providing all of our employee's full wages and benefits, and not requiring them to report to work with the exception of our front line public safety team, public works, and a reduced number of office based team members to maintain limited operations. Many of our employees have been attempting to work remotely from home as workload requirements and technology allow. We also have an internal leadership team working evenings and weekends responding to all aspects of community care. In the very near future, our leadership team will need input on compensation and benefits going forward until an all clear is provided. This could take us well into May.

The Families First Coronavirus Response Act (FFCRA), effective April 1, 2020-December 31, 2020, requires the Township to provide eligible employees (full-time and part-time) with paid leave entitlements for specified reasons related to COVID-19. The Governor's Executive Order 2020-21, Temporary requirement to suspend activities that are not necessary to sustain or protect life (Stay at Home), falls into the category for qualifying reasons for the FFCRA paid leave for those employees unable to work, including unable to telework. The Governor's order also requires us to designate "critical infrastructure workers" and those employees "necessary to conduct minimum basic operations." Police, Fire and certain designated Public Works employees are considered exempt from the FFCRA paid leave entitlements and have been properly notified of this exclusion. In compliance with the FFCRA, which states that 2 weeks or a maximum of 80 hours sick leave pay for eligible full-time employees (non-critical infrastructure workers, unable to work, including unable to telework) and 2 weeks' equivalent for eligible part-time employees (non-critical infrastructure workers, unable to work, including unable to telework), the Township plans to designate April 1, 2020-April 15, 2020 as the two-week period for such paid leave entitlements.

After April 16th, the FFCRA requirements will have been met by most of the stay-at-home Township employees. There are many alternatives for the Board to consider until the lifting of Governor Whitmer's Executive Order 2020-21. There is an option to furlough approximately 75-80 team members and limit our response to police and fire and to preserve a few public works staff to maintain 28 lift stations. Other than periodically paying bills, and payroll, we could significantly reduce staff and implement a complete shutdown.

I am requesting that the Township Board consider, until further notice, maintaining all full-time team members with no layoffs. The decision to pay part-time team members shall be at the



12. D

discretion of administration. We have the revenue/expenses budgeted in 2020 to pay our team members, many of whom are contributing mightily while at home. The team we have is our greatest asset. During a time of crisis, we are rewarded with an opportunity to properly appreciate our team. Hopefully, by the Board moving in this direction, our team members will pay it forward to those struggling to make ends meet.

The following motion is proposed for Board consideration:

I MOVE WE AUTHORIZE THE TOWNSHIP MANAGER TO INSTRUCT PAYROLL TO MAINTAIN 100% COMPENSATION OF ALL FULL-TIME TOWNSHIP EMPLOYEES THROUGH THE COVID-19 PANDEMIC. FURTHER, COMPENSATION BENEFITS PROVIDED TO PART-TIME TEAM MEMBERS SHALL BE ON A CASE-BY-CASE BASIS AT THE DISCRETION OF THE MANAGER.



To: Township Board

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

Date: April 8, 2020

Re: Medical Marihuana Ordinance Amendment

The Township Board last discussed the proposed medical marihuana ordinance amendment at its March 31, 2020 virtual meeting. Since the meeting the Township Attorney has updated the Medical Marihuana Non-Zoning Ordinance to address additional concerns regarding non-renewal or reapplication of failed applications and to strengthen timeliness for operation of facilities within the Township. The draft ordinance in your meeting packet shows both the modifications from the March 31 Board meeting and the revised draft in redline format, but with different colors. These modifications are in addition to the earlier amendments to the special use process and the post-lottery process.

These new revisions focus on:

- Controlling applications for the same permitted property by the same applicant or owners;
- Commencement of operations within one year of the SUP or start of construction (if no building was in existence); and
- Controlling renewals or subsequent applications that were not diligently pursued.

We also explored the use of performance guarantees and other devices that could incentivize applicants to commence operation as soon as possible. Unfortunately, performance guarantees are applicable in narrow circumstances, generally under a zoning ordinance and only for improvements such as landscaping, street lighting, or other “punch list” type items that are required of a new project but not critical before the issuance of a certificate of occupancy. Thus, they are not a viable vehicle to incentivize “on-schedule” construction or operations.

We also researched and considered other options and incentives that the Township could include in the police power ordinance. However, both legal and practical considerations arose. For example, the maximum application fee is set by statute, putting other monetary incentives on uncertain footing. Finally, the total impact of other incentives are difficult to forecast and recommend, we are hopeful that the timelines established in these modifications will move applicants forward quickly.

Regarding the specific new ordinance revisions, the conditional approval process on pages 5-6 of the draft ordinance is amended to give the Township the option to reject applications from the same applicant or any owner, officer, etc. of an applicant which failed to commence operation within one year of the SUP or start of construction. This mirrors the language on page 9 requiring operation within the same one year. The application is not required to be rejected to allow the

**Medical Marihuana Ordinance Amendment
Township Board (April 14, 2020)
Page 2**

Township to accommodate special circumstances. For example, an economic downturn might prevent timely operation even where the applicant diligently pursued opening and good cause exists to accept the application. In another example, all the principal owners of an LLC or Corporation may be different, except the owner of the property who required a small minority ownership of any applicant as a condition of using the site for a Facility. In this case, 95% of the ownership may have changed, but the owner of the real property would be the same “owner” of a current applicant and a prior rejected applicant for the same Permitted Property. Using “may” instead of “shall” gives the Township flexibility to address these and other types of unknown future cases.

Next, on page 9 operation of the Facility is required within one year of the date the SUP is granted. The SUP date was chosen rather than the date of the lottery to give each applicant the same period of time to work through construction or building modification. Using the lottery date would incentivize applicants to finalize and submit their SUP applications quickly, but it would also limit the timeframe for construction or building modification based on the calendars and available meetings of both the Planning Commission and Township Board.

Also, the non-renewal penalty on pages 10-11 is strengthened and broadened to any applicant or any owner, partner, director, or officer of any applicant. This complements the amendment on pages 5-6 and provides further authority for the Township to control applications from individuals that previously did not diligently pursue commencement of operations.

Finally, the lottery remains an annual process with a one-year list although this can be amended or modified following further Board input. The impact of a longer or bi-annual lottery might require properties to remain under option longer. Currently, the annual lottery and list of “winners” provides further incentive to move through the special use permit process. If a lottery applicant is unable to finalize a SUP within 90 days (60 days initially with a 30 day window to correct deficiencies) of the lottery, then the next selected application at the lottery would be able to submit a special use application.

If the amendments are adopted the timeline for application and approval of medical marihuana facilities in the Township will be the following:

1. **Application:** Notices published and application window opens on the second Tuesday in January.
2. **Staff Review (several weeks):** Township staff will review the applications for completeness. A five business day period will be provided to correct deficiencies.
3. **Set and Hold Lottery (one day):** A lottery date will be set to draw all complete applications. Lottery will determine the applicant who may apply for a special use permit and the order of any subsequent applicants.

Medical Marihuana Ordinance Amendment

Township Board (April 14, 2020)

Page 3

4. **Special User Permit Submission (90 days total):**
 - a. Winning applicants are encouraged to submit conceptual plans within 21 days;
 - b. Complete SUP applications must be submitted within 60 days of the lottery; and
 - c. Any deficiency identified in the SUP application must be corrected within 30 days of notice.
 - d. Applicants will only be allowed to submit for the location in their original application papers.
5. **Planning Commission Review (several weeks):** The complete SUP applications will be placed on the Planning Commission calendar for consideration and recommendation to the Township Board.
6. **Township Board Decision (several weeks):** The Township Board will grant or deny the application for a special use permit. Operation of Facilities is required within one year of this date, unless a new building must be constructed.
7. **Location Build Out (six months or more):** The applicant will build out their location, either making any required modifications to an existing structure or building a new location. Building permits are valid for six months and may be renewed for an additional six months. The SUP is typically valid for 24 months and some marihuana applicants may require more than one year after issuance of the SUP to complete construction at new locations.
8. **Other Permits (several months):** All building, electrical, and other permits will be issued in the normal process for those permits as needed for new construction or remodel.
9. **Marihuana Application Renewals (90 days before expiration):** An applicant will be required to submit a renewal application 90 days prior to the anniversary of the lottery if a Permit has not been issued.
10. **Final Walk Through (one day):** A final review of the marihuana operation will be undertaken prior to issuance of the Permit under the Ordinance.
11. **Permit Issuance:** Subsequent renewal applications will be required annually using the date the Permit was issued.

Attachments

1. Draft non-zoning ordinance dated April 7, 2020 (red-line)
2. Draft non-zoning ordinance dated April 7, 2020 (clean)

G:\Community Planning & Development\Planning\ORDINANCES\Medical Marihuana 2018-2019\2020 amendment\Medical Marihuana Ordinance Amendment (3-17-20 TB).tb2.docx

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN BY ADDING CHAPTER 40 COMMERCIAL MEDICAL
MARIHUANA FACILITIES**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to the Code of Ordinances by adding Chapter 40. The code of the Charter Township of Meridian, Ingham County, Michigan, ~~is hereby amended to add~~ Chapter 40 entitled Commercial Medical Marihuana Facilities ~~is hereby amended~~ to read as follows:

**Chapter 40
COMMERCIAL MEDICAL MARIHUANA FACILITIES**

**ARTICLE II
Commercial Medical Marihuana Facilities**

Section 40-29. Other Laws and Ordinances.

In addition to the terms of this chapter, any commercial medical marihuana facility shall comply with all Township ordinances, including without limitation the Township Zoning Ordinance, and with all other applicable ~~federal~~, state and local ordinances, laws, codes and regulations. To the extent that the terms of this chapter are in conflict with the terms of any other applicable ~~federal~~, state or local ordinances, laws, codes or regulations, the terms of the most restrictive ordinance, law, code or regulation shall control.

Section 40-30. Application for and Renewal of Permits.

1. *Application.* An Application for a Permit for a Facility shall be submitted to the Director of Community Planning and Development per ~~permitted premise~~ Permitted Premise, and shall contain the following information:
 - a. The name, address, phone number and e-mail address of the ~~proposed Permit Holder~~ Applicant and the proposed Commercial Medical Marihuana Facility.
 - b. The names, home addresses and personal phone numbers for all owners, directors, officers and managers of the Permit Holder and the Commercial Medical Marihuana Facility.
 - c. One (1) copy of all the following:
 - 1) To encourage both local industry and also well-qualified applicants, at least two of the following items:

- i) An official statement issued by the Department indicating that the Applicant has successfully completed prequalification for a License, if any. Copies of Entity/Individual Prequalification Packets and Supplemental Applicant Prequalification Packets or investigations conducted by the Department (if available) shall be provided.
 - ii) Proof that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application. Any proof of residency must be satisfactory to the Township and must include more than one of the following: residential leases, tax or special assessment bills, utility bills (water, sewer, electric, gas, cable, internet, etc.), credit card bills, voter registration, driver license, tax returns, or homeowner insurance policies, showing current and at least 12 months' prior residence in the Township. The Applicant's majority shareholders, managing members, or managing partners must submit the same information.
 - iii) Applicant's Certification on a form provided by the Township restricting transfer of the Permit and subsequent renewed Permits, and restricting the transfer of any interest in the Permit Holder for a period of not less than 30 months after issuance of the Permit and License. This commitment shall be enforceable severally or jointly by the Township against the Applicant, Permit Holder, and any ~~members or shareholders thereof~~ owners of the Applicant or Permit Holder.
- 2) All documentation showing the ~~proposed Permit Holder's~~ Applicant's valid tenancy, ownership or other legal interest in the proposed Permitted Property and Permitted Premises. If the Applicant is not the owner of the proposed Permitted Property and Permitted Premises, a notarized statement from the owner of such property authorizing the use of the property for a Commercial Medical Marihuana Facility. A property owner shall only enter into one notarized statement per property with one prospective permit holder for each lottery drawing. All documentation establishing that the Permitted Premises and Permitted Property are within an overlay area with available permits.
 - 3) If the ~~proposed Permit Holder~~ Applicant is a corporation, non-profit organization, limited liability company or any other entity other than a natural person, it must indicate its legal status, attach a copy of all company formation documents (including amendments), proof of registration with the State of Michigan, and a certificate of good standing with the State of Michigan.

- 4) A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
- 5) Evidence of a valid sales tax license for the business if such a license is required by state law or local regulations.
- 6) Application for Sign Permit, if any sign is proposed.
- 7) Non-refundable Application fee.
- 8) Business and Operations Plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation, the following:
 - i. A description of the type of Facility proposed and the anticipated or actual number of employees.
 - ii. A security plan meeting the requirements of Section 40-31(3) of this Chapter, which shall include a general description of the security systems(s), current centrally alarmed and monitored security system service agreement for the proposed Permitted Premises, and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
 - iii. A description by category of all products to be sold.
 - iv. A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the Commercial Medical Marihuana Facility.
 - v. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 - vi. A plan for the disposal of Marihuana and related byproducts that will be used at the Facility.
- 9) An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting or sale of Marihuana for the Facility.
- 10) Whether any Applicant, owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled by any owner, partner, director, officer, or manager of the Applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other

jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension, revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action.

- 11) Signed and sealed (by Michigan registered architect, surveyor or professional engineer) site plan and interior floor plan of the Permitted Premises and the Permitted Property.
 - 12) Information regarding any other Commercial Medical Marihuana Facility ~~that the Licensee, Marihuana Establishment, similar Permit or License, or any other marihuana business or venture that the Applicant, or any owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, officer, or manager of the Applicant~~ is authorized to operate in any other jurisdiction within the State, or another State, and the Applicant's involvement in each Facility.
 - 13) Applicant and all related Persons consent to a background check conducted by the Township or any agency used by the Township to complete such checks.
- d. Any other information reasonably requested by the Township to be relevant to the processing or consideration of the Application.
 - e. If the Director of Community Planning and Development identifies or is informed of a deficiency in an Application, the Applicant shall have five (5) business days to correct the deficiency after notification by the Director of Community Planning and Development.
 - f. Information obtained from the Applicant or ~~proposed~~ Permit Holder is exempt from public disclosure under state law.

2. *Receipt of Applications.*

- a. The Director of Community Planning and Development shall accept Applications for new permits during normal business hours on the second Tuesday in January at the Township Hall. Notice of the day, time, and place shall be given by publication once in a newspaper of general circulation within the Township, which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.
- b. Notwithstanding Section 40-30(2)(a), the Director of Community Planning and Development may accept Applications for new permits on dates, times, and places as he deems appropriate. Before accepting any Applications on a date other than permitted by Section 40-30(2)(a), notice of the day, time, and place shall be given by publication twice in a newspaper of general

circulation within the Township, the first of which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.

3. *Denial of Application.*

- a. The Director of Community Planning and Development shall reject any Application that does not meet the requirements of the MMFLA or this Chapter. The Director of Community Planning and Development shall reject any Application that contains any false, misleading, or incomplete information.
- b. An Applicant whose Application is rejected or denied because of missing, incomplete, erroneous, false, or misleading information, or because of a lack of submission of the full amount of the fees due, does not have a right to an administrative appeal of the decision.

4. *Issuance of Conditional Approval.*

- a. Complete Applications for a Commercial Medical Marihuana Facility Permit determined to be in full compliance with the requirements of this Chapter shall be issued conditional approval in accordance with the procedures specified in this Section.
- b. The Director of Community Planning and Development shall issue a conditional approval if:
 - 1) The background checks are complete and satisfactory;
 - 2) The Applicant has submitted satisfactory proof in two of the three following categories:
 - i. Official statement issued by the Department, pursuant to Section 40-30(1)(c)(1)(i).
 - ii. Proof of residency within the Township pursuant to Section 40-30(1)(c)(1)(ii).
 - iii. A certificate pursuant to Section 40-30(1)(c)(1)(iii).
 - 3) All other information available to the Township verifies that the Applicant as a grower, processor, provisioning center, safety compliance facility, secure transporter has submitted a full and complete Application and is in compliance with the Township Code of Ordinances and any other applicable law, rule, or regulation.

- c. A conditional approval only means that the Applicant has submitted a valid Application for a Commercial Medical Marihuana Facility Permit and is eligible for the lottery.
 - d. Within (30) thirty days from the issuance of a conditional approval the Applicant shall submit proof to the Township that the Applicant has applied for prequalification for a License or has submitted a full application for such License, unless such information was provided in the Application. If the Applicant fails to submit such proof, the conditional approval shall be void, the application denied, and any lottery position void.
 - e. A conditional approval and any lottery selection shall be void if an Applicant is denied prequalification for a License or is denied a License. Such denial shall be provided immediately to the Director of Community Planning and Development.
 - f. The Director of Community Planning and Development may refuse to issue a conditional approval if the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by the Applicant or any owner, partner, director, or officer of the Applicant previously submitted an application and failed to commence either operation or construction within one year from the time the Township grants the special use permit for the same Permitted Property.
 - fg. A conditional approval does not prevent the Director of Community Planning and Development from requesting additional documentation, as required or permitted under this Chapter.
5. *Lottery; Order of Special Use Permit Applications.*
- a. After all Applications have been either granted conditional approval or denied the Director of Community Planning and Development shall then sort the Applications by the type of facility permit requested.
 - b. Each conditionally approved Application will be entered in a lottery by facility type to determine which Applications may submit special use permit applications. Each facility type shall be drawn by random lottery as follows:
 - 1) For Provisioning Centers, the applications shall be additionally sorted by their zoning overlay area. For each overlay area, the Director of Community Planning and Development shall randomly draw the name or number of each Provisioning Center Applicant until all conditionally approved applications are drawn in each overlay area. The Applicant of each first Provisioning Center drawn in each overlay area may then apply for a special use permit. If any bonus second provisioning center is available under Section 40-28(2)(f), then each overlay area with more than one conditionally approved provisioning center application shall itself be drawn by random lottery until all bonus second provisioning center overlay

areas have been awarded. The Applicant of each second Provisioning Center drawn in each overlay area awarded a bonus may then apply for a special use permit.

- 2) For each other facility type, the Director of Community Planning and Development shall randomly draw the name or number of the Applicants until all conditionally approved applications are drawn.
- 3) The number of special use permit applications submitted may not exceed the number of available Permits under this Chapter. In each facility type, the number of Applicants drawn equal to the available Permits under this Chapter at the time of the lottery may apply for a special use permit. Applicants drawn after the number of available Permits will retain that lottery position as provided in this Chapter.
- 4) The Director of Community Planning and Development shall maintain a record of the lottery results and order of drawing for each facility type ~~until December 31 of the year in which the lottery occurred for one year after the lottery occurred after which time they will expire and be invalid. Subsequent lotteries for any facility types shall have secondary priority to earlier results until the earlier results expire.~~ Lottery positions do not confer any right to a Permit under this Chapter.
- 5) All lottery drawings shall be conducted publicly by the Director of Community Planning and Development with the date and time published on the Township's website and all entrants provided notice.

- c. An applicant is encouraged to discuss the requirements for a special use permit and submit a conceptual plan within 21 days of selection under this sub-section in order that preliminary technical deficiencies may be addressed prior to submittal of the application for a special use permit. All special use permit applications must be complete as provided in § 86-124 of the Code of Ordinances and submitted within 60 days of the lottery or notice under this sub-section. If the Director of Community Planning and Development identifies or is informed of a deficiency in the special use permit application, the Applicant shall have 30 days to correct the deficiency after notification by the Director of Community Planning and Development. If the Applicant does not submit a special use permit application, does not submit supplemental material curing an identified defect, or a special use permit is denied and all appeals are exhausted, then the Director of Community Planning and Development may consult the lottery results and notify the next Applicant that they may apply for a special use permit.

6. *Renewal Application.*

- a. The same requirements that apply to all new Applications for a Permit, except for special use permit and lottery requirements, shall

apply to all Renewal Applications. If an Applicant has been selected in the lottery or submitted a special use permit application but a Permit has not been issued under this Chapter, then the Applicant must submit a renewal application.

b. A Renewal Application may expressly incorporate by reference information or documentation contained in the original Application or prior Renewal Application, making it clear where such information or documentation can be found, provided that the Permit Holder certifies that the information or documentation has not changed.

c. Renewal Applications shall be submitted to and received by the Director of Community Planning and Development not less than ninety (90) days prior to the expiration of the annual Permit, ~~except that an~~ or if a Permit has not been issued under this Ordinance then not less than ninety (90) days prior to the anniversary of the lottery at which the Applicant was selected under this Ordinance. Any Application requesting a change in the location of the Permitted Premises shall be submitted and received not less than one hundred twenty (120) days prior to the expiration of the Permit.

d. A Permit Holder or Applicant whose Permit or lottery selection expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit or lottery selection under this Chapter. The Township will not accept Renewal Applications after the expiration date of the Permit or lottery selection.

7. *Issuance of Commercial Medical Marihuana Facilities Permit.*

a. An inspection of the proposed Commercial Medical Marihuana Facility by the Township shall be required prior to issuance of the Permit. Such inspection shall occur after the premises are ready for operation, but prior to the stocking of the business with any medical marihuana, and prior to the opening of the business or commencement of operations. The inspection is to verify that the business facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation.

b. After verification the facilities are constructed and can be operated in accordance with the Application and any renewal submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation, and the issuance of a permanent certificate of occupancy for the facility, the Director of Community Planning and Development shall issue the Permit for a term of one (1) year.

- c. Maintaining a valid License is a condition for the issuance and maintenance of the Permit issued under this Chapter and the continued operation of any marihuana facility.
 - d. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction of a felony or other offense involving a crime of moral turpitude by the Applicant, any owner, principal officer, director, manager, or employee within ten (10) days of the event.
 - e. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction, whether a felony, misdemeanor, petty offense, or any violation of a local law related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana, the MMMA, the MMFLA, any building, fire, health or zoning statute, code or ordinance related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana by the Applicant, any owner, principal officer, director, manager, or employee within (10) ten days of the event.
8. *Applications for new Permits where no building is as yet in existence.* Any Applicant for a Commercial Medical Marihuana Facility Permit whose building is not yet in existence at the time ~~of the Township's initial approval~~ the Township grants the special use permit shall have one year immediately following the date of the Township's ~~initial~~ special use permit approval to ~~complete~~ start construction of the building, in accordance with applicable zoning ordinances, building codes, and any other applicable state or local laws, rules or regulations, ~~and to commence business operations.~~ Start of construction means the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, construction of columns, or other work beyond the stage of excavation. If the Facility does not commence operations within one year of the start of construction, then the conditional approval, application, and any lottery selection shall be forfeited as provided for in subsection 10 below.
 9. *Duty to Supplement.* If, at any time before or after a Permit is issued pursuant to this Chapter, any information required in the Application, the MMFLA, or any rule or regulation promulgated thereunder, changes in any way from that which is stated in the Application, the Applicant or Licensee shall supplement such information in writing within ten (10) days from the date upon which such change occurs.
 10. *Permit Forfeiture.* In the event that a Commercial Medical Marihuana Facility does not commence operations within one year ~~of issuance of a Township Permit,~~ the from the time the Township grants the special use permit or start of construction, any Permit, conditional approval, application, and any lottery selection shall be deemed forfeited; ~~and~~ the ~~Facility may not commence operations and the Permit,~~ conditional approval, application, and any lottery selection is not eligible for renewal.

Section 40-32. Penalties and Consequences for Violation.

In addition to any other penalties or legal consequences provided under applicable federal, state and local law, regulations, codes and ordinances:

1. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall constitute a misdemeanor. Any Person who violates this Chapter or fails to comply with any of the requirements of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500.00, or imprisoned for not more than 90 days, or both, and, in addition, shall pay all costs and expenses involved. Each day the violation continues shall be considered a separate offense.
2. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall be subject to and found responsible for a municipal civil infraction. The fine for any municipal civil infraction shall be one thousand dollars (\$1,000.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to MCL 600.8701, et seq. Each day a violation continues shall be deemed a separate municipal civil infraction.
3. Increased civil fines shall be imposed for repeated violations of any requirement of this Chapter. As used in this subsection, the term “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision committed within any six-month period and found to be responsible. The increased fine for a repeat offense shall be as follows:
 - a. The fine for any offense which is a first repeat offense shall be two thousand five hundred dollars (\$2,500).
 - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be five thousand dollars (\$5,000).
4. Non-Renewal or Revocation.
 - a. A Permit issued under this Chapter may be denied, limited, revoked, or restricted under any of the following conditions:
 - 1) Any fraudulent, false, misleading, or material misrepresentation contained in the Application.
 - 2) Repeat violations of any requirements of this Chapter or other applicable law, rule, or regulation. As used in this subsection, the term “repeat offense” means a second (or any subsequent) misdemeanor violation or civil infraction of the same requirement or provision committed within any six-month period and upon conviction or responsibility thereof.
 - 3) A valid License is not maintained as required by this Chapter.

- 4) The Permit Holder, its agent, manager, or employee failed to timely submit any document or failed to timely make any material disclosure as required by this Chapter.

~~b.~~ Non-Renewal. If an Applicant who has been issued applied for a special use permit and fails to diligently pursue commencement of operations, including but not limited to, submitting a complete site plan for site plan review, submitting a complete building permit, or applying for other permits as provided for in this Ordinance, then the Director of Community Planning and Development may deny any renewal application or any subsequent application submitted by the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, or officer of the Applicant. individual having any direct or indirect membership, stockholder, or equity interest in the Applicant.

c. If a Permit is revoked or limited under this Chapter, the Director of Community Planning and Development shall issue a notice stating the revocation, limitation, or restriction including the reason for the action and providing a date and time for an evidentiary hearing before the Township Board.

5. The owner of record or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or Person who commits, participates in, assists in or maintains such violation may each be found guilty or responsible of a separate offense and suffer the penalties and fines provided in subsections (1) and (2) of this section, except as excluded from responsibility by state law.
6. In addition to any other remedies, the Township may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this Chapter. The rights and remedies provided herein are both civil and criminal in nature. The imposition of any fine, jail sentence or forfeiture shall not exempt the violator from compliance with the provisions of this Chapter.

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 become effective immediately upon its publication.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020~~April 7, 2020~~ Revision

Page 12

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN BY ADDING CHAPTER 40 COMMERCIAL MEDICAL
MARIHUANA FACILITIES**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to the Code of Ordinances by adding Chapter 40. The code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 40 entitled Commercial Medical Marihuana Facilities is hereby amended to read as follows:

**Chapter 40
COMMERCIAL MEDICAL MARIHUANA FACILITIES**

**ARTICLE II
Commercial Medical Marihuana Facilities**

Section 40-29. Other Laws and Ordinances.

In addition to the terms of this chapter, any commercial medical marihuana facility shall comply with all Township ordinances, including without limitation the Township Zoning Ordinance, and with all other applicable state and local ordinances, laws, codes and regulations. To the extent that the terms of this chapter are in conflict with the terms of any other applicable state or local ordinances, laws, codes or regulations, the terms of the most restrictive ordinance, law, code or regulation shall control.

Section 40-30. Application for and Renewal of Permits.

1. *Application.* An Application for a Permit for a Facility shall be submitted to the Director of Community Planning and Development per Permitted Premise, and shall contain the following information:
 - a. The name, address, phone number and e-mail address of the Applicant and the proposed Commercial Medical Marihuana Facility.
 - b. The names, home addresses and personal phone numbers for all owners, directors, officers and managers of the Permit Holder and the Commercial Medical Marihuana Facility.
 - c. One (1) copy of all the following:
 - 1) To encourage both local industry and also well-qualified applicants, at least two of the following items:
 - i) An official statement issued by the Department indicating that the Applicant has successfully completed prequalification for a License, if any. Copies of

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 2

Entity/Individual Prequalification Packets and Supplemental Applicant Prequalification Packets or investigations conducted by the Department (if available) shall be provided.

- ii) Proof that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application. Any proof of residency must be satisfactory to the Township and must include more than one of the following: residential leases, tax or special assessment bills, utility bills (water, sewer, electric, gas, cable, internet, etc.), credit card bills, voter registration, driver license, tax returns, or homeowner insurance policies, showing current and at least 12 months' prior residence in the Township. The Applicant's majority shareholders, managing members, or managing partners must submit the same information.
 - iii) Applicant's Certification on a form provided by the Township restricting transfer of the Permit and subsequent renewed Permits, and restricting the transfer of any interest in the Permit Holder for a period of not less than 30 months after issuance of the Permit and License. This commitment shall be enforceable severally or jointly by the Township against the Applicant, Permit Holder, and any owners of the Applicant or Permit Holder.
- 2) All documentation showing the Applicant's valid tenancy, ownership or other legal interest in the proposed Permitted Property and Permitted Premises. If the Applicant is not the owner of the proposed Permitted Property and Permitted Premises, a notarized statement from the owner of such property authorizing the use of the property for a Commercial Medical Marihuana Facility. A property owner shall only enter into one notarized statement per property with one prospective permit holder for each lottery drawing. All documentation establishing that the Permitted Premises and Permitted Property are within an overlay area with available permits.
 - 3) If the Applicant is a corporation, non-profit organization, limited liability company or any other entity other than a natural person, it must indicate its legal status, attach a copy of all company formation documents (including amendments), proof of registration with the State of Michigan, and a certificate of good standing with the State of Michigan.
 - 4) A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 3

- 5) Evidence of a valid sales tax license for the business if such a license is required by state law or local regulations.
- 6) Application for Sign Permit, if any sign is proposed.
- 7) Non-refundable Application fee.
- 8) Business and Operations Plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation, the following:
 - i. A description of the type of Facility proposed and the anticipated or actual number of employees.
 - ii. A security plan meeting the requirements of Section 40-31(3) of this Chapter, which shall include a general description of the security systems(s), current centrally alarmed and monitored security system service agreement for the proposed Permitted Premises, and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
 - iii. A description by category of all products to be sold.
 - iv. A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the Commercial Medical Marihuana Facility.
 - v. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 - vi. A plan for the disposal of Marihuana and related byproducts that will be used at the Facility.
- 9) An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting or sale of Marihuana for the Facility.
- 10) Whether any Applicant, owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled by any owner, partner, director, officer, or manager of the Applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension,

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 4

revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action.

- 11) Signed and sealed (by Michigan registered architect, surveyor or professional engineer) site plan and interior floor plan of the Permitted Premises and the Permitted Property.
- 12) Information regarding any other Commercial Medical Marihuana Facility, Marihuana Establishment, similar Permit or License, or any other marihuana business or venture that the Applicant, or any owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, officer, or manager of the Applicant is authorized to operate in any other jurisdiction within the State, or another State, and the Applicant's involvement in each Facility.
- 13) Applicant and all related Persons consent to a background check conducted by the Township or any agency used by the Township to complete such checks.

- d. Any other information reasonably requested by the Township to be relevant to the processing or consideration of the Application.
- e. If the Director of Community Planning and Development identifies or is informed of a deficiency in an Application, the Applicant shall have five (5) business days to correct the deficiency after notification by the Director of Community Planning and Development.
- f. Information obtained from the Applicant or Permit Holder is exempt from public disclosure under state law.

2. *Receipt of Applications.*

- a. The Director of Community Planning and Development shall accept Applications for new permits during normal business hours on the second Tuesday in January at the Township Hall. Notice of the day, time, and place shall be given by publication once in a newspaper of general circulation within the Township, which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.
- b. Notwithstanding Section 40-30(2)(a), the Director of Community Planning and Development may accept Applications for new permits on dates, times, and places as he deems appropriate. Before accepting any Applications on a date other than permitted by Section 40-30(2)(a), notice of the day, time, and place shall be given by publication twice in a newspaper of general circulation within the Township, the first of which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 5

3. *Denial of Application.*

- a. The Director of Community Planning and Development shall reject any Application that does not meet the requirements of the MMFLA or this Chapter. The Director of Community Planning and Development shall reject any Application that contains any false, misleading, or incomplete information.
- b. An Applicant whose Application is rejected or denied because of missing, incomplete, erroneous, false, or misleading information, or because of a lack of submission of the full amount of the fees due, does not have a right to an administrative appeal of the decision.

4. *Issuance of Conditional Approval.*

- a. Complete Applications for a Commercial Medical Marihuana Facility Permit determined to be in full compliance with the requirements of this Chapter shall be issued conditional approval in accordance with the procedures specified in this Section.
- b. The Director of Community Planning and Development shall issue a conditional approval if:
 - 1) The background checks are complete and satisfactory;
 - 2) The Applicant has submitted satisfactory proof in two of the three following categories:
 - i. Official statement issued by the Department, pursuant to Section 40-30(1)(c)(1)(i).
 - ii. Proof of residency within the Township pursuant to Section 40-30(1)(c)(1)(ii).
 - iii. A certificate pursuant to Section 40-30(1)(c)(1)(iii).
 - 3) All other information available to the Township verifies that the Applicant as a grower, processor, provisioning center, safety compliance facility, secure transporter has submitted a full and complete Application and is in compliance with the Township Code of Ordinances and any other applicable law, rule, or regulation.
- c. A conditional approval only means that the Applicant has submitted a valid Application for a Commercial Medical Marihuana Facility Permit and is eligible for the lottery.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 6

- d. Within (30) thirty days from the issuance of a conditional approval the Applicant shall submit proof to the Township that the Applicant has applied for prequalification for a License or has submitted a full application for such License, unless such information was provided in the Application. If the Applicant fails to submit such proof, the conditional approval shall be void, the application denied, and any lottery position void.
 - e. A conditional approval and any lottery selection shall be void if an Applicant is denied prequalification for a License or is denied a License. Such denial shall be provided immediately to the Director of Community Planning and Development.
 - f. The Director of Community Planning and Development may refuse to issue a conditional approval if the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by the Applicant or any owner, partner, director, or officer of the Applicant previously submitted an application and failed to commence either operation or construction within one year from the time the Township grants the special use permit for the same Permitted Property.
 - g. A conditional approval does not prevent the Director of Community Planning and Development from requesting additional documentation, as required or permitted under this Chapter.
5. *Lottery; Order of Special Use Permit Applications.*
- a. After all Applications have been either granted conditional approval or denied the Director of Community Planning and Development shall then sort the Applications by the type of facility permit requested.
 - b. Each conditionally approved Application will be entered in a lottery by facility type to determine which Applications may submit special use permit applications. Each facility type shall be drawn by random lottery as follows:
 - 1) For Provisioning Centers, the applications shall be additionally sorted by their zoning overlay area. For each overlay area, the Director of Community Planning and Development shall randomly draw the name or number of each Provisioning Center Applicant until all conditionally approved applications are drawn in each overlay area. The Applicant of each first Provisioning Center drawn in each overlay area may then apply for a special use permit. If any bonus second provisioning center is available under Section 40-28(2)(f), then each overlay area with more than one conditionally approved provisioning center application shall itself be drawn by random lottery until all bonus second provisioning center overlay areas have been awarded. The Applicant of each second Provisioning Center drawn in each overlay area awarded a bonus may then apply for a special use permit.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 7

- 2) For each other facility type, the Director of Community Planning and Development shall randomly draw the name or number of the Applicants until all conditionally approved applications are drawn.
 - 3) The number of special use permit applications submitted may not exceed the number of available Permits under this Chapter. In each facility type, the number of Applicants drawn equal to the available Permits under this Chapter at the time of the lottery may apply for a special use permit. Applicants drawn after the number of available Permits will retain that lottery position as provided in this Chapter.
 - 4) The Director of Community Planning and Development shall maintain a record of the lottery results and order of drawing for each facility type for one year after the lottery occurred after which time they will expire and be invalid. Subsequent lotteries for any facility types shall have secondary priority to earlier results until the earlier results expire. Lottery positions do not confer any right to a Permit under this Chapter.
 - 5) All lottery drawings shall be conducted publicly by the Director of Community Planning and Development with the date and time published on the Township's website and all entrants provided notice.
- c. An applicant is encouraged to discuss the requirements for a special use permit and submit a conceptual plan within 21 days of selection under this sub-section in order that preliminary technical deficiencies may be addressed prior to submittal of the application for a special use permit. All special use permit applications must be complete as provided in § 86-124 of the Code of Ordinances and submitted within 60 days of the lottery or notice under this sub-section. If the Director of Community Planning and Development identifies or is informed of a deficiency in the special use permit application, the Applicant shall have 30 days to correct the deficiency after notification by the Director of Community Planning and Development. If the Applicant does not submit a special use permit application, does not submit supplemental material curing an identified defect, or a special use permit is denied and all appeals are exhausted, then the Director of Community Planning and Development may consult the lottery results and notify the next Applicant that they may apply for a special use permit.
6. *Renewal Application.*
- a. The same requirements that apply to all new Applications for a Permit, except for special use permit and lottery requirements, shall apply to all Renewal Applications. If an Applicant has been selected in the lottery or submitted a special use permit application but a Permit has not been issued under this Chapter, then the Applicant must submit a renewal application.

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 8

- b. A Renewal Application may expressly incorporate by reference information or documentation contained in the original Application or prior Renewal Application, making it clear where such information or documentation can be found, provided that the Permit Holder certifies that the information or documentation has not changed.
- c. Renewal Applications shall be submitted to and received by the Director of Community Planning and Development not less than ninety (90) days prior to the expiration of the annual Permit or if a Permit has not been issued under this Ordinance then not less than ninety (90) days prior to the anniversary of the lottery at which the Applicant was selected under this Ordinance. Any Application requesting a change in the location of the Permitted Premises shall be submitted and received not less than one hundred twenty (120) days prior to the expiration of the Permit.
- d. A Permit Holder or Applicant whose Permit or lottery selection expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit or lottery selection under this Chapter. The Township will not accept Renewal Applications after the expiration date of the Permit or lottery selection.

7. *Issuance of Commercial Medical Marihuana Facilities Permit.*

- a. An inspection of the proposed Commercial Medical Marihuana Facility by the Township shall be required prior to issuance of the Permit. Such inspection shall occur after the premises are ready for operation, but prior to the stocking of the business with any medical marihuana, and prior to the opening of the business or commencement of operations. The inspection is to verify that the business facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation.
- b. After verification the facilities are constructed and can be operated in accordance with the Application and any renewal submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation, and the issuance of a permanent certificate of occupancy for the facility, the Director of Community Planning and Development shall issue the Permit for a term of one (1) year.
- c. Maintaining a valid License is a condition for the issuance and maintenance of the Permit issued under this Chapter and the continued operation of any marihuana facility.
- d. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal

charge, and any criminal conviction of a felony or other offense involving a crime of moral turpitude by the Applicant, any owner, principal officer, director, manager, or employee within ten (10) days of the event.

- e. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction, whether a felony, misdemeanor, petty offense, or any violation of a local law related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana, the MMMA, the MMFLA, any building, fire, health or zoning statute, code or ordinance related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana by the Applicant, any owner, principal officer, director, manager, or employee within (10) ten days of the event.
8. *Applications for new Permits where no building is as yet in existence.* Any Applicant for a Commercial Medical Marihuana Facility Permit whose building is not yet in existence at the time the Township grants the special use permit shall have one year immediately following the date of the Township's special use permit approval to start construction of the building, in accordance with applicable zoning ordinances, building codes, and any other applicable state or local laws, rules or regulations. Start of construction means the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, construction of columns, or other work beyond the stage of excavation. If the Facility does not commence operations within one year of the start of construction, then the conditional approval, application, and any lottery selection shall be forfeited as provided for in subsection 10 below.
9. *Duty to Supplement.* If, at any time before or after a Permit is issued pursuant to this Chapter, any information required in the Application, the MMFLA, or any rule or regulation promulgated thereunder, changes in any way from that which is stated in the Application, the Applicant or Licensee shall supplement such information in writing within ten (10) days from the date upon which such change occurs.
10. *Permit Forfeiture.* In the event that a Commercial Medical Marihuana Facility does not commence operations within one year from the time the Township grants the special use permit or start of construction, any Permit, conditional approval, application, and any lottery selection shall be deemed forfeited and the Facility may not commence operations and the Permit, conditional approval, application, and any lottery selection is not eligible for renewal.

Section 40-32. Penalties and Consequences for Violation.

In addition to any other penalties or legal consequences provided under applicable state and local law, regulations, codes and ordinances:

1. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall constitute a misdemeanor. Any Person who

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 10

- violates this Chapter or fails to comply with any of the requirements of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500.00, or imprisoned for not more than 90 days, or both, and, in addition, shall pay all costs and expenses involved. Each day the violation continues shall be considered a separate offense.
2. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall be subject to and found responsible for a municipal civil infraction. The fine for any municipal civil infraction shall be one thousand dollars (\$1,000.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to MCL 600.8701, et seq. Each day a violation continues shall be deemed a separate municipal civil infraction.
 3. Increased civil fines shall be imposed for repeated violations of any requirement of this Chapter. As used in this subsection, the term “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision committed within any six-month period and found to be responsible. The increased fine for a repeat offense shall be as follows:
 - a. The fine for any offense which is a first repeat offense shall be two thousand five hundred dollars (\$2,500).
 - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be five thousand dollars (\$5,000).
 4. Non-Renewal or Revocation.
 - a. A Permit issued under this Chapter may be denied, limited, revoked, or restricted under any of the following conditions:
 - 1) Any fraudulent, false, misleading, or material misrepresentation contained in the Application.
 - 2) Repeat violations of any requirements of this Chapter or other applicable law, rule, or regulation. As used in this subsection, the term “repeat offense” means a second (or any subsequent) misdemeanor violation or civil infraction of the same requirement or provision committed within any six-month period and upon conviction or responsibility thereof.
 - 3) A valid License is not maintained as required by this Chapter.
 - 4) The Permit Holder, its agent, manager, or employee failed to timely submit any document or failed to timely make any material disclosure as required by this Chapter.
 - b. Non-Renewal. If an Applicant has applied for a special use permit and fails to diligently pursue commencement of operations, including but not limited to, submitting a complete site plan for site plan review, submitting a complete

Medical Marihuana Non-Zoning Ordinance

April 8, 2020 Revision

Page 11

building permit, or applying for other permits as provided for in this Ordinance, then the Director of Community Planning and Development may deny any renewal application or any subsequent application submitted by the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, or officer of the Applicant.

- c. If a Permit is revoked or limited under this Chapter, the Director of Community Planning and Development shall issue a notice stating the revocation, limitation, or restriction including the reason for the action and providing a date and time for an evidentiary hearing before the Township Board.
5. The owner of record or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or Person who commits, participates in, assists in or maintains such violation may each be found guilty or responsible of a separate offense and suffer the penalties and fines provided in subsections (1) and (2) of this section, except as excluded from responsibility by state law.
6. In addition to any other remedies, the Township may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this Chapter. The rights and remedies provided herein are both civil and criminal in nature. The imposition of any fine, jail sentence or forfeiture shall not exempt the violator from compliance with the provisions of this Chapter.

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 become effective immediately upon its publication.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



13.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: March 12, 2020

Re: Special Use Permit #19141 (The Cured Leaf TC, Inc.)

The Cured Leaf TC, Inc. has requested special use permit (SUP) approval to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing 12,990 square foot multi-tenant building at 3520 Okemos Road. The subject site is located on the east side of Okemos Road, north of Jolly Road and zoned C-2 (Commercial).

The Planning Commission held a public hearing on the proposal at its meeting on February 10, 2020 and on February 24, 2020 voted to recommend approval, citing the following reasons for their decision:

- The subject site is located entirely within Overlay Area 7 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit.
- The proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances.
- The proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community.
- 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 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 special use permit proposal. 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 February 7, 2020 and February 20, 2020 with attachments.
2. Resolution recommending approval.
3. Planning Commission minutes dated February 10, 2020 (public hearing) and February 24, 2020 (decision).



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: February 7, 2020

Re: Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road.

The Cured Leaf TC, Inc. has applied for a special use permit (SUP) to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road. As proposed the provisioning center would occupy two tenant spaces that are currently occupied by Sprint (Suite 9) and Asian Express (Suite 10). The 0.39 acre project site is zoned C-2 (Commercial). The site is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, Biggy, and Baryames Cleaners.

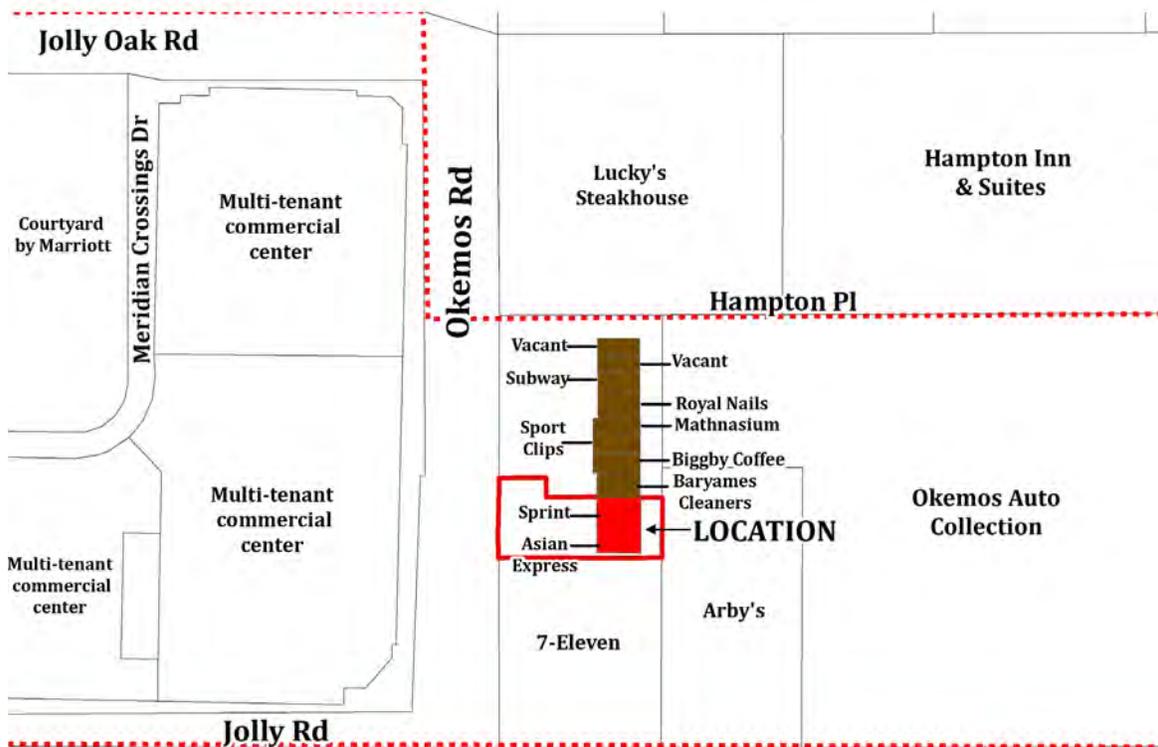
A provisioning center, also referred to a dispensary, is a facility where marihuana, or products derived from marihuana, is sold to registered medical marihuana patients or primary caregivers in accordance with the Michigan Medical Marihuana Act that was approved in 2008. A provisioning center license obtained from the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), authorizes the holder to purchase or transfer marihuana only from growers and processors and to sell or transfer marihuana only to registered qualifying patients or registered primary caregivers. Under current State law consumption or use of marihuana or marihuana products at a provisioning center is prohibited. Provisioning centers are also prohibited from selling or allowing the consumption or use of alcohol or tobacco products on their premises, and from allowing a physician to conduct examinations and issue medical certifications for the purpose of obtaining a registry identification card.

Background

At its meeting on May 21, 2019 the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated areas in the Township. The non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities. The zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate, as identified in the table on the following page.

<i>Facility type</i>	<i>Zoning District(s) allowed</i>	<i>Overlay Area(s) allowed</i>
Grower	I (Industrial)	1, 4, 6
Processor	I (Industrial)	1, 4, 6
Provisioning Center	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 4, 5, 6, 7
Safety Compliance Facility	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 5, 6, 7
Secure Transporter	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 5, 6, 7

LOCATION MAP



Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the Commercial category.

FUTURE LAND USE MAP

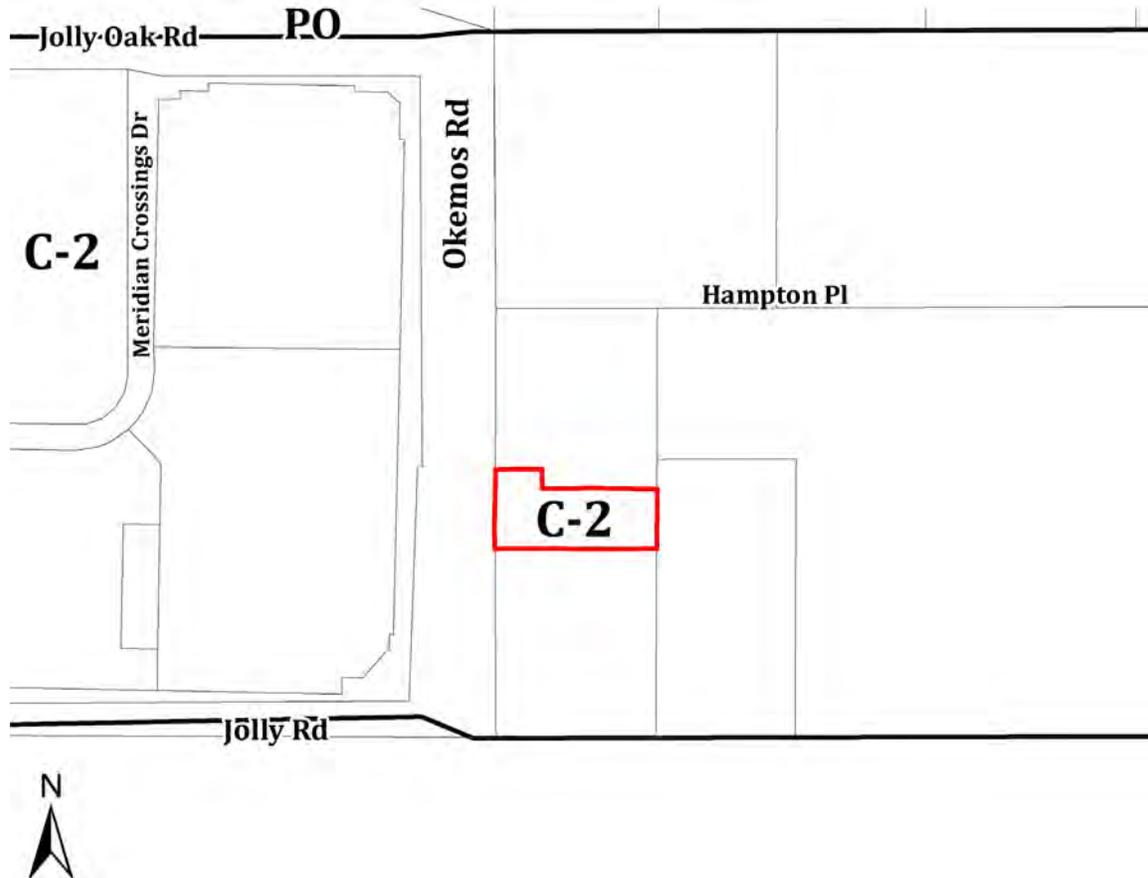


Zoning

The proposed project is located in the C-2 (Commercial) zoning district. A provisioning center is permitted in the C-1, C-2, C-3 (Commercial), I (Industrial), and RP (Research and Office Park) zoning districts subject to approval of a special use permit reviewed by the Planning Commission and approved by the Township Board.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The parcel is 0.39 acres in size (16,988 square feet) and has 100 feet of frontage along Okemos Road.

ZONING MAP



Physical Features

The site is currently developed with a 12,990 square foot multi-tenant commercial center identified as Jolly Oak Center, which was constructed in 1989.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in the floodplain and wetlands are not present on the site. The Township Greenspace Plan shows no special designation on the site.

Streets and Traffic

The approximate 0.39 acre site is located on the east side of Okemos Road, north of Jolly Road. Access to the site is provided from two driveways, one from Okemos Road and one from Hampton Place. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road and is a four-lane road with a center turn lane and curb and gutter that is classified as a Principal Arterial street in the Street Setbacks and Service Drive map in Section 86-367 of the Code of Ordinances.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) showed a total of 21,981 two-way vehicle trips in a 24 hour period on Okemos Road, north of Jolly Road.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 99 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Giffels Webster dated December 16, 2019 that provides information on traffic generated by the proposed provisioning center.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations located along Okemos Road and Hampton Plaza. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future conditions, it is projected all movements will operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed provisioning center. The Institute of Transportation Engineers (ITE) trip generation rates for a Marijuana Dispensary (Land Use Code 882) were selected to represent the proposed provisioning center. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	2,400 sq. ft.	14	11	25	26	26	52	606

The findings of the traffic assessment shows traffic generated by the proposed provisioning center would not create a significant impact at the studied locations.

Parking

The Township Code of Ordinances requires five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for commercial centers and shopping malls having a gross floor area less than 25,000 square feet. The 12,990 square foot multi-tenant commercial center requires a minimum of 65 parking spaces and a maximum of 71 parking spaces. The shopping center currently has a total of 68 parking spaces, a portion of which the applicant intends to utilize.

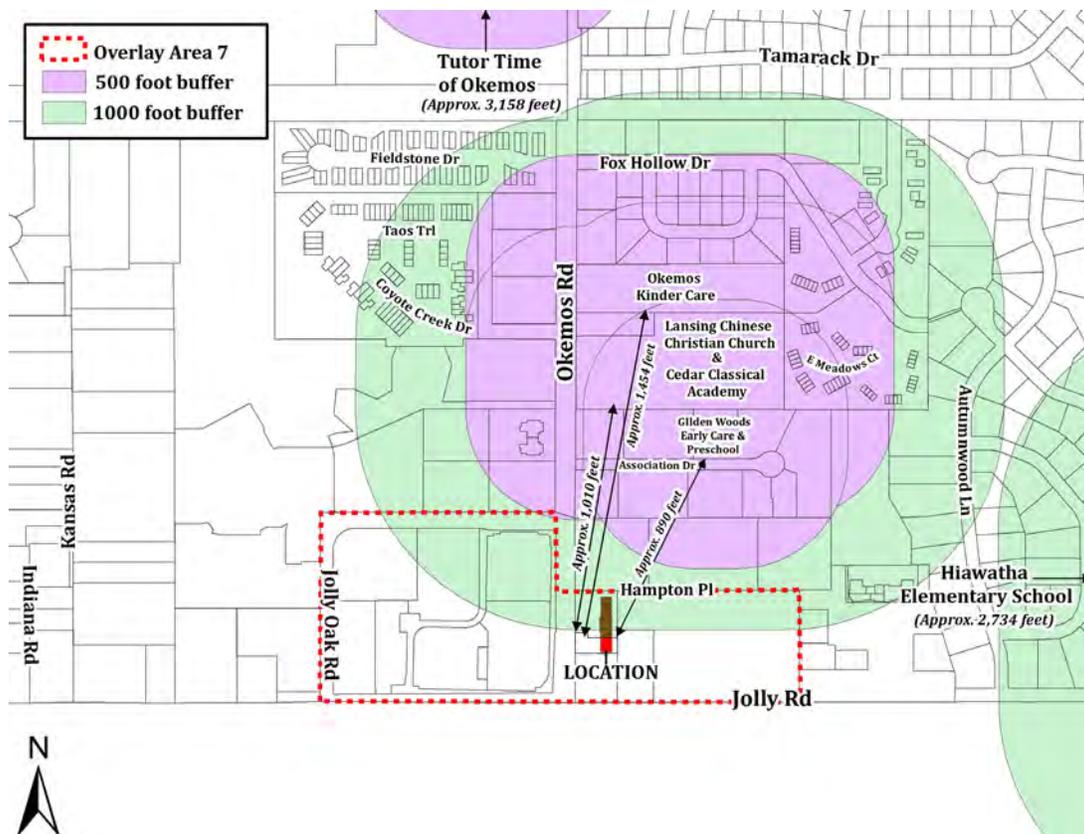
Staff Analysis

The Cured Leaf TC, Inc. has requested special use permit approval to occupy tenant space in the Jolly Oak Center commercial center at 3520 Okemos Road to operate a commercial medical marihuana provisioning center. For commercial medical marihuana facilities the Planning Commission makes a recommendation on the request and the Township Board makes the final decision. 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.

Required Spacing

The non-zoning ordinance adopted by the Township Board requires commercial medical marihuana facilities to be located one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or child care center. The minimum distance between uses is measured horizontally between the nearest property lines. The map on the following page shows the 500 and 1,000 foot buffers near the proposed provisioning center. The closest facility to the proposed provisioning center is Gildden Woods Early Care and Preschool. Gildden Woods is located at 2190 Association Drive which is approximately 890 feet away from the proposed provisioning center.

SETBACKS MAP



Commercial Medical Marihuana Facility Permit Application

Applicants for a commercial medical marihuana facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. The local process begins with the initial application for a Commercial Medical Marihuana Facility Permit. To be eligible for a permit the applicant was required to submit a non-refundable \$5,000 dollar application fee and address at least two of the following three requirements: (1) an official statement issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has completed state prequalification for a license, (2) proof that the applicant or owners of at least 75% of the applicant are current Township residents and were residents for at least twelve months prior to filing the application, (3) signing of a certification restricting the transfer of the permit for a period of not less than 30 months after issuance. The applications were reviewed internally by Township staff and the Township Attorney. Other important aspects of the permit application process included submittal of documents addressing the organizational structure of the applicant, passing background checks, submitting a security plan for the facility, addressing waste disposal, providing details on staffing, and submitting information on product vendors and transporters.

Once the facility application is deemed complete, the applicant receives conditional approval from the Director of Community Planning and Development. In this initial application period the Township did receive only applications for provisioning centers.

Lottery

If multiple applications are received for an overlay area a lottery is held to establish the order applicants can apply for a special use permit. If a conditionally approved applicant fails to submit a SUP application within the required 60 day period after the lottery then the applicant's conditional approval is revoked and the next applicant drawn in the lottery receives an opportunity to submit a SUP application. In the case of the current request, The Cured Leaf TC, Inc. was the only conditionally approved applicant in Overlay Area 7, so a lottery was not required.

State Review and Next Steps

SUP approval must be granted by the Township Board before an application can move forward to the final steps of approval for a Commercial Medical Marihuana Facility Permit. Before operations may begin at the facility the applicant must be granted a permit by the Director of Community Planning and Development and receive final approval from the State of Michigan by completing the License Qualification and Final Approval steps of the state application process. Only when the facility has been inspected and the Township has confirmed all applicable State approvals will a Commercial Medical Marihuana Facility Permit be issued and the facility allowed to open. The commercial medical marihuana facility permit is issued for a period of one year.

Renewal

After one year, the applicant must submit an application to renew the Commercial Medical Marihuana Facility Permit. A \$5,000 renewal fee is required at the time of application. Each year, any pending applications for renewal or amendment of valid, unexpired permits are reviewed and granted or denied before applications for new permits are considered. If a renewal is denied or licensure is not granted the permit shall be forfeited and the Director may accept new applicants in the next application period. If the applicant maintains a valid State license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

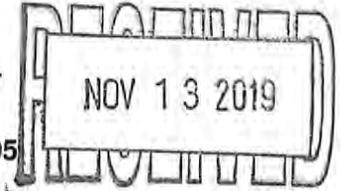
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application and attachments.
2. Site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
3. Floor plans prepared by Serra-Marko & Associates dated August 2019 and received by the Township on November 13, 2019.
4. Traffic Assessment prepared by Giffels Webster dated December 16, 2019 and received by the Township on December 16, 2019.
5. Medical Marihuana Overlay Area Map dated May 16, 2019.

G: Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19141 (The Cured Leaf TC, Inc.)\SUP 19141.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 The Cured Leaf TC, Inc.
 Address of Applicant 108 S. Main Street, Royal Oak, MI. 48067
 Telephone - Work 248-939-0525 Home _____ Fax _____ Email Nemer@MGMT10.com
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3520 Okemos Road, Okemos, MI. 48864, 33-02-02-33-452-010
 Legal description (please attach if necessary) (Please See Attached)
 Current zoning C-2
 Use for which permit is requested / project name Medical Marijuana Provisioning Center
 Corresponding ordinance number 2019-01, 5-21-2019
- C. Developer (if different than applicant) Hagar I, LLC
 Address 108 S. Main Street, Royal Oak, MI. 48067
 Telephone - Work 248-802-8118 Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Roman Bonislowski, Ron & Roman, LLC
 Address 275 E. Frank Street, Birmingham, MI. 48009
 Telephone - Work 248-723-5790 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 1.28 Net .39
- F. Explain the project and development phases: (Please See Attached Development Process)
- G. Total number of:
 Existing: structures 1 bedrooms _____ offices _____ parking spaces 68 carports _____ garages _____
 Proposed: structures 1 bedrooms _____ offices _____ parking spaces 68 carports _____ garages _____
- H. Square footage: existing buildings 12,990 proposed buildings _____
 Usable Floor area: existing buildings 12,990 proposed buildings _____
- 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: (Please See Attached)
- J. Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

- 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: *Does Not Apply*
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: *Does Not Apply*
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: *Does Not Apply*
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: *Does Not Apply*
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. *Does Not Apply*

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.

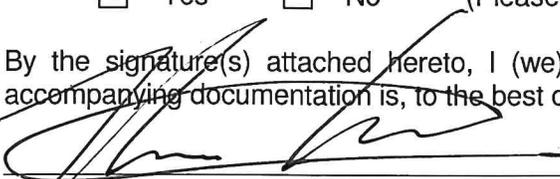
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and 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



Signature of Applicant

11-12-2019
Date

Nemer Haddad
Type/Print Name

Fee: \$500

Received by/Date: Peter Menser 11/13/19

**Meridian Township:
Medical Marijuana Provisioning Center (The Cured Leaf TC)**

Project: Remodel 2 existing suites within Jolly Oaks Plaza, located at 3520 Okemos road Okemos, MI., into 1, Medical Marijuana Provisioning Center.

Process:

Phase 1: Special use Permit

- Apply for Special Use Permit.
- Complete pre-licensure steps.
- Begin employee recruitment and outreach.
- Select all vehicles, equipment, instruments, tools, and supplies required for year-one operation.
- Introduce the Company to the local government and discuss our plans, including hiring locally, odor control, and site security.

Phase 2: Construction / Recruiting

- Attain Special Use Permit
- Secure necessary construction permits from township
- Prepare site.
- Begin construction
- Continue employee recruitment and outreach.
- Move-in temporary office off site for recruitment.
- Purchase all equipment, instruments, tools, and supplies required for year-one operation.
- Receive Certificate of Occupancy
- Order Phase 2 State Approval Inspection

Phase 3: Final Buildout and Inspection

- Hire employees and remaining Executive Team.
- Staff training.
- Install Security systems
- Install Fire Systems
- Install and test all equipment and instruments.
- Phase 2 State Approval Inspection and Approval
- Facility dry run.
- Grand Opening

Meridian Township	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
Store Hours	8am - 8pm	10am - 6pm	80					
GM	8am - 6pm	OFF	8am - 6pm	8am - 6pm	8am - 6pm	8am - 6pm	OFF	50
ASM	11am - 8pm	8am - 6pm	OFF	11am - 8pm	11am - 8pm	OFF	10am - 6pm	45
Lead Bud Tender	11am - 8pm	11am - 8pm	11am - 8pm	OFF	11pm - 8pm	11am - 8pm	OFF	44
Bud Tender 2	8am - 4pm	OFF	OFF	8am - 4pm	8am - 4pm	8am - 4pm	10am - 6pm	40
Bud Tender 3	12pm - 8pm	8am - 4pm	8am - 4pm	OFF	8am - 4pm	OFF	10am - 6pm	40
Bud Tender 4	OFF	12pm - 8pm	OFF	40				
Lead Reception	8am - 8pm	OFF	8am - 5pm	8am - 5pm	8am - 5pm	8am - 5pm	OFF	48
Reception 2	OFF	8am - 8pm	5pm - 8pm	5pm - 8pm	5pm - 8pm	5pm - 8pm	10am - 6pm	32
Lead Security	8am - 5pm	OFF	8am - 5pm	8am - 5pm	8am - 5pm	8am - 5pm	OFF	45
Security 2	OFF	8am - 5pm	5pm - 8pm	5pm - 8pm	5pm - 8pm	5pm - 8pm	10am - 6pm	29
Security 3	5pm - 8pm	5pm - 8pm	OFF	OFF	11am - 6pm	11am - 6pm	OFF	20
Employees per shift	8	7	8	8	11	9	5	

The hours of operation will be 8AM - 8PM, Monday - Saturday and 10AM - 6PM on Sundays.

The management team will consist of a General Manager, an Assistant Store Manager, and the Lead Bud Tender, all full-time.

We will have 4 full-time bud tenders, 1 full-time lead receptionist, 1 part-time receptionist, 1 full-time security guard and 2 part-time security guards.

Total Employees	11
Full time	8
Part time	3

Legal Description of 3520 Okemos Rd. Okemos, MI. 48864 as pulled from the attached land survey.

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

(As provided)

Tax ID: 33-02-02-33-452-010

BEG @ THE S 1/4 COR SEC 33 -N 89 DEG 46'40"E ALNG S SEC LN 50 FT -N 0 DEG 04'28"W PLL WITH NS 1/4 LN 217 FT TO POB -N 0 DEG 04'28"W 284.6 FT -N 89 DEG 46'40"E PLL WITH S SEC LN 197.5 FT -S 0 DEG 04'28"E 284.6 FT -S 89 DEG 46'40"W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4NR1W

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:

A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 317.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 184.60 feet; thence N89°46'40"E parallel with said South section line 197.50 feet; thence S00°04'28"E parallel with said North-South 1/4 line 202.63 feet; thence N89°48'31"W 147.43 feet, thence N00°18'47"W 16.96 feet; thence S89°46'40"W parallel with said South section line 50.00 feet to the point of beginning; said parcel containing 0.89 acre more or less; said parcel subject to all easements and restrictions if any.

Parcel B:

A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 217.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 100.00 feet; thence N89°46'40"E parallel with said South section line 50.00 feet; thence S00°18'47"E 16.96 feet; thence S89°48'31"E 147.43 feet; thence S00°04'28"E parallel with said North-South 1/4 line 81.97 feet; thence S89°46'40"W parallel with said South section line 197.50 feet to the point of beginning; said parcel containing 0.39 acre more or less; said parcel subject to all easements and restrictions if any.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement"), is made by and between **JOLLY OAK LLC**, a Michigan limited liability company, ("Seller"), and **HAGER I, LLC**, a Michigan limited liability company ("Buyer") as of the Effective Date, as defined below.

RECITALS:

A. Seller is the owner of improved real property located at 3520 Okemos Road, Charter Township of Meridian, County of Ingham, State of Michigan, more particularly described on **Exhibit A** (the "Real Property").

B. Seller desires to sell, and Buyer desires to purchase, the Property (as defined below), all in accordance with the terms set forth below.

C. THIS AGREEMENT REMAINS VALID UNTIL 11:59 PM ON AUGUST 1, 2019 AND MUST BE EXECUTED AND RETURNED BY AFORESAID TIME, OTHERWISE THIS AGREEMENT IS NULL AND VOID.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, Seller and Buyer agree as follows:

1. **Sale.** On the terms and subject to the conditions of this Agreement, Seller shall sell, convey and assign to Buyer, on the Closing Date (as defined below), the Real Property. All of Seller's right, title and interest in and to all easements, rights, interests, claims and appurtenances in any way belonging to, appertaining to, or benefiting the Real Property are collectively referred to herein as the "**Property**").

2. **Purchase.** In full consideration for the sale of the Property and the performance by Seller of its covenants and agreements contained in this Agreement, Buyer shall, on the terms and subject to the conditions of this Agreement, purchase the Property from Seller and pay to Seller the Purchase Price.

3. **Purchase Price.** The purchase price (the "Purchase Price") shall be Six Million and 00/100 Dollars (\$6,000,000.00).

4. **Payment of Purchase Price.** The Purchase Price shall be payable as follows:

- (a) Upon execution of a formal Purchase Agreement, the Buyer shall pay a Twenty-Five Thousand and 0/100 Dollars (\$25,000.00) non-refundable deposit directly to the Seller, which shall be applied to the Purchase Price at Closing. In the event Buyer does not wire transfer the Twenty-Five Thousand and 0/100 Dollars (\$25,000.00), within Three (3) Business Days, this Agreement shall be deemed null and void.
- (b) The balance of the Purchase Price, plus or minus closing proration and adjustments, shall be paid to Seller at the Closing by wire transfer of immediately available funds.

5. **Conveyance.** Conveyance of title to the Property shall be consummated by delivery at Closing of an executed recordable warranty deed conveying fee simple marketable title to the Property to Buyer, subject only to Permitted Exceptions (as defined below). The warranty deed shall not reflect the Purchase Price, but instead, an executed Real Estate Transfer Tax Valuation Affidavit in the form required by Ingham County and the State of Michigan shall be delivered to Buyer at Closing. The personal property and intangibles contained in the definition of Property shall be conveyed by a bill of sale and assignment, free and clear of any and all liens, liabilities, encumbrances, exceptions and claims. All leases shall be assigned by Seller and assumed by Buyer at Closing. Seller has negotiated termination agreements for approximately 2,200 sf in the Property currently occupied by Asian Express and Preferred Wireless as shown on the attached **Exhibit B.** The termination agreements give the Landlord the option to terminate the subject leases upon sixty (60) days prior written notice and payment of termination fees in the total amount of \$75,000.00. These termination agreements shall be assigned to Buyer at closing.

6. **Evidence of Title.** Within ten (10) days after the Effective Date, Seller shall deliver to Buyer a commitment for an Owner's title insurance policy (the "Title Commitment"), a Title Commitment from Transnation Title Agency, 1675 WaterTower Place, Suite 200, East Lansing, MI 48823 or a title company insuring these types of transactions in the State of Michigan (the "Title Company") with standard exceptions, in the amount of the Purchase Price, along with copies of all recorded exceptions to title set forth in the Title Commitment.. At the Closing, Seller shall cause to be issued, at Seller's sole cost and expense, a policy of owner's title insurance pursuant to the Title Commitment (the "Owner's Title Policy").

7. **Objections to Title.** Buyer shall have ten (10) days after receipt of the Title Commitment and all copies of all documents referred to in the Title Commitment, to inspect the state of the title, and to object ("Objections") to any matters shown on the Title Commitment. Any matter shown on the Title Commitment not timely objected to by Buyer shall be considered a "Permitted Exception." If Buyer timely notifies Seller in writing of any Objections, Seller may elect (but shall have no obligation except as set forth in clause (B) below) to cure or remove any of the Objections, provided, that (A) in no event shall Seller be obligated to expend any sum in connection with any such cure, except as provided in the following clause (B), and (B) in any event Seller shall pay, satisfy and remove or cause to be removed Seller's mortgage and any other lien that is dischargeable by the payment of a definite and ascertainable amount (except the lien of any general real estate taxes not due and payable), if any, encumbering the Property (collectively, the "Removable Exceptions"). Subject to the terms of the preceding sentence, if Buyer does give Seller timely written notice of any Objections, Seller agrees to notify Buyer within ten (10) days after receipt of the Objections as to whether Seller will cure such Objections by the Closing Date. If Seller elects to cure an Objection, then Seller shall do so by the Closing Date. If Seller fails to notify Buyer within such 10-day period or Seller timely notifies Buyer that Seller does not intend to attempt to cure any or all of the Objections by the Closing Date, then Buyer shall elect to either (x) waive its Objections hereunder and accept any matters covered by such Objections as Permitted Exceptions hereunder, or (y) terminate this Agreement, whereupon the Deposit shall be returned to Buyer and neither party shall have any further rights or obligations hereunder.

8. **Initial Inspection Period.**

- (a) Buyer shall have until on or before September 16, 2019, to complete various inspections and investigations of all aspects of the Property at the Buyer's expense

("Investigation Contingencies"), including, but not limited to, the physical condition and environmental condition of the land and Improvements, and all other aspects of the Property and all documents relating thereto (the "Initial Inspection Period").

- i. Buyer may terminate this Agreement by written notice to Seller at any time within the Initial Inspection Period if, for any reason, it is not satisfied in its sole discretion with the results of any of its inspections, investigations or reviews. If Buyer does not terminate the Agreement prior to the expiration of the Initial Inspection Period, all the Investigation Contingencies shall be deemed waived except for the limited purpose of being selected for a Medical Marihuana License for this location by Meridian Township at the lottery ("Lottery") to be held on September 23, 2019, or such other date as may be adjusted by Meridian Township, and obtaining the Township and State license(s) or permits required for Buyer to operate a medical marihuana provisioning center in part of the Property as provided in ¶b below ("Licensing Contingency").
- ii. This Agreement shall automatically terminate, on or before September 24, 2019, or the day following the Lottery if it is not held on September 23, 2019, whichever is first to occur ("Licensing Contingency Period") if Buyer's application for a Medical Marihuana License for this location is not selected by Meridian Township at the Lottery, unless otherwise mutually agreed to in writing between the Parties. If Buyer is selected for a Medical Marihuana License for this Property by the Meridian Township Lottery, then Buyer shall make an additional non-refundable deposit of Seventy-Five Thousand and 00/100 (\$75,000.00) paid directly to the Seller within Three (3) Business Days, which shall be applied to the Purchase Price at Closing.
- iii. Notwithstanding the provisions of subparagraph ii above, the parties acknowledge that, in order to satisfy the Meridian Township 1000 feet "distance" rule to permit a licensed facility at this location, a lot split is required. The Real Property described on Exhibit A will be divided into two (2) separate parcels as shown on the diagram attached as Exhibit A-1. Seller agrees to proceed with the lot split process in conjunction with Buyer's application for a Medical Marihuana License at the Real Property, and to file such applications and documents required to obtain lot split approval from Meridian Township. Buyer shall be responsible to reimburse Seller at closing for all costs Seller incurs in connection with the lot split c.g. engineering, application and permit fees. The Deposit shall not go "hard" until the Lot Split is granted. Once the lot split is approved, this contingency shall be deemed satisfied and aforesaid Deposit shall be non-refundable.

- (b) Buyer shall have three (3) additional thirty (30) day options (the "Extension Option") to extend the Licensing Contingency Period for the sole and limited purpose of obtaining the Township and State license(s) or permits required for Buyer to operate a medical marijuana provisioning center in part of the Property. In the event Buyer elects to exercise its Extension Option, Buyer shall notify the Seller in writing of its intent to do so prior to the expiration of the Initial Inspection Period; provided, however, that Buyer's failure to do so will automatically trigger the Extension Option for this limited purpose upon Seller's receipt of the Option Payment set forth below, unless Buyer expressly terminates the Purchase Agreement in writing. Upon Buyer's exercise of an Extension Option, Buyer shall immediately deliver to Seller the sum of Twenty-Five Thousand Dollars (\$25,000) ("Option Payment"). Any Option Payments shall not be applied or credited against the Purchase Price at closing. Buyer may terminate this Agreement at any time within the Extension Period if Buyer does not receive the licensure or permits required to operate a medical marijuana provisioning center in part of the Property upon terms that are acceptable to Buyer, in its sole discretion. If Buyer does not terminate the Purchase Agreement as aforesaid, the Deposits will be applicable to the Purchase Price, and the parties shall proceed to closing.
- (c) Buyer agrees to apply for all necessary licenses and permits and process all applications with commercially reasonable dispatch. Buyer shall provide seller with regular written reports on the status of all pending licenses contemporaneous with each Extension Option(s).
- (d) Seller shall cooperate with and assist Buyer in obtaining such zoning variations, site plan approvals, sign approvals, engineering data, subdivision approvals and/or governmental approvals and in obtaining any other approvals, certificates or other authorizations required, in Buyer's sole opinion, to permit Buyer's intended use.
- (e) Except as is otherwise expressly provided in this Agreement, Seller hereby specifically disclaims any warranty (oral or written) concerning (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses that Buyer may elect to conduct thereon, (ii) the manner, construction, condition and state of repair or lack of repair of any improvements located thereon, (iii) the nature and extent of any right-of-way, lien, encumbrance, license, reservation, condition or otherwise, (iv) the compliance of the Property or its operation with any laws, rules, ordinances or regulations of any government or other body, it being specifically understood that Buyer shall have full opportunity, during the Initial Inspection Period, to determine for itself the condition above ground or below ground of the Property; and (v) any other matter whatsoever except as expressly set forth in this Agreement. Except as otherwise expressly provided in this Agreement, the sale of the Property as provided for herein is made on a strictly "AS IS" "WHERE IS" basis as of the Closing Date. Buyer expressly acknowledges that, in consideration of the agreements of Seller herein, Seller make no warranty or representation, express or implied, or arising by operation of law, including, but in no way limited to, any warranty of quantity, quality, condition,

habitability, merchantability, suitability or fitness for a particular purpose of the Property, any Improvements located thereon or any soil conditions related thereto.

9. **Buyer's Access.** From the Effective Date Seller shall permit Buyer reasonable access to the Property in order to complete its due diligence inspections and reviews. All property inspections and reviews will be conducted at reasonable times agreed upon in advance by Seller and Buyer. Buyer is obligated to repair any damage caused by such tests, investigations and inspections and indemnify and hold Seller harmless from any damages or claims arising out of or related to such entry and inspections.

10. **Documents to Be Delivered.** Seller shall provide Buyer with copies of all existing environmental reports, surveys, drawings, existing contracts and leases, as well as such other written materials specifically itemized and requested by Buyer related to the Property in Seller's possession, such documents to be listed on Exhibit C within ten (10) days after the execution of the Purchase Agreement.

11. **Representations, Warranties and Covenants of Seller.** Between the Effective Date and the Closing Date, Seller shall, unless otherwise consented to in writing by Buyer or provided in this Agreement:

- (a) At Seller's sole cost and expense: (i) maintain and operate the Property in compliance with all laws, ordinances and other requirements of any governmental authority having jurisdiction and substantially in the same manner in which it maintained and operated the Property immediately before entering into this Agreement, and Seller shall not diminish the quality or quantity of maintenance and upkeep services heretofore provided to the Property, (ii) maintain and keep Seller's insurance in full force and effect, and (iii) pay all outstanding taxes, assessments, maintenance and other charges related to the Property.
- (b) Pay and satisfy in full or otherwise remove from the Property any and all liens, liabilities and encumbrances placed, or caused to be placed, of record against the Property evidencing a monetary obligation which can be removed by the payment of money, including, without limitation, delinquent real property taxes and assessments, mortgages, construction liens, attachment liens, execution liens, tax liens and judgment liens on or before the Closing Date, provided that Seller may use the proceeds of the sale to do so.
- (c) Seller represents, warrants, and covenants to Buyer that except as set forth or otherwise disclosed in this Agreement, or in any Exhibit to this Agreement, or in any schedule of exceptions attached to this Agreement:
 - (i) This Agreement constitutes a valid and binding agreement of Seller, enforceable in accordance with its terms. Seller has obtained all consents, releases and permissions and given all required notifications related to the transactions herein contemplated and required under any covenant, agreement, encumbrance, law or regulation to which Seller is a party or by which Seller is bound.

(ii) Seller is the fee simple owner of the Property subject to any exceptions shown on that will be discharged at closing and the Permitted Exceptions. Other than this Agreement, Seller is not a party to any contract, agreement or commitment to sell, convey, assign, transfer the fee interest in the Property or otherwise dispose of any portion or portions of the Property except outstanding leasehold interests.

(iii) Seller has not received notice of violation of any applicable law, ordinance, regulation, order or requirement relating to Seller's ownership or use of the Property.

(iv) Seller has not received, or is not under, any outstanding writ, order, injunction, or decree of any court, arbitration panel or governmental agency affecting Seller which would in any manner impede or impair the ability of Seller to sell the Property to Buyer in accordance with the terms of this Agreement.

(v) Seller has not been served with any written notices of intention to claim a construction lien against the whole or any part of the Property.

(d) All representations, warranties and covenants contained in this Agreement shall be deemed remade as of the Closing Date and survive the Closing for a period of one (1) year.

12. **Representations, Warranties and Covenants of Buyer.** Buyer represents and warrants to Seller as of the date hereof (and shall be deemed to represent and warrant to Seller as of the Closing Date) the following:

- (a) **Buyer's Authority.** Buyer has been duly organized and is in good standing in the state in which it was formed. Buyer has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Buyer at the Closing will be, authorized and executed and constitute, or will constitute, as appropriate, the valid and binding obligation of Buyer.
- (b) **Embargoed Persons.** Buyer represents and warrants that (A) Buyer and each person or entity owning an interest in Buyer is (1) not currently identified on the specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control, Department of the Treasury ("**OFAC**") and/or on any other similar list maintained by OFAC pursuant to any authorizing statute, executive order or regulation (collectively, the "**List**"), and (2) not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States, (B) none of the funds or other assets of Buyer constitute property of, or are beneficially owned, directly or indirectly, by any Embargoed Person (as hereinafter defined), (C) no Embargoed Person has any interest of any nature whatsoever in Buyer (whether directly or indirectly), and (D) Buyer has implemented procedures, and will consistently apply those procedures, to ensure the foregoing representations and warranties remain

true and correct at all times. The term "Embargoed Person" means any person, entity or government subject to trade restrictions under U.S. law, including, but not limited to, the International Emergency Economic Powers Act, 50 U.S.C. § 1701 et seq., The Trading with Enemy Act, 50 U.S.C. App. 1 et. Seq., and any Executive Orders or regulations promulgated thereunder with the result that the investment in Buyer is prohibited by law or Buyer is in violation of law. Buyer also shall require, and shall take reasonable measures to ensure compliance with the requirement, that no person who owns any other direct interest in Buyer is or shall be listed on any of the Lists or is or shall be an Embargoed Person. This Section shall not apply to any person to the extent that such person's interest in the Buyer is through a U.S. Publicly Traded Entity. As used in this Agreement, "U.S. Publicly Trade Entity" means a person (other than an individual) whose securities are listed on a national securities exchange, or quoted on an automated quotation system, in the United States, or a wholly-owned subsidiary of such a person.

- (c) All representations, warranties and covenants contained in this Agreement shall be deemed remade as of the Closing Date and survive the Closing for a period of one (1) year.

13. Conditions Precedent to Buyer's Obligation to Close. The obligations of Buyer under this Agreement are subject to the occurrence at or prior to the Closing Date of each of the following conditions, any or all of which may be waived in whole or in part by Buyer in writing:

- (a) The due performance by Seller of each and every covenant, undertaking and agreement to be performed by it hereunder and the truth of each material representation and warranty made in this Agreement by Seller at the time as of which the same is made and as of the Closing as if made on and as of the Closing.
- (b) There shall not have occurred at any time or times on or before the Closing any taking or threatened taking of the Property or any part thereof by eminent domain.
- (c) Buyer shall have received a full and complete Municipal Operating License from Meridian Township and a full and complete State Operating License from the State of Michigan for a medical marijuana provisioning center license ("Provisioning Center Licenses") for the Buyer's intended use of a developing a Medical Marijuana Provisioning Center for the Property, including but not limited to a physical license or other licensing verification documentation issued by Meridian Township and the State of Michigan in the name of the Buyer or its designated affiliate.

If any of the conditions set forth in subparagraphs (a)-(b) are not satisfied and such condition is not waived by Buyer by written notice to Seller, then Buyer may terminate this Agreement, whereupon, anything contained in this Agreement to the contrary notwithstanding, the Deposits shall be fully and immediately returned to Buyer, and neither party shall have any further liability to the other, except for such liabilities and obligations that are expressly stated herein to survive termination of this Agreement. If the condition set forth in subparagraph (a) is not satisfied, then Buyer shall have the rights and remedies provided for under Paragraph 20 below.

14. **Conditions Precedent to Seller's Obligation to Close.** The obligations of Seller under this Agreement are subject to the occurrence at or prior to the Closing Date of the following condition, which may be waived in whole or in part by Seller in writing:

- (a) The due performance by Buyer of each and every covenant, undertaking and agreement to be performed by it hereunder.
- (b) Buyer's compliance with ¶32d below.

If the conditions set forth in subparagraph (a)-(b) are not satisfied or waived by Seller by written notice to Buyer, then Seller shall have the rights and remedies provided in this Agreement.

15. **Closing.**

The closing of the purchase and sale of the Property (the "Closing") shall take place no later than ten (10) days following approval of a full and complete Municipal Operating License by Meridian Township and a full and complete State Operating License by the state of Michigan for a medical marijuana provisioning center, through a customary warranty deed and money escrow at the offices of the Title Company, or at such other time, date and place as the parties may agree.

16. **Possession.** Seller shall deliver to Buyer exclusive possession of the Property at the Closing subject to normal wear and tear excepted and subject to rights of tenants and persons in possession under Leases.

17. **Prorations; Closing Adjustments.**

- (a) Seller shall pay all delinquent taxes, assessments, liens and other charges which are a lien against the Property as of the Closing Date. Current real estate taxes and current installments of special assessments, if any, shall be prorated based on calendar year proration as is customary for commercial real estate in Ingham County, as of the date of the Closing. Any prorations to which Buyer may be entitled by reason of the foregoing shall be credited against the balance of the Purchase Price to be paid at closing. Rent and Operating expenses of the Property, if any, shall be prorated as of the midnight before the Closing Date. Buyer shall be responsible for operating expenses of the Property commencing with the Closing Date. Seller shall be responsible for all operating expenses and costs of the Property including, but not limited to, taxes and utility, water, maintenance, insurance, management costs and service contracts, if any, up to the date of the Closing, with Buyer responsible for the Closing Date and thereafter. Seller's non-cancellable service contracts and/or service agreements shall not continue from and after Closing unless Buyer chooses to accept such a service contract or service agreement in writing and, in such an event, Buyer shall only be responsible for fees accrued from and after Closing. Buyer shall be entitled to credit for the security deposits under the Leases. Buyer shall be entitled to credit for any prepaid rent by tenants under the Leases.

18. **Other Costs.** Seller shall pay the cost of recording any curative instruments and for the cost of the Owner's Title Policy. Buyer shall pay the cost of recording the warranty deed conveying title to the Property, transfer taxes, any fees charged by the Title Company or Escrow agent or attorney escrowing or processing any the Earnest Money or holding any funds, all engineering/survey and related costs required for land division application/approval by Meridian Township, and the premium for any additional endorsements to the owner's title policy requested by Buyer. Each party shall pay its own legal fees. Seller shall be entitled to credit for all transferable utility deposits transferred hereunder, if any. All other utility deposits, if any, may be withdrawn by and refunded to Seller and Buyer shall make its own replacement deposits for utilities as may be required by the respective utilities involved. Such other items which are customarily prorated in a purchase and sale of the type contemplated hereunder shall be prorated as of the Closing Date.

19. **Closing Deliveries.** At or prior to the Closing, Seller shall deliver to Buyer, or cause to be delivered to Buyer, all in form and substance satisfactory to Buyer, the instruments of conveyance described in Paragraph 5 above and the Owner's Title Policy (to be delivered in the form of a marked up and signed commitment or signed pro forma format so that upon closing the Title Company is insuring Buyer's title to the Property, as opposed to committing to insure title).

20. **Default.** If Buyer defaults under or breaches this Agreement, which such default or breach is not cured within seven (7) days following written notice from the Seller to the Buyer, then Seller may, as its sole remedy, terminate this Agreement by written notice to Buyer and the Deposits shall be retained by the Seller as liquidated damages and not as a penalty (it being understood that Seller's actual damages may be extremely difficult to calculate), in which event neither party shall have any further rights or obligations hereunder. If Seller defaults under this Agreement and fails to cure such default within seven (7) days after written notice of such default to Seller, at Buyer's option, Buyer shall be entitled to either (i) obtain specific performance of this Agreement or (ii) terminate this Agreement and receive the Deposits. In the event of litigation to enforce this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorneys' fees and litigation costs.

21. **Notices.** Any notice, demand, request or other communication which either party hereto may be required or may desire to give under this Agreement shall be in writing and shall be deemed to have been properly given (a) if hand delivered (effective upon delivery), (b) if mailed (effective seven (7) days after mailing) by United States registered or certified mail, postage prepaid, return receipt requested, (c) if sent by a nationally recognized overnight delivery service (effective one (1) business day after delivery to such courier) or (d) for the purpose of providing notice pursuant to Section 8 above, if sent by facsimile (effective upon confirmation of transmission) or electronic mail (Adobe Acrobat document) (effective upon sending) in each case addressed as follows:

If to Seller:	Jolly Oak LLC 1111 Michigan Ave, Suite 300 East Lansing, MI 48823 Attention: Van W. Martin Email: van.martin@martincommercial.com
---------------	--

with a copy to: Grua, Tupper & Young, PLC
2401 E. Grand River Ave
Lansing, MI 48912
Attention: Remo Mark Grua
Email: grua@wedolawinlansing.com

If to Buyer: Hager I, LLC
108 S. Main St., Suite A
Royal Oak, MI 48067
Email: nemer@mgmt10.com

with a copy to: Lumberg Freeman Gleeson Hicks & Khalil PLLC
33 Bloomfield Hills Parkway, Suite 135
Bloomfield Hills, MI 48304
Attention: Michael K. Khalil
Email: mkhalil@LFGLawFirm.com

22. **Broker.** Seller and Buyer each represent and warrant to the other that it has not dealt with any broker or finder with respect to the transaction contemplated hereby other than Martin Commercial Properties, Inc., whereby the Buyer shall pay Martin Commercial Properties, Inc. One Hundred Thousand and 0/100 (\$100,000). Seller and Buyer shall each indemnify, defend and hold the other harmless from and against any claim for brokerage commission or finder's fee asserted by any person, firm or corporation claiming to have been engaged by them.

23. **Foreign Seller Affidavit.** Seller represents and warrants to Buyer that Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and Seller is, therefore, exempt from the withholding requirements of such Section. Seller shall deliver to Buyer at Closing the exemption certificate described in Section 1445.

24. **Assignment.** This Agreement may be assigned or transferred by Buyer at any time after making the required Deposits to an entity to be formed subject to Seller's prior written consent, which shall not be unreasonably withheld, provided the assignee agrees to be specifically bound by the terms of this Agreement, and is a pre-qualified licensee of the Medical Marijuana Facilities Licensing Act (MMFLA).

25. **Binding Agreement.** This Agreement shall bind and benefit Seller and Buyer and their respective personal representatives, successors and assigns.

26. **Entire Agreement.** This Agreement represents the full and final agreement of the parties with respect to the subject matter hereof. This Agreement may be amended only by a writing signed by both parties. Neither party nor its respective officers, directors, managers, employees, agents, brokers, attorneys or representatives will disclose the subject matter or terms of this Agreement or the possible transactions contemplated hereby without the prior written consent of the other party.

27. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which, when so executed and delivered, shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.

28. **Interpretation.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Michigan. If any provision of this Agreement shall be unenforceable or invalid, the same shall not affect the remaining provisions of this Agreement. Whenever under the terms of this Agreement the time for performance of a covenant or condition falls on a Saturday, Sunday or legal holiday, such time for performance shall be extended to the next business day. Time is of the essence of this Agreement.

29. **Facsimile.** For the purposes of this Agreement, a signature or signatures delivered via facsimile or e-mail (in portable document format) transmission shall be deemed to be an original signature or signatures when attached to this Agreement or to any other document or notice provided for in this Agreement.

30. **Damage or Destruction.** In the event that the Property shall be damaged or destroyed, whether in whole or part, by fire or any other casualty or act of God between the Effective Date and the Closing Date which, in Buyer's reasonable estimation, exceeds Twenty Five Thousand and 00/100 Dollars (\$25,000.00) to repair (a "Casualty"), Buyer shall have the sole option of: (a) terminating this Agreement in which event this Agreement shall thereupon become null and void except for those matters that expressly survive termination hereof, and the Deposit shall be forthwith returned to Buyer; or (b) proceed with this transaction and assume all of Seller's rights, including the right to receive any insurance proceeds. If Buyer elects the option described in clause (b) immediately above, Seller shall not compromise, settle or adjust any claims to such proceeds without Buyer's prior written consent (which will not be unreasonably withheld), it being understood and agreed that Buyer has an interest in all such proceeds. Further, the amount of any deductible that must be paid under any insurance policy shall be credited to Buyer at Closing. Seller shall give immediate written notice to Buyer of any damage or destruction, and Seller shall provide Buyer with complete copies of all policies of insurance covering that portion of the Property so damaged or destroyed. In the event that the Property shall be damaged or destroyed by an event that is not a Casualty, then Buyer shall proceed with this transaction and assume all of Seller's rights, including the right to receive any insurance proceeds. In such an event, the amount of any deductible that must be paid under any insurance policy shall be credited to Buyer at Closing.

31. **Confidentiality.** Buyer and Seller shall keep all information delivered to it confidential (except information: (a) that has entered the public domain through no action or failure to act of Buyer or seller; or (b) prior to disclosure hereunder was already lawfully in Buyer's or Seller's possession without any obligation of confidentiality), and Buyer and Seller shall not disclose the information to third parties, other than its affiliates, officers, directors, shareholders, employees, consultants, advisors, financing sources, co-investors, professional representatives and/or agents, who are evaluating, negotiating, and/or implementing this transaction and/or the financing of this transaction.

32. **Miscellaneous; other Provisions:**

- (a) It is understood and agreed between the parties hereto that Seller's intent is to convert this transaction from a purchase and sale to a tax-deferred exchange under Section 1031 of the Internal Revenue Code. The parties agree to fully cooperate,

one with the other, in executing whatever additional documents or amendments that may be reasonably required in order to properly affect a tax-deferred exchange.

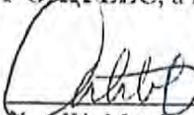
- (b) Martin Commercial Property, Inc. will have the option to continue to manage and lease the property for five (5) years after the closing and in such event Buyer shall enter into Martin Commercial Property, Inc.'s standard Management and Leasing Agreement and agree to pay a Management Fee of Five percent (5%) of gross receipts and standard leasing fees shown on attached Exhibit D.
- (c) **BUYER WILL NOT CONTACT OR HAVE ANY COMMUNICATION WITH ANY OF THE TENANTS AT THE PROPERTY UNTIL AFTER THE SALE IS COMPLETED.**
- (d) Buyer covenants and agrees to not to submit any other applications to Meridian Township for a Medical Marihuana License at any other location in the "zone" where the Property is located, which is Zone 7. Notwithstanding any other term or provision of the agreement between the parties, it is understood and agreed, if Buyer's submits any other application(s) for a Medical Marihuana License for any other location(s) in Zone 7 where the Property is located regardless of whether or not such application(s) is selected then Buyer shall forfeit the remaining balance of the Earnest Money and the Purchase Agreement shall be terminated and of no further force or effect, and Buyer shall have no interest in the Property.
- (e) Time is of the essence of each provision of this Agreement.
- (f) This Agreement shall not become a contract until executed and delivered by Buyer and Seller in the manner set forth herein.
- (g) If either party institutes a legal action against the other relating to this Agreement or any default hereunder, the unsuccessful party to such action shall reimburse the successful party for the reasonable expenses of prosecuting or defending such action, including without limitation, attorneys' fees and disbursements and court costs.
- (h) This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that the Agreement may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

Signature page follows

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement on the dates provided below, to be effective as of the last date signed (the "Effective Date").

SELLER:

JOLLY OAK LLC, a Michigan limited liability company

By:  _____
Van W. Martin
Its: Manager

Date: August 1, 2019

BUYER:

HAGER I, LLC, a Michigan limited liability company,

By:  _____
Name: member
Its: Authorized Signatory

Date: August 1, 2019

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the Southeast 1/4 of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of Section 33; thence North 89°46'40" East, along the South line of Section 33, a distance of 50.00 feet; thence North 00°04'28" West, parallel with the North-South 1/4 line of Section 33, a distance of 217.00 feet to the point of beginning of this description; thence North 00°04'28" West, parallel with the North-South 1/4 line, 284.60 feet; thence North 89°46'40" East, parallel with the South Section line, 197.50 feet; thence South 00°04'28" East, parallel with the North-South 1/4 line 284.60 feet; thence South 89°46'40" West, parallel with the South Section line, 197.50 feet to the point of beginning.

Parcel Number: 33-02-02-33-452-010

ly 8/2/19

EXHIBIT A-1

LEGAL DESCRIPTION

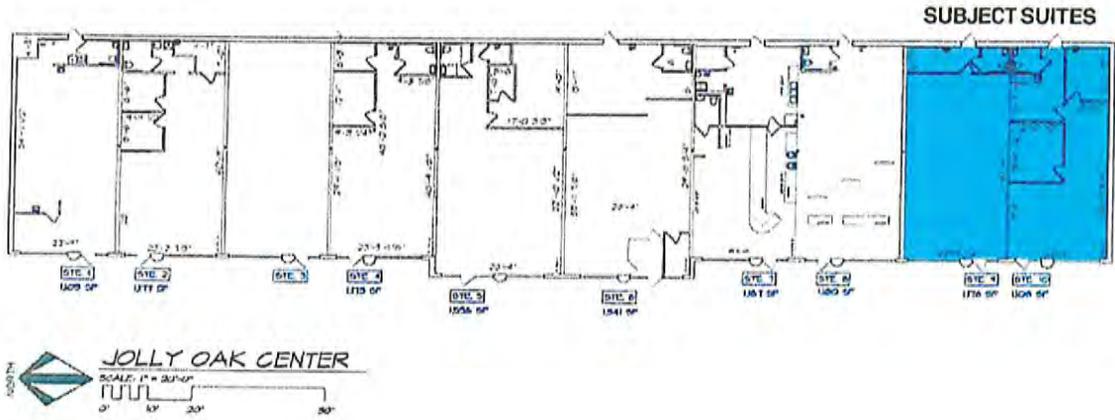
[TO BE INSERTED BY THE TITLE COMPANY FOLLOWING LOT SPLIT APPROVAL]

Parcel Number 33-02-02-33-xxx-xxx

Parcel Number 33-02-02-33-xxx-xxx

W
8/1/19

EXHIBIT B



W
9/1/19

EXHIBIT C

DUE DILIGENCE ITEMS

1. The most recent Environmental Report (Phase One, Phase Two, if any BEA, etc.) in Seller's possession, if any.
2. Seller's current ALTA survey, if any.
3. All existing Leases, Current Rent Rolls, and Security Deposits on hand.
4. Real and personal tax bills and assessed value for the period from January 1, 2018 through the last invoice received by Seller.
5. Seller's current Owner's Policy of title insurance; if available.
6. All maintenance or service contracts and maintenance plans, if any.
7. Any property site plans, floor plans include square footage, leasing materials, etc., if applicable.

U
8/2/19

EXHIBIT D

MARTIN COMMERCIAL PROPERTIES, INC.

STANDARD LEASING FEES

If during said period the Property is leased by OWNER, MARTIN or any other party; or if MARTIN produces a lessee ready, willing and able to lease the Property; OWNER agrees to pay to MARTIN a commission as per the following schedule:

Professional fee on any new lease, option, renewal, extension or expansion thereof:

First through fifth lease years:	Six percent (6%) of the gross lease income;
Sixth through tenth lease years:	Four percent (4%) of the gross lease income; and
Over ten years:	Three percent (3%) of the gross lease income.

Minimum commission is one (1) month's rent, but not less than Five Hundred and No/100 (\$500.00) Dollars.

All professional fees shall be paid to MARTIN by OWNER in the following manner: One Hundred Percent (100%) at signing of Lease. Any fee remaining outstanding thirty (30) days after it is due will be billed a late charge at the rate of one and one-quarter percent (1-1/4%) per month or fifteen percent (15%) on an annualized basis.

W
8/1/19

FOR: JOLLY OAK, LLC

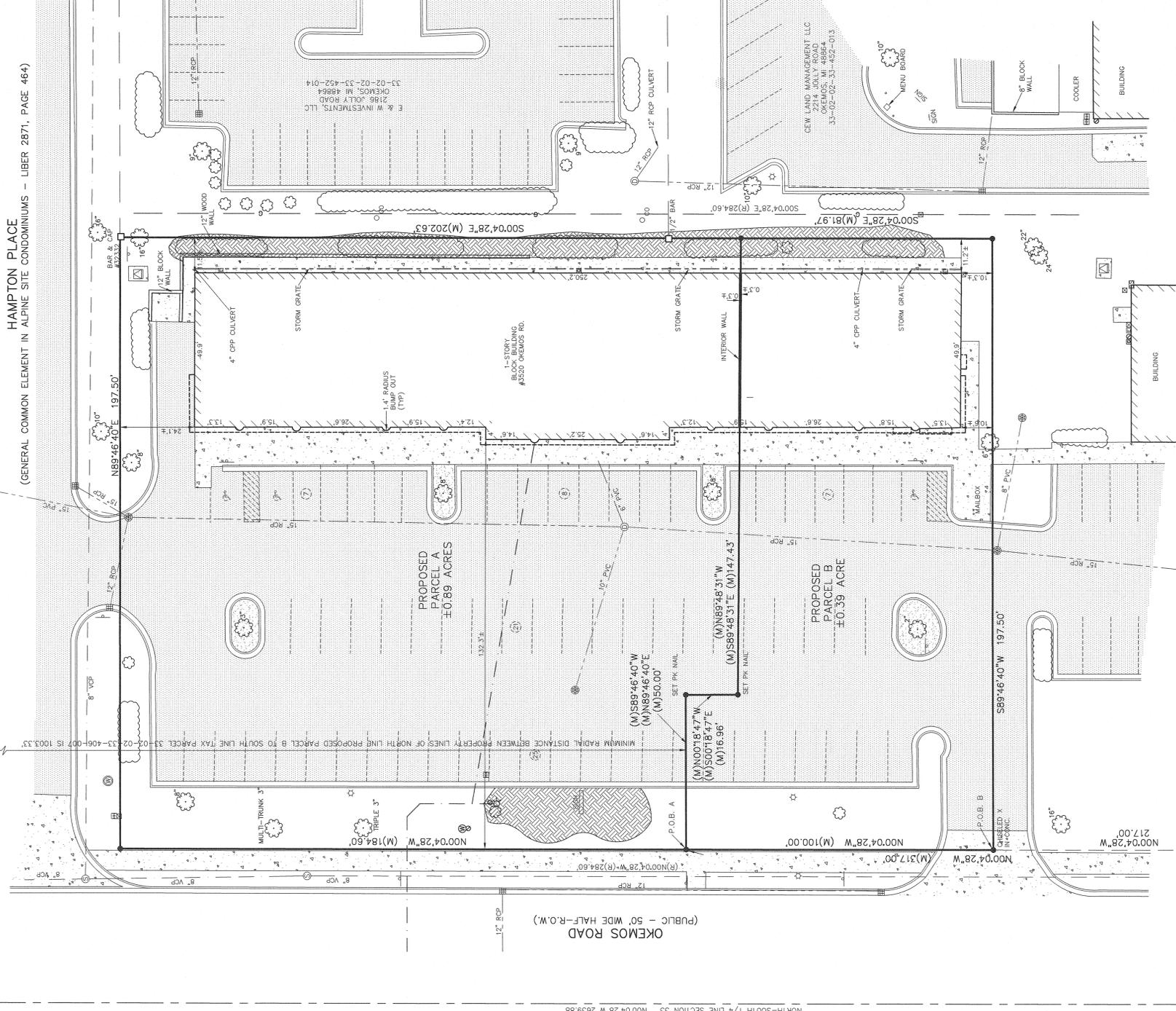
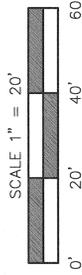
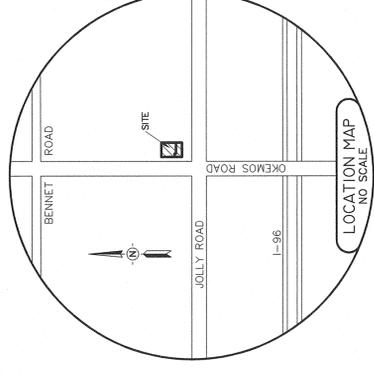
LANSING CHINESE CHRISTIAN CHURCH
3654 OKEMOS ROAD
OKEMOS, MI 48864
33-02-02-33-408-007

CENTER OF SECTION
SECTION 33, T4N, R1W

HAMPTON PLACE
(GENERAL COMMON ELEMENT IN ALPINE SITE CONDOMINIUMS - LIBER 2871, PAGE 464)

"3520 OKEMOS ROAD, OKEMOS, MI 48864"

SITE PLAN



CERTIFICATE OF SURVEY:

I hereby certify only to the parties named herein that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

(As provided)
Tax ID: 33-02-02-33-452-010
REG @ THE S 1/4 COR SEC 33, T4N, R1W, LIBER 2871, PAGE 464
N 89 DEG 46'40" E ALNG S SEC LN 50.00 FT -N 0 DEG 04'28" W P.LL WITH NS
1/4 LN 217.00 FT TO POB -N 89 DEG 04'28" W 284.6 FT -N 89 DEG 46'40" E P.LL WITH S SEC LN 197.5 FT -S
0 DEG 04'28" E 284.6 FT -S 89 DEG 46'40" W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4N, R1W

and that we have found or set, as noted herein, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:
A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 317.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 184.60 feet; thence N89°46'40"E parallel with said South section line 197.50 feet; thence S00°04'28"E parallel with said North-South 1/4 line 202.63 feet; thence N89°48'31"W 147.43 feet; thence N00°18'47"W 16.96 feet; thence S89°46'40"W parallel with said South section line 50.00 feet to the point of beginning; said parcel containing 0.89 acre more or less; said parcel subject to all easements and restrictions if any.

Parcel B:
A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 217.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 100.00 feet; thence N89°46'40"E parallel with said South section line 50.00 feet; thence S00°18'47"E 16.96 feet; thence S89°48'31"E 147.43 feet; thence S00°04'28"E parallel with said North-South 1/4 line 81.97 feet; thence S89°46'40"W parallel with said South section line 197.50 feet to the point of beginning; said parcel containing 0.39 acre more or less; said parcel subject to all easements and restrictions if any.

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in July 2019.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are based on the South line of Section 33 bearing N89°46'40"E per KEBS, Inc. Survey Job #05-B-77099.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown herein.
- By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X" areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0170 D, dated August 16, 2011.
- Utility information as shown was obtained from available public records and from supporting field observations; where possible, and is subject to change in the future. It is recommended that appropriate utility locators or construction MISS DIG was not contacted to mark utilities on site.
- Easements, if any, not shown.

WITNESSES TO SECTION CORNERS:

- South 1/4 corner, Section 33, T4N, R1W, Liber 9, Page 511
- Found Remon bar and cap in monument box, in C/L of Jolly and Okemos Roads
- Found nail and tag #12034, Southwest side power pole, S50°E, 60.51'
- C/L sanitary manhole, N30°E, 60.10'
- C/L sanitary manhole, S51°W, 77.33'
- Southeast bolt in sign base, N43°W, 61.65'
- Center of Section 33, T4N, R1W, Liber 3, Page 255
- Found iron in monument box in centerline of Jolly Road
- Found nail & tag #12034 South side utility pole, S65°W, 33.10'
- Found nail & tag #12034 Northeast side utility pole, N40°W, 116.52'
- Found nail & tag #12034 Northwest side utility pole, N40°E, 115.00'
- Found nail & tag #6989 North side utility pole, N75°E, 52.62'
- Southeast corner, Section 33, T4N, R1W, Liber 9, Page 517
- Found Remon, disk #30090 in man box centerline of Jolly
- Found nail and tag #30090, Northeast side utility Pole, N55°W, 50.07'
- Found Southwest corner brick of house, N15°E, 103.10'
- Found Remon, disk #28414, West, 72.65'
- Found Northwest corner Square catch basin at back of curb, N45°E, 33.35'

LEGEND

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = LANDSCAPING
- = GRAVEL
- = BUILDING OVERHANG
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = HEDGE LINE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SOIL BORING
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = MONITORING WELL



ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE: 08/05/19

REVISIONS	COMMENTS
08/05/2019	ORIGINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014, FAX 517-339-8047 WWW.KEBS.COM	Marshall Office - Ph. 269-781-8900
DRAWN BY: SSF	SECTION: 33, T4N, R1W
FIELD WORK BY: SW	JOB NUMBER: 96571.BND-1
SHEET: 1 OF 1	

NORTH-SOUTH 1/4 LINE SECTION 33 N00°04'28" W 2639.86'
SOUTH LINE SECTION 33 N89°46'40" E 2841.52'
SOUTH 1/4 CORNER SECTION 33, T4N, R1W N89°46'40" E 50.00'

11
10
9
8
7
6
5
4
3
2
1
A
B
C
D
E
F
G

TYPICAL NOTES:

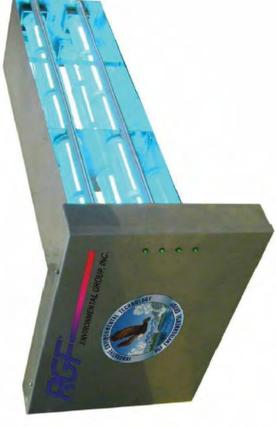
- HARDWARE SELECTED BY OWNER
 - ALL INTERIOR FINISH AND TRIM SHALL COMPLY W/ LOCAL CURRENT 201 THOMSON BUILDING CODE SECTION CHAPTER 8
 - CLASS C FLAME SPREAD 1%-100. SMOKE DEVELOPMENT 0-450. CONTRACTOR TO SUBMIT DOCS AS REQUIRED.
 - PRIOR TO INSTALLATION OF ANY PROPOSED APPLICABLE INTERIOR WALL AND CEILING FINISHES, PROVIDE TO THE CITY FIELD INSPECTOR A COPY OF THE MANUFACTURER'S TEST REPORT AND SMOKE DEVELOPMENT NUMBER.
 - INSULATION FLAME SPREAD INDEX REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASTM E 84.
 - CONCEALED OR EXPOSED INSTALLATION SHALL HAVE RATING OF NOT MORE THAN 1/8" INSULATION BETWEEN LAYERS OF NONCOMBUSTIBLE MATERIALS. ALL INSULATION SHALL BE TESTED AND REPORTED TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 100.
 - SMOKE DEVELOPMENT INDEX RATING OF NOT MORE THAN 100.
 - ALL INSULATION TO BE PROPERLY LABELED WITH MANUFACTURER'S IDENTIFICATION NUMBER.
 - CONTRACTOR TO PROVIDE FIRE EXTINGUISHER ON JOB AS REQUIRED BY BUILDING INSPECTOR
 - PROVIDE 1/2" DIA ABC EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 IN EACH TRAVEL SPACE. LOCATION TO BE VERIFIED WITH BUILDING INSPECTOR.
 - PROVIDE INTERNATIONAL SYMBOL FOR HANDICAPPED SIGNS FOR DIRECTION ON RESTROOM ACCESSIBILITY.
 - ALL GLAZING IN HAZARDOUS AREA SHALL BE SAFETY GLASS WITH AN ANTI-SHATTER LAMINATE (ASTM F 100) LABELS AND GLASS COMP WITH CPSC 16 CFR PART 1201.
- GENERAL NOTES:**
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATIONS TO BE AT 48" AFF. MAX. AND 34" AFF. MIN.
 - DOORS TO HAZARDOUS AREAS TO HAVE HARDWARE W/ ROUGH FINISH
 - ALL EXIT DOORS TO HAVE PANIC DEVICE CLOSERS AND SHALL NOT LOCK AGAINST EGRESS OR OTHER HARDWARE COMPLYING W/ SEC. 6008.8
 - LOCKING DEVICES TO BE ACTIVATED BY NO MORE THAN ONE-HALF TURN, ACTIVATED BY LEVER TYPE
 - ALL DOOR HANDLES TO BE LEVER TYPE
 - ALL VERTICAL CHANGES IN ELEVATION INCLUDING DOOR THRESHOLDS SHALL BE LIMITED TO 1/4" UNLESS A 1 TO 2 RISE-TO-RUN RATIO PROVIDED IN THE TRANSITION BETWEEN ELEVATIONS IN WHICH A 1/2" MAX. DIFFERENCE IS ALLOWED SAID CHANGES IN ELEVATION SHALL COMPLY WITH ICC/ANSI A117.1-2003
 - ALL MILLWORK/CASEWORK/COUNTERTOPS HAVE A MAXIMUM 3/4" HEIGHT AFF. UNLESS NOTED OTHERWISE.

Activated Carbon Filters

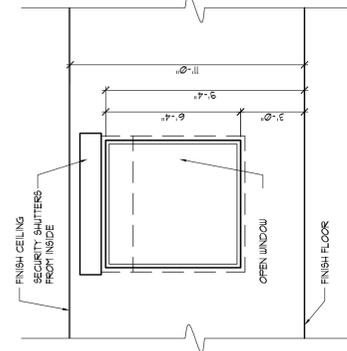


ODOR MITIGATION DEVICES
 APPLICANT WILL INSTALL A FLUOROPROYLIZATION (FPU) UNIT (SEE SPECIFICATIONS) AS THE PRIMARY ODOR MITIGATION DEVICE. DESIGNED TO ELIMINATE 99.9% OF ALL ODORS, SALES AND RECEIPT, IN ROOMS WHERE THE ODOR IS MOSE INTENSE. APPLICANT HAS ELECTED TO USE ACTIVATED CARBON FILTERS AS A SECONDARY ODOR REDUCTION METHOD.

Commercial PHI Unit by RGF®



1 ODOR DETAILS
 N.T.S.
 A101

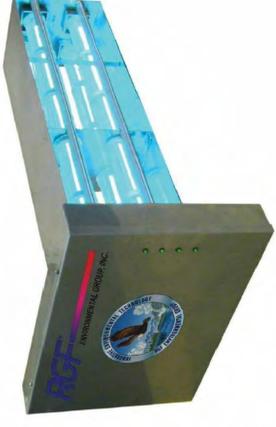


NOTE:
 PROVIDE SECURITY SHUTTERS ON THE INSIDE AT ALL WINDOWS AND DOORS.

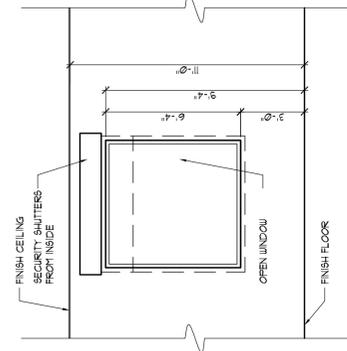
2 WINDOW ELEVATION
 SCALE: 1/4" = 1'-0"

ODOR MITIGATION DEVICES
 APPLICANT WILL INSTALL A FLUOROPROYLIZATION (FPU) UNIT (SEE SPECIFICATIONS) AS THE PRIMARY ODOR MITIGATION DEVICE. DESIGNED TO ELIMINATE 99.9% OF ALL ODORS, SALES AND RECEIPT, IN ROOMS WHERE THE ODOR IS MOSE INTENSE. APPLICANT HAS ELECTED TO USE ACTIVATED CARBON FILTERS AS A SECONDARY ODOR REDUCTION METHOD.

Commercial PHI Unit by RGF®

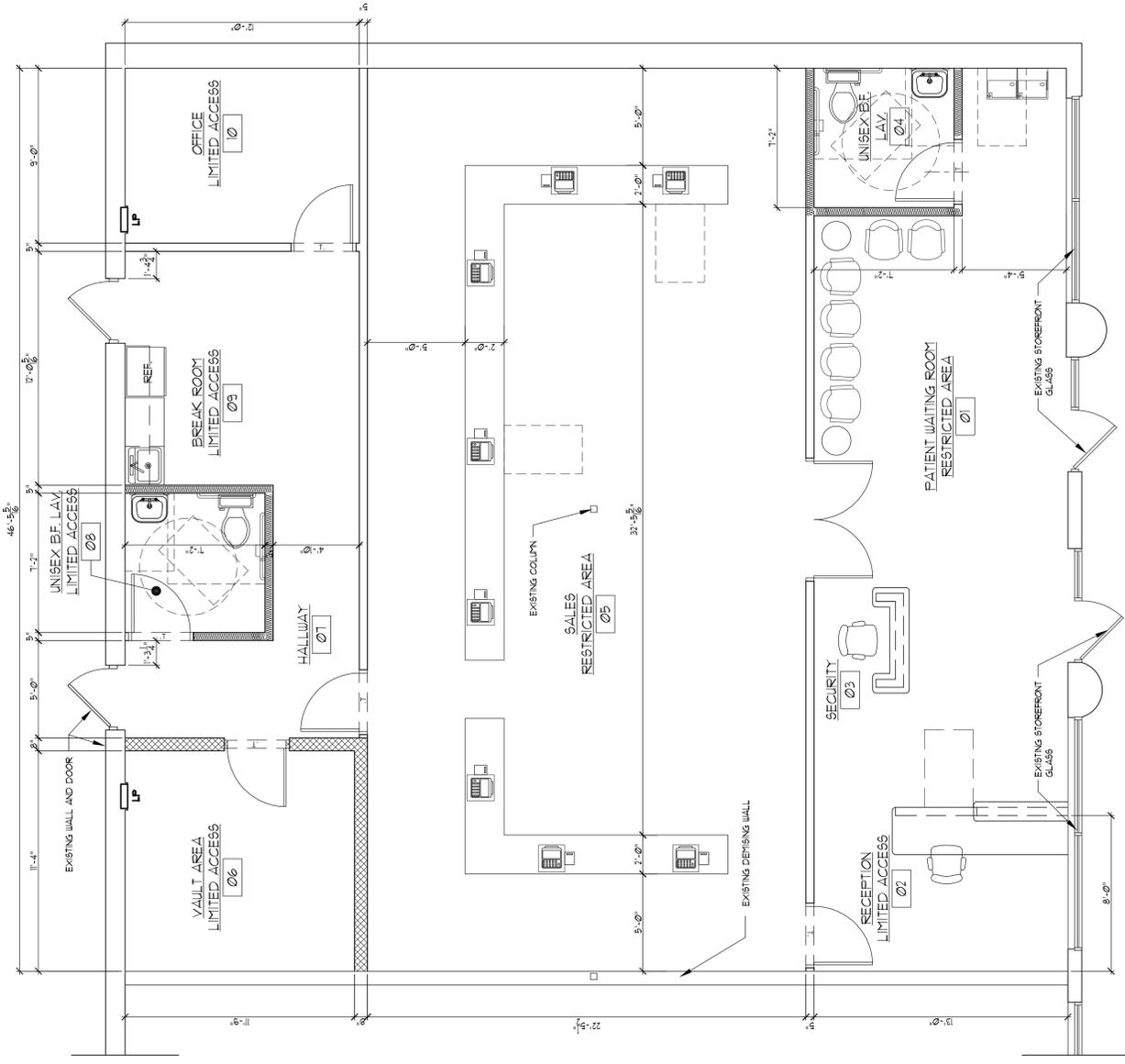


1 ODOR DETAILS
 N.T.S.
 A101



NOTE:
 PROVIDE SECURITY SHUTTERS ON THE INSIDE AT ALL WINDOWS AND DOORS.

2 WINDOW ELEVATION
 SCALE: 1/4" = 1'-0"



SERRA - MARKO & ASSOCIATES
 ARCHITECTURAL DESIGNERS
 189 E Big Beaver, Suite 106 Troy, MI 48063
 Tel: 248.457.6903 Fax: 248.457.6906
 Email: mfo@s-m-associates.com
 Website: www.s-m-associates.com



PREPARED IN COLLABORATION WITH DAINIA ASSOCIATES, INC. PROJECT MANAGER: JESSICA D'ALAO, P.E. PROJECT NO. 19-0712-01 ISSUE DATE: 08-02-2019

PROJECT NAME:
 "PROVISIONING
 CENTER OKEMOS, MI"

PERMIT SUBMISSION
 08-02-2019

ADDRESS:
 1858 W. GRAND RIVER AVENUE
 OKEMOS, MI 48864

JOB NO. 19-0712

ISSUANCES

NO.	DESCRIPTION	DATE	BY
1	PERMIT SUBMISSION	08/02/19	EM/IM

SHEET TITLE
 PROPOSED FLOOR
 PLAN

1 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

DWG. NO. A1.0.1

MEMORANDUM



TO: Nemer Haddad

CC: Michael G. Darga, P.E.

FROM: William Stimpson, P.E., Mohamed Aguib, E.I.T

SUBJECT: The Cured Leaf Development Traffic Impact Assessment

DATE: December 16, 2019

This memorandum documents a traffic impact assessment (TIA) for a 2,400 SF outparcel located on the east side of Okemos Road between Jolly Road and Hampton Place (at 3520 Okemos Road). The subject outparcel was previously used as a retail shop and a restaurant which are intended to be replaced by a marijuana dispensary. The site location is shown on **Figure 1**. A traffic impact assessment is being requested for the subject outparcel as part of the permit application. This study assumes that the proposed development would be fully occupied by end of 2020.

The key findings and conclusions of the assessment are summarized below, followed by supporting analyses. Detailed data used in the supporting analyses are provided in the appendix.

Key Findings and Conclusions

- The subject development can be expected to generate about 25 vehicle trips in the AM peak hour (14 entering and 11 exiting) and 52 vehicle trips in the PM peak hour (26 entering and 26 exiting).
- Under existing and future traffic conditions, both study intersections are expected to operate at acceptable levels of service (LOS) of C or better, with acceptable delays during both the AM and PM peak hours. (LOS is assigned on a letter-based grading scale, based on average vehicular delay).
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues at the study intersections. (The results of the simulation and queue lengths are included in the appendix.)
- Sight distance evaluation indicated no apparent sight distance issues, contingent on keeping the sight distance clear at the site access locations.
- Access management evaluation indicated that there is no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.
- An evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the plaza, traffic circulation is not of concern.
- The expected impacts of adding site-generated traffic to the site driveways on Okemos Road are negligible.



Figure 1. Site Location

Existing Conditions

Roads – Okemos Road between Jolly Road and Hampton Place is classified as a principal arterial and consists of four lanes with a center left-turn lane. The posted speed limit on Okemos Road is 45 mph.

Traffic Volumes – Daily traffic volumes along Okemos Road were obtained from the Michigan Department of Transportation’s (MDOT) Transportation Data Management System (TDMS). The study segment has an interpolated Annual Average Daily Traffic volume (AADT 2018) of 21,981 vehicles-per-day.

For this study, Traffic Data Collection, LLC (TDC) was subcontracted to make video-based turning-movement counts during the typical 7-9 a.m. and 4-6 p.m. peak periods of Thursday, December 5, 2019. As approved by the township, these counts were conducted at the following intersections:

- Okemos Road and Hampton Place
- Okemos Road and Site Access

These recent detailed count data are also presented in the appendix. The peak-hour volumes for the study intersections during existing conditions are illustrated in **Figure 2**.

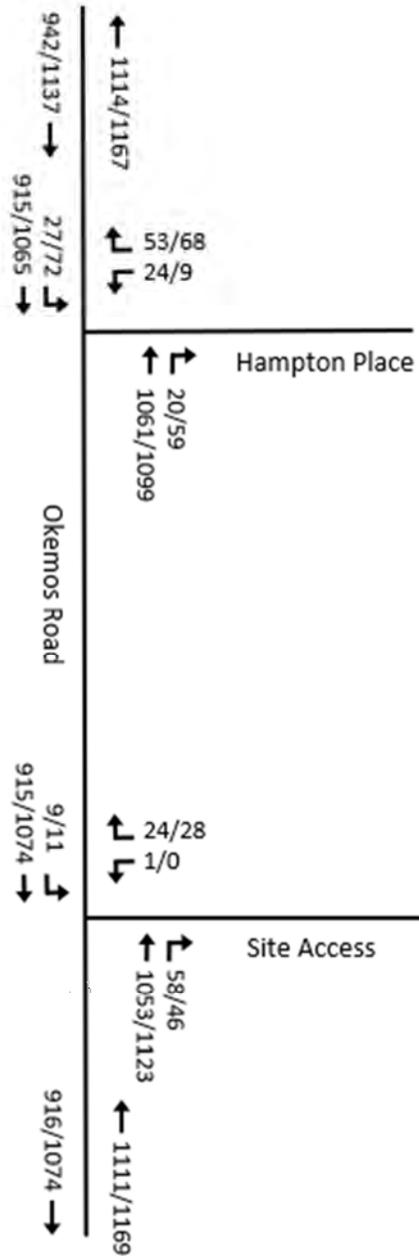
Sight Distance Evaluation – Since the study intersections are not proposed and currently being used, an evaluation of sight distance was deemed unnecessary. However, an evaluation of roadway geometry and obstructions at the study intersections was performed using traffic cameras, Google Earth Aerials, and Google Street View, indicating that no apparent issues would cause sight distance issues, contingent on keeping the sight distance clear.

Access Management and Site Circulation – The nearest opposing driveway on Okemos Road is located between the study intersections, about 80 feet south of Hampton Place, and it is currently a right-in/right-out driveway. This opposing driveway is not anticipated to affect the access to any of the study intersections due to its restricted movements. The second nearest opposing driveway on Okemos Road is located approximately 280 feet north of Hampton Place, and it is not anticipated to impact the Hampton Place site access. A simulation of traffic operations in future conditions indicated negligible vehicle queuing in the center two-way left-turn lane, see appendix for simulation files. Therefore, there will be no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.

The evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the site, traffic circulation is not anticipated to be of concern.



Legend
 X / Y, where
 X = AM peak hour
 Y = PM peak hour



SITE

Figure 2. Existing Traffic Volumes

Future Conditions

Roads – This study assumes that no major road improvements will occur in the study area. In addition, improvements were recently completed at the intersection of Jolly Road and Okemos Road.

Background Traffic Volumes – To properly evaluate the traffic impacts of a proposed development, it is generally necessary to anticipate the background volumes at the time of project build-out. Since the subject parcel is planned for occupation within one year of this study, background growth was excluded from the study following industry standards.

Trip Generation – The published daily and peak hour trip generation rates, along with inbound/outbound percentages from the Institute of Transportation Engineer’s *Trip Generation Manual (10th Edition)*, were used to calculate the number of daily and peak hour trips for the land uses, as shown on **Table 1**.

Table 1. Trip Generation

Land Use		ITE Use	Size	Week-day Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
					In	Out	Total	In	Out	Total
Existing	High-Turnover (Sit-Down) Restaurant	932	1,200 SF	135	7	5	12	7	5	12
	Shopping Center ¹	820	1,200 SF	45	1	0	1	2	3	5
	Total Existing Trips			180	8	5	13	9	8	17
Proposed	Marijuana Dispensary	882	2,400 SF	606	14	11	25	26	26	52
Change in Total Trips				426	6	6	12	17	18	35

¹ Potential trip generation if this (now vacant) space were to be re-occupied by a retail use

Trip Distribution and Assignment – Site-generated traffic is commonly assumed to be distributed consistent with existing traffic patterns, subject to professional judgment. Here, the directionality of overall traffic on Okemos Road – 54% southbound and 46% northbound in the AM peak hour and 48% southbound and 52% northbound in the PM peak hour – was a major determinant of this study’s trip distribution modeling. The expected distribution of the future additional site traffic between the two access intersections on Okemos Road was estimated by applying professional judgment to the location of the proposed new use within the overall site.

It should be noted that the site has a third access point on Jolly Road which, if included in the study, would provide more distributed site-generated trips and reduce the impacts predicted on the other two access points on Okemos Road. However, per the Township’s request and as a conservative approach, only two site access points were considered in this study.

The above directional considerations were combined to develop trip distribution patterns, which were then applied to the trip generation totals in **Table 1** to assign site trips by peak hour; see **Figure 3**. Total peak-hour traffic at build-out is predicted in **Figure 4**; this figure adds the site trips shown in Figure 3 to the existing traffic volumes shown in Figure 2.

Traffic Impacts – Impact (or capacity) analyses for the site access drives were conducted using the *Synchro 10* computerized traffic model, based on methodology contained in the Transportation Research Board’s *Highway Capacity Manual (HCM)*. The current study applied the latest, most conservative methodology, first appearing in the *HCM 6th Edition*. The primary objective of such analyses is to determine the *level of service*, a qualitative measure of the “ease” of traffic flow based on vehicular delay. Analytical models are

used in *Synchro* to estimate average “control” delay. These models account for lane configuration, grade (if any), type of traffic control, traffic volume and composition, and other traffic flow parameters. At intersections with stop-sign control on the side street, results are provided only for the side street and major street left turns.

Level of service (LOS) is expressed on a letter-based grading scale, with A being the highest level and F being the lowest level. **Table 2** defines LOS in terms of average control delay per vehicle according to HCM methodology. Detailed *Synchro* printouts are presented in the appendix, with the results summarized in **Tables 3 and 4**. Note that the summary results address current traffic and future total (build-out) traffic.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50



Legend
X / Y, where
X = AM peak hour
Y = PM peak hour

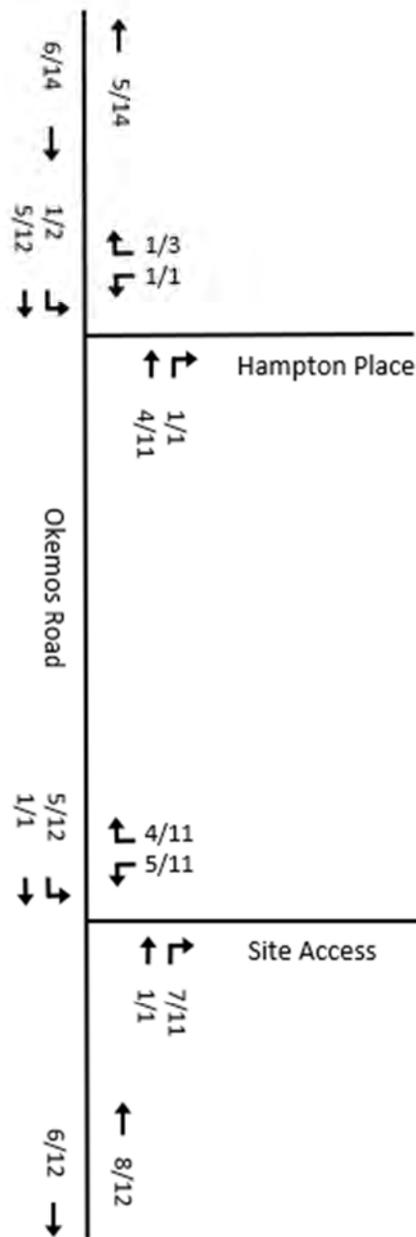


Figure 3. Site Generated Trips



Legend
X / Y, where
X = AM peak hour
Y = PM peak hour

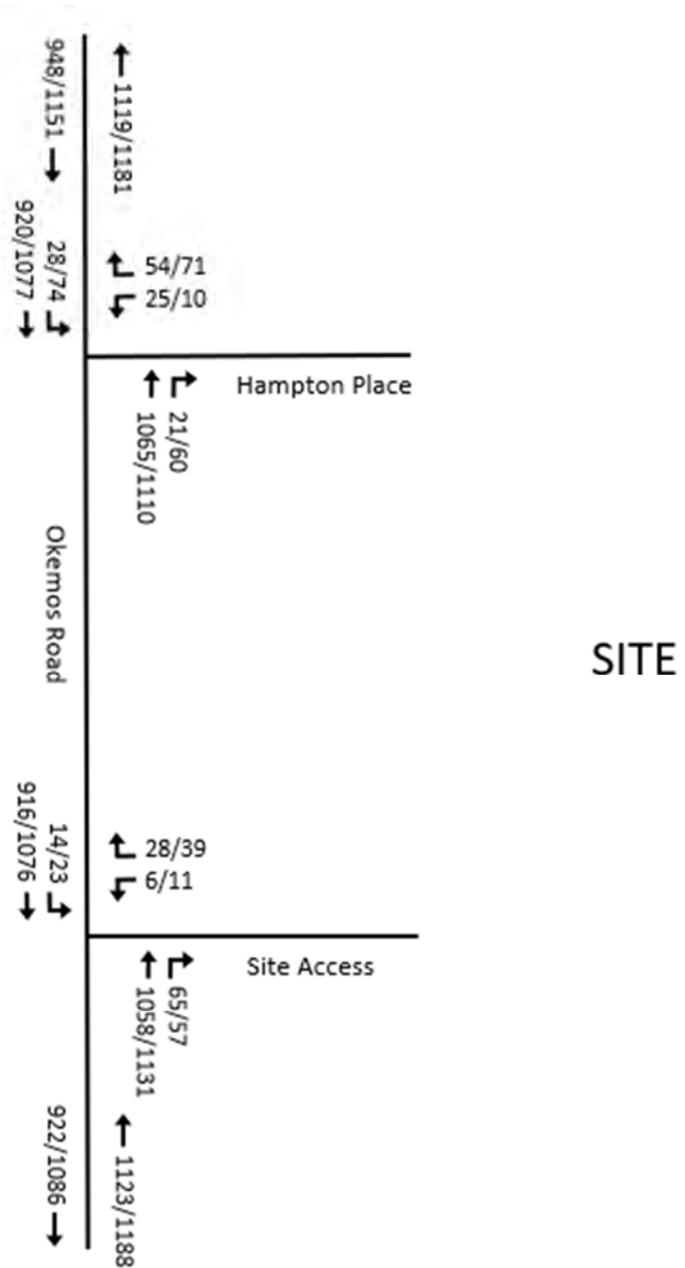


Figure 4. Future Traffic Volumes

The key findings of the *Synchro* analyses are as follows:

- Under the existing traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition at Okemos and Hampton, the delay on the westbound left-turn movement is 34.7 seconds (LOS D) during the PM peak hour. A simulation model was evaluated at this intersection indicating negligible queues, and vehicles were able to adequately enter Okemos Road.
- It should be noted that a third access to the site on Jolly Road was not included in the study, which is a conservative approach. More distributed site-generated trips (at three access points) would alleviate the operations at the two intersections evaluated.
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues. The results of the simulation and queue lengths are included in the appendix.

Table 3. Level of Service Criteria at Okemos Road and Site Access

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
Existing Traffic Conditions					
WB	L + R	14.8	B	15.3	C
SB	L	11.8	B	12.7	B
Future Total Traffic Conditions					
WB	L + R	17.4	C	21.5	C
SB	L	11.9	B	13.0	B

Table 4. Level of Service Criteria at Okemos Road and Hampton Place

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
Existing Traffic Conditions					
WB	L + R	20.2	C	19.0	C
SB	L	11.7	B	13.8	B
Future Total Traffic Conditions					
WB	L + R	20.5	C	19.5	C
SB	L	11.8	B	14.0	B

Appendix



William A. Stimpson, PE Senior Traffic Engineer

William Stimpson has 49 years of experience in transportation and traffic engineering, specializing in traffic safety and site planning. His traffic safety work has included applied research, facility safety auditing, and crash litigation support. His site planning work has included plan development and review, parking studies, traffic impact analysis, and access management. He has also dealt with a wide variety of other traffic planning issues, including freight transportation and ridesharing and bicycling incentives.

YEARS OF EXPERIENCE 49

EDUCATION
Master of Engineering,
Civil Engineering
Texas A&M University

Bachelor of Science in
Engineering,
Civil Engineering
University of Michigan

LICENSES/REGISTRATION
Professional Engineer
Michigan

MEMBERSHIPS
Institute of Transportation
Engineers,
Fellow-Life Member

AWARDS
DCA Certificate of
Achievement, 1974;
ITE Past Presidents'
Award, Honorable
Mention, 1978;
APA Vernon Deines Awards
for Outstanding Small Town
Plans, 2007 & 2017
(team member)

SPECIAL EXPERTISE
Traffic Safety Research
Facility Safety Auditing
Crash Litigation Support
Site Plan Traffic Review
Traffic Impact Analysis
Access Management
Shared Parking

Mr. Stimpson has performed traffic reviews of hundreds of site plans; prepared shared parking studies, thoroughfare plans, crash data studies, corridor safety evaluations, and access management studies; conducted and reviewed numerous traffic impact studies; and completed signal warrant evaluations and cut-through traffic studies for both public and private clients. He has also investigated individual traffic crashes relative to alleged personal, premises, highway-tort, and auto product liability; conducted crash causation analyses; and provided expert testimony as requested.

Traffic Safety Research
Diagnostic studies of visual communication
Driver Expectancy Concept (co-developer)
National guidelines for Right Turn on Red
Revised national standards for road striping
Timing of yellow traffic signal

Facility Safety Auditing
Proving Ground Safety Consultant (Ford Motor)
Traffic Engineering Supervisor (Ada Co., ID)
FHWA Geometric Design Lab (Program Mgr.)
Interactive Highway Safety Design Model
SEMCOG Traffic Safety Manual (lead author)
Corridor & crash site safety evaluations

Crash Litigation Support
Investigations of over 150 individual crashes
Personal, premises, highway-tort, product liability
Specialization in crash causation analysis
Testimony in both civil & criminal cases

Site Plan Traffic Review
Municipal reviews via nominal pass-through fee
Requested access & circulation improvements
Reductions in impervious parking surfaces
Pedestrian safety improvements

Parking
FHWA study on fringe parking for carpoolers
Permit parking programs in various cities
Shared parking evaluations

Alternative Modes
Bike route planning & implementation (ID)
Complete Streets Ordinance (Lath. Village)
Americans with Disabilities standards

Freight Transportation
FHWA research studies on heavy trucks
Assembly sequencing to reduce delivery costs

Traffic Impact Analysis
Numerous studies, beginning in 1974; e.g.:
Francis Scott Key Mall
The Mall at Partridge Creek
Twelve Oaks Mall
Loves Travel Stop & Country Store
Emagine Theaters
Plymouth High School
South Lyon East High School
Liberty Middle School
Field, Eriksson, & Gallimore E.S.
Perfecting Church
Mt. Zion Church
Kensington Community Church
St. Joseph Mercy Hospital
Mattawan LDFA TIS & interchange design
Croswell TIS & MI Sugar site planning
Catalyst Mixed-Use Building
Brookside Mixed-Use Building
Multifamily residential (Berkley)
Birmingham Boutique Hotel
Peabody Site Development (Birmingham)
Detroit Pistons Performance Center
New TIS policy for several communities
TIS reviews for municipal clients
Cut-through traffic studies

Access Management
Ada Co. traffic engineering supervision
MDOT Access Mgmt. Handbook training
Plan for M-24, Oakland Co. line to I-69
Plan for Allen & West Roads (Woodhaven)
Ordinance policy for Grand Blanc Twp.
Plan for Van Dyke Ave (Shelby Township)
Plan for Orchard Lk Rd (Farmington Hills)



Mohamed Aguib

Traffic Engineer

Mr. Aguib has over 9 years of comprehensive traffic engineering experience. Throughout his career he has been responsible for transportation planning, traffic operations, roadway design, research, and grant applications. He has provided the transportation and traffic engineering services on the private, local municipalities, and state levels. Mohamed has expertise in a wide variety of transportation planning, traffic engineering, and design projects in which he has been responsible for all aspects of the project development. He is responsible for all aspects of the project scoping, analysis, design and delivery. As he is new to Giffels Webster, most of the projects listed below were performed while Mr. Aguib was employed with other firms.

YEARS OF EXPERIENCE

9

EDUCATION

Bachelor of Science
Civil Engineering,
University of Central Florida

CERTIFICATIONS

PSMJ Project Management
Bootcamp

FDOT Local Agency Program
Design Criteria, Specifications &
Construction Checklist Training

Consortium for ITS Training and
Education (CITE) Traffic
Engineering and Operations

USDOT ITS Professional
Capacity Building Program (ITS
PCB) ITS Standards Training

National Highway Institute (NHI)
ITS Procurement

E.I.T. (Civil) FBPE registration
#1100019088

SPECIAL EXPERTISE

Traffic Engineering
Transportation Planning
Roadway Design
Safety Studies
Grants
ITS Planning and Design
Corridor & Intersection

Relevant Experience

American Center for Mobility (ACM) Phase 1A Design Plan - Ypsilanti, Michigan
East Detroit Riverfront Riverwalk Design Plan - Detroit, Michigan
Uniroyal Seawall Rehabilitation Design Plan - Detroit, Michigan
Marathon Petroleum - Melvindale, Michigan
Kalamazoo River Valley Trail - Kalamazoo, Michigan
City Wide Signing and Pavement Marking Program - Kalamazoo, Michigan
County Wide Signal Wattage Inventory Program - Kalamazoo, Michigan
Tower Properties - Troy, Michigan
Four Points by Sheraton Hotel - Novi, Michigan
Private Developments Traffic Impact Studies, Michigan
Wayne County Justice Center Traffic Impact Study - Detroit, Michigan
Ford Field and Detroit Lions Arena Ingress and Egress Study - Detroit, Michigan
Mayberry Homes Traffic Impact Study - Hartland, Michigan
Signal Optimization Study for Lapeer Avenue - St Clair County, Michigan
Signal Optimization Study for Adams Road and Lincoln Street - City of Birmingham, Michigan
University Boulevard and Rouse Road, Intersection Improvements - Orange, Florida
Lake Pickett Road at North Tanner Rd, Intersection Improvements - Orange, Florida
Buck Road, Bridge Replacement - Orange, Florida
Sherry Drive, Bridge Replacement - Orange, Florida
West Bay Parkway Travel Demand Evaluations - Bay County, Florida
Grove Park Residential Development, Parking Demand Analysis, Port St. Lucie, Florida
Traffic Impact Analysis Projects, Florida
City of Orlando, Signal Timing Project - Orlando, Florida
FDOT District 5, Transportation Systems Management and Operations
FDOT District 2, Putnam County 2016 Annual Counts
FDOT District 2, DRI Tracker Application
University of Central Florida, Safety Improvements - Orange, Florida
University of Central Florida, Master Plan Update - Orange County, Florida
Oak Ridge Road Pedestrian and Bike Safety Study - Orange, Florida
Concurrency Management System (CMS) - Orange and Putnam Counties, Florida
Orange County Transportation CMS Application User's Guide, Florida
City of Orlando and FDOT District 3, Smart City Grant and Autonomous Vehicles Research - Orlando, Florida

Land Use: 882 Marijuana Dispensary

Description

A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Additional Data

Time-of-day distribution data for this land use for a weekday and Saturday are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:45 and 6:45 p.m., respectively.

The sites were surveyed in the 2010s in Colorado and Oregon.

Source Numbers

867, 893, 919

Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 3CU SW

File Name : TMC_1 Okemos & Hampton PI_12-5-19
Site Code : TMC_1
Start Date : 12/5/2019
Page No : 1

4 Hour video traffic study was conducted during typical weekday (Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was in session.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

Start Time	Okemos Road Southbound				Hampton Place Westbound				Okemos Road Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
07:00 AM	145	6	0	151	7	5	0	12	0	109	0	109	272
07:15 AM	189	6	0	195	14	6	0	20	13	166	0	179	394
07:30 AM	271	8	0	279	20	8	0	28	4	278	0	282	589
07:45 AM	215	5	0	220	12	5	0	17	5	303	0	308	545
Total	820	25	0	845	53	24	0	77	22	856	0	878	1800
08:00 AM	211	4	0	215	10	7	0	17	7	252	0	259	491
08:15 AM	218	10	0	228	11	4	0	15	4	228	0	232	475
08:30 AM	250	9	0	259	19	4	0	23	4	238	0	242	524
08:45 AM	200	13	0	213	20	2	0	22	9	253	0	262	497
Total	879	36	0	915	60	17	0	77	24	971	0	995	1987
*** BREAK ***													
04:00 PM	268	14	0	282	18	5	0	23	10	240	0	250	555
04:15 PM	257	13	0	270	16	8	3	27	10	256	0	266	563
04:30 PM	239	12	0	251	15	6	1	22	10	217	0	227	500
04:45 PM	243	16	0	259	14	2	2	18	15	242	0	257	534
Total	1007	55	0	1062	63	21	6	90	45	955	0	1000	2152
05:00 PM	290	19	0	309	22	3	0	25	11	299	0	310	644
05:15 PM	291	20	0	311	15	1	0	16	23	326	0	349	676
05:30 PM	241	17	0	258	17	3	0	20	10	232	0	242	520
05:45 PM	216	15	0	231	20	4	0	24	12	236	0	248	503
Total	1038	71	0	1109	74	11	0	85	56	1093	0	1149	2343
Grand Total	3744	187	0	3931	250	73	6	329	147	3875	0	4022	8282
Apprch %	95.2	4.8	0		76	22.2	1.8		3.7	96.3	0		
Total %	45.2	2.3	0	47.5	3	0.9	0.1	4	1.8	46.8	0	48.6	
Pass Cars	3685	185	0	3870	247	73	0	320	146	3821	0	3967	8157
% Pass Cars	98.4	98.9	0	98.4	98.8	100	0	97.3	99.3	98.6	0	98.6	98.5
Single Units	48	2	0	50	1	0	0	1	1	46	0	47	98
% Single Units	1.3	1.1	0	1.3	0.4	0	0	0.3	0.7	1.2	0	1.2	1.2
Heavy Trucks	11	0	0	11	2	0	0	2	0	8	0	8	21
% Heavy Trucks	0.3	0	0	0.3	0.8	0	0	0.6	0	0.2	0	0.2	0.3
Peds	0	0	0	0	0	0	6	6	0	0	0	0	6
% Peds	0	0	0	0	0	0	100	1.8	0	0	0	0	0.1

TDC Traffic Comments: Non-signalized "T" intersection. Video VCU camera was located within SW intersection quadrant. Note: Peds. are excluded from peak hour reports. Traffic study was conducted for Meridian Township Traffic Impact Study for Giffels Webster.

Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

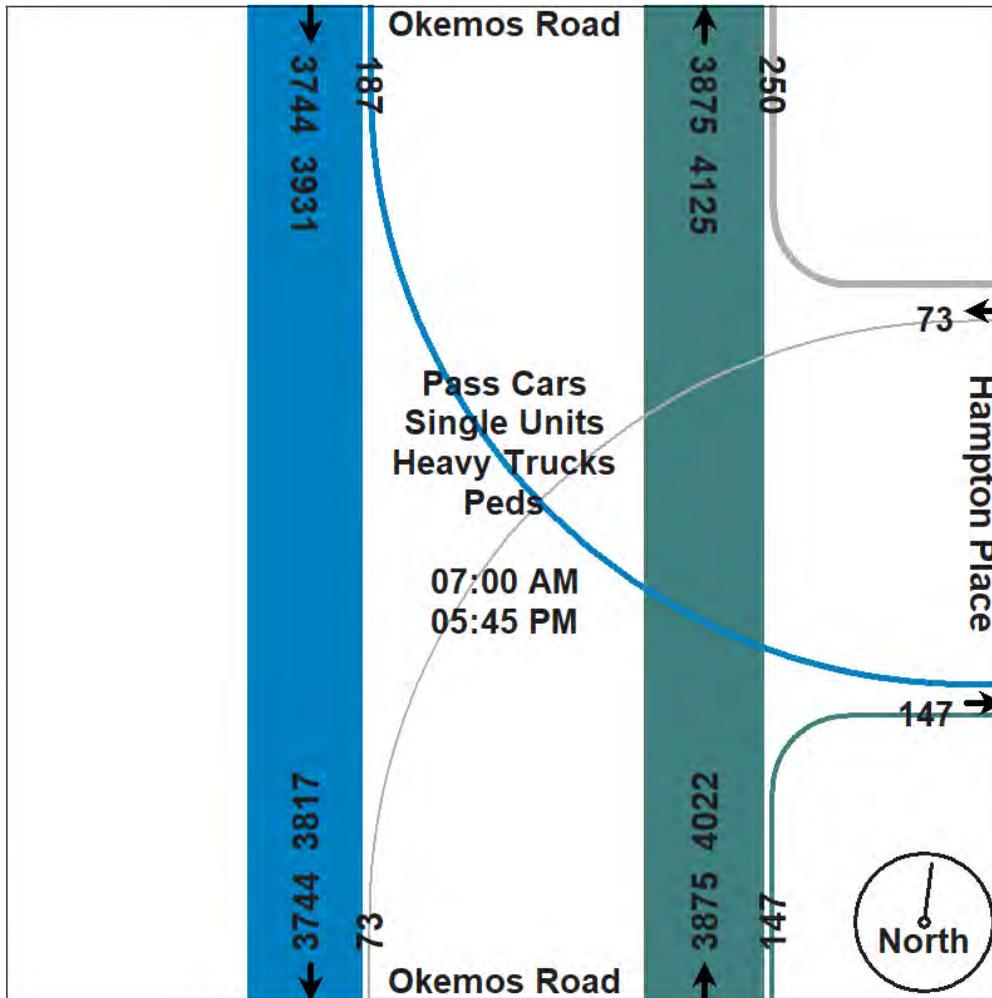
Traffic Study Performed For:

Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 3CU SW

File Name : TMC_1 Okemos & Hampton Pl_12-5-19
Site Code : TMC_1
Start Date : 12/5/2019
Page No : 2



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

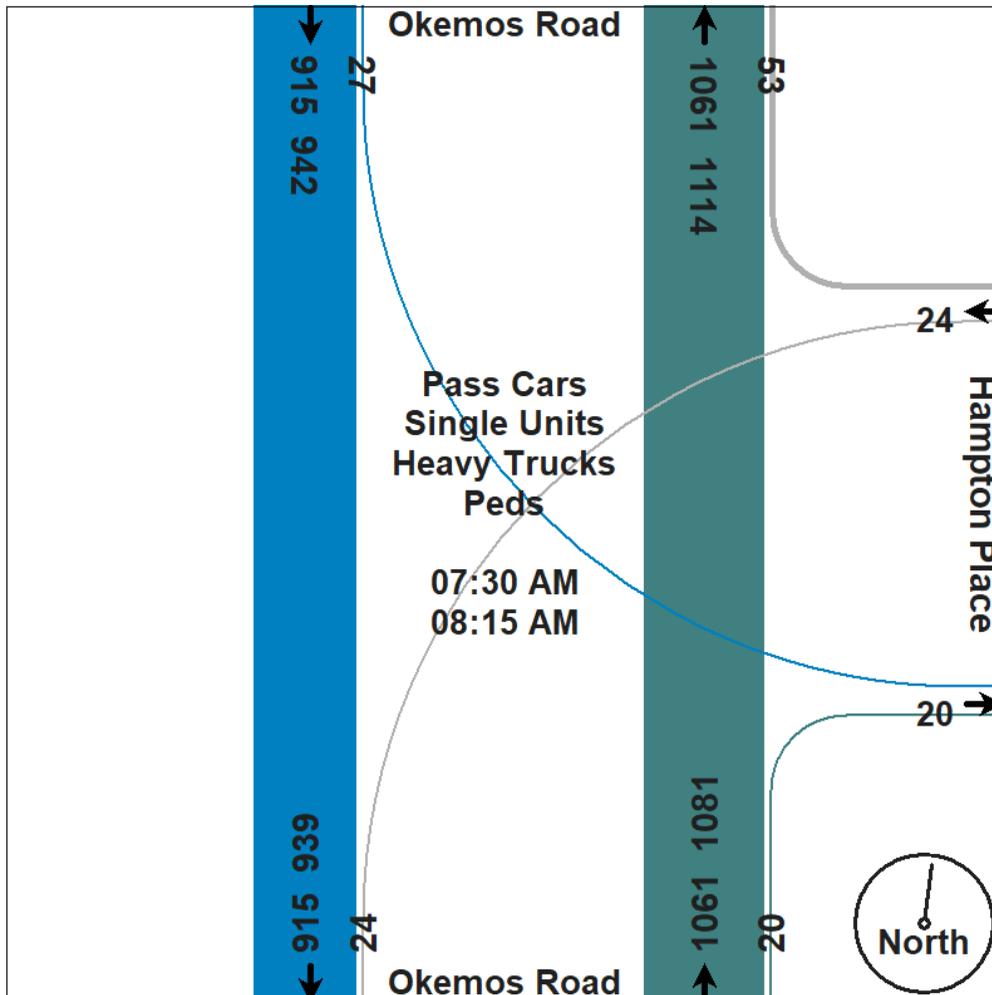
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 3CU SW

File Name : TMC_1 Okemos & Hampton PI_12-5-19
Site Code : TMC_1
Start Date : 12/5/2019
Page No : 3

Start Time	Okemos Road Southbound			Hampton Place Westbound			Okemos Road Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	271	8	279	20	8	28	4	278	282	589
07:45 AM	215	5	220	12	5	17	5	303	308	545
08:00 AM	211	4	215	10	7	17	7	252	259	491
08:15 AM	218	10	228	11	4	15	4	228	232	475
Total Volume	915	27	942	53	24	77	20	1061	1081	2100
% App. Total	97.1	2.9		68.8	31.2		1.9	98.1		
PHF	.844	.675	.844	.663	.750	.688	.714	.875	.877	.891
Pass Cars	906	27	933	51	24	75	19	1043	1062	2070
% Pass Cars	99.0	100	99.0	96.2	100	97.4	95.0	98.3	98.2	98.6
Single Units	7	0	7	0	0	0	1	15	16	23
% Single Units	0.8	0	0.7	0	0	0	5.0	1.4	1.5	1.1
Heavy Trucks	2	0	2	2	0	2	0	3	3	7
% Heavy Trucks	0.2	0	0.2	3.8	0	2.6	0	0.3	0.3	0.3
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

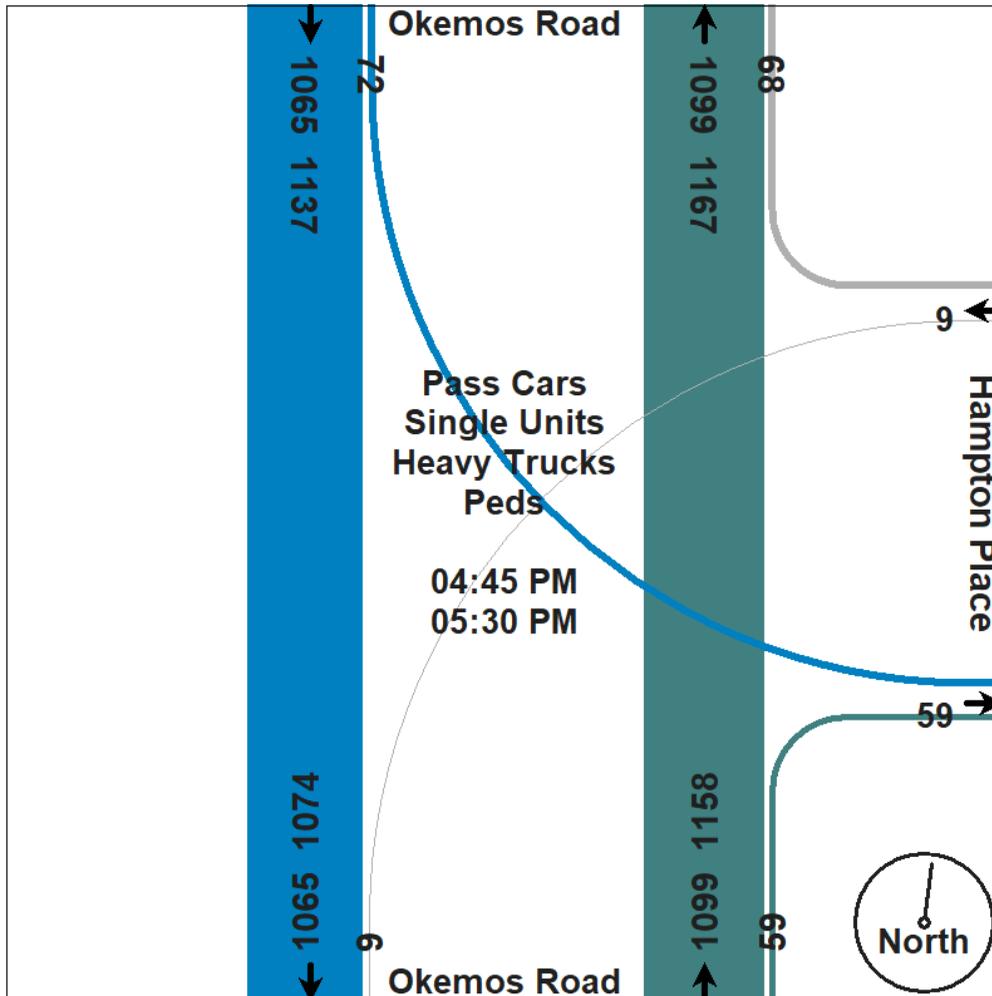
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 3CU SW

File Name : TMC_1 Okemos & Hampton Pl_12-5-19
Site Code : TMC_1
Start Date : 12/5/2019
Page No : 4

Start Time	Okemos Road Southbound			Hampton Place Westbound			Okemos Road Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	243	16	259	14	2	16	15	242	257	532
05:00 PM	290	19	309	22	3	25	11	299	310	644
05:15 PM	291	20	311	15	1	16	23	326	349	676
05:30 PM	241	17	258	17	3	20	10	232	242	520
Total Volume	1065	72	1137	68	9	77	59	1099	1158	2372
% App. Total	93.7	6.3		88.3	11.7		5.1	94.9		
PHF	.915	.900	.914	.773	.750	.770	.641	.843	.830	.877
Pass Cars	1048	71	1119	68	9	77	59	1095	1154	2350
% Pass Cars	98.4	98.6	98.4	100	100	100	100	99.6	99.7	99.1
Single Units	14	1	15	0	0	0	0	4	4	19
% Single Units	1.3	1.4	1.3	0	0	0	0	0.4	0.3	0.8
Heavy Trucks	3	0	3	0	0	0	0	0	0	3
% Heavy Trucks	0.3	0	0.3	0	0	0	0	0	0	0.1
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

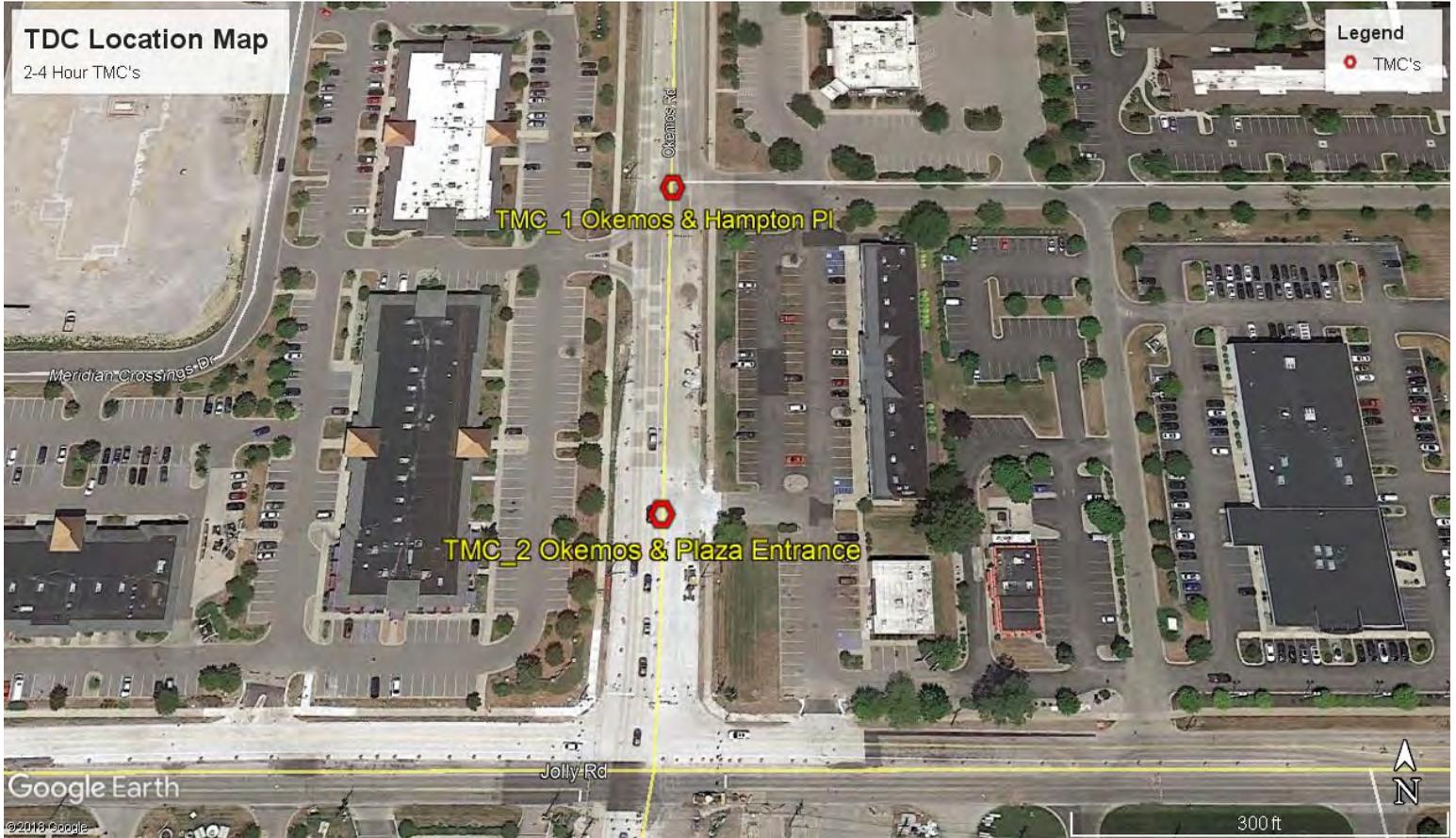
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 3CU SW

File Name : TMC_1 Okemos & Hampton Pl_12-5-19
Site Code : TMC_1
Start Date : 12/5/2019
Page No : 5

Aerial Photo



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 24L SW

File Name : TMC_2 Okemos & Plaza Dw_12-5-19
Site Code : TMC_2
Start Date : 12/5/2019
Page No : 1

4 Hour video traffic study was conducted during typical weekday (Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was in session.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

Start Time	Okemos Road Southbound				Plaza Driveway Westbound				Okemos Road Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
07:00 AM	142	4	0	146	4	4	0	8	8	103	0	111	265
07:15 AM	194	2	0	196	2	1	0	3	10	176	0	186	385
07:30 AM	279	1	0	280	8	0	0	8	17	274	0	291	579
07:45 AM	213	3	0	216	6	1	0	7	13	305	0	318	541
Total	828	10	0	838	20	6	0	26	48	858	0	906	1770
08:00 AM	217	2	0	219	6	0	1	7	15	247	0	262	488
08:15 AM	206	3	0	209	4	0	0	4	13	227	0	240	453
08:30 AM	249	4	0	253	4	3	0	7	14	236	0	250	510
08:45 AM	199	3	0	202	2	1	0	3	2	266	0	268	473
Total	871	12	0	883	16	4	1	21	44	976	0	1020	1924
*** BREAK ***													
04:00 PM	257	3	0	260	5	0	0	5	13	244	0	257	522
04:15 PM	274	4	0	278	5	2	0	7	10	263	0	273	558
04:30 PM	238	2	0	240	1	0	2	3	4	233	0	237	480
04:45 PM	235	1	0	236	7	0	2	9	14	238	0	252	497
Total	1004	10	0	1014	18	2	4	24	41	978	0	1019	2057
05:00 PM	288	2	0	290	8	0	1	9	11	304	0	315	614
05:15 PM	307	4	0	311	6	0	0	6	12	340	0	352	669
05:30 PM	244	4	0	248	7	0	0	7	9	241	0	250	505
05:45 PM	221	2	0	223	5	1	0	6	7	244	0	251	480
Total	1060	12	0	1072	26	1	1	28	39	1129	0	1168	2268
Grand Total	3763	44	0	3807	80	13	6	99	172	3941	0	4113	8019
Apprch %	98.8	1.2	0		80.8	13.1	6.1		4.2	95.8	0		
Total %	46.9	0.5	0	47.5	1	0.2	0.1	1.2	2.1	49.1	0	51.3	
Pass Cars	3704	44	0	3748	79	13	0	92	167	3886	0	4053	7893
% Pass Cars	98.4	100	0	98.5	98.8	100	0	92.9	97.1	98.6	0	98.5	98.4
Single Units	48	0	0	48	1	0	0	1	3	47	0	50	99
% Single Units	1.3	0	0	1.3	1.2	0	0	1	1.7	1.2	0	1.2	1.2
Heavy Trucks	11	0	0	11	0	0	0	0	2	8	0	10	21
% Heavy Trucks	0.3	0	0	0.3	0	0	0	0	1.2	0.2	0	0.2	0.3
Peds	0	0	0	0	0	0	6	6	0	0	0	0	6
% Peds	0	0	0	0	0	0	100	6.1	0	0	0	0	0.1

TDC Traffic Comments: Non-signalized "T" intersection. Video VCU camera was located within SW intersection quadrant. Note: Peds. are excluded from peak hour reports. Traffic study was conducted for Meridian Township Traffic Impact Study for Giffels Webster.

Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

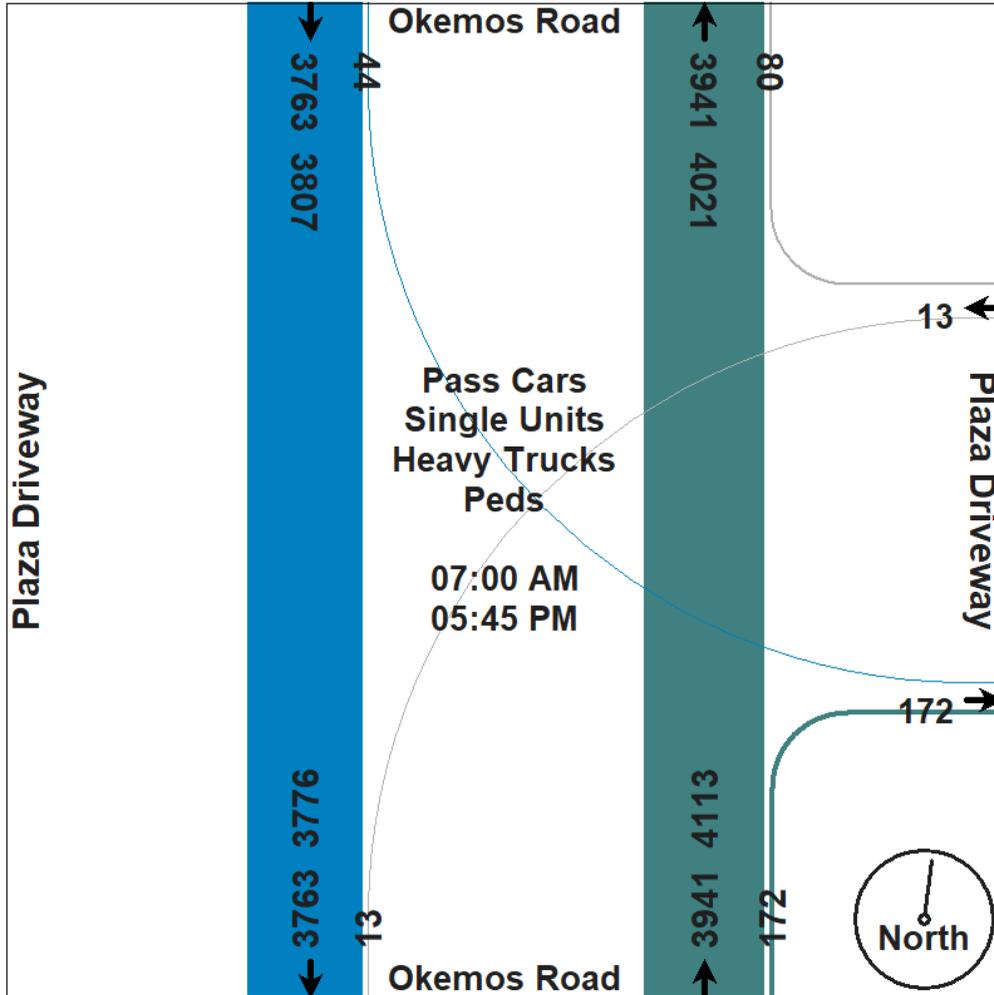
Traffic Study Performed For:

Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 24L SW

File Name : TMC_2 Okemos & Plaza Dw_12-5-19
Site Code : TMC_2
Start Date : 12/5/2019
Page No : 2



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

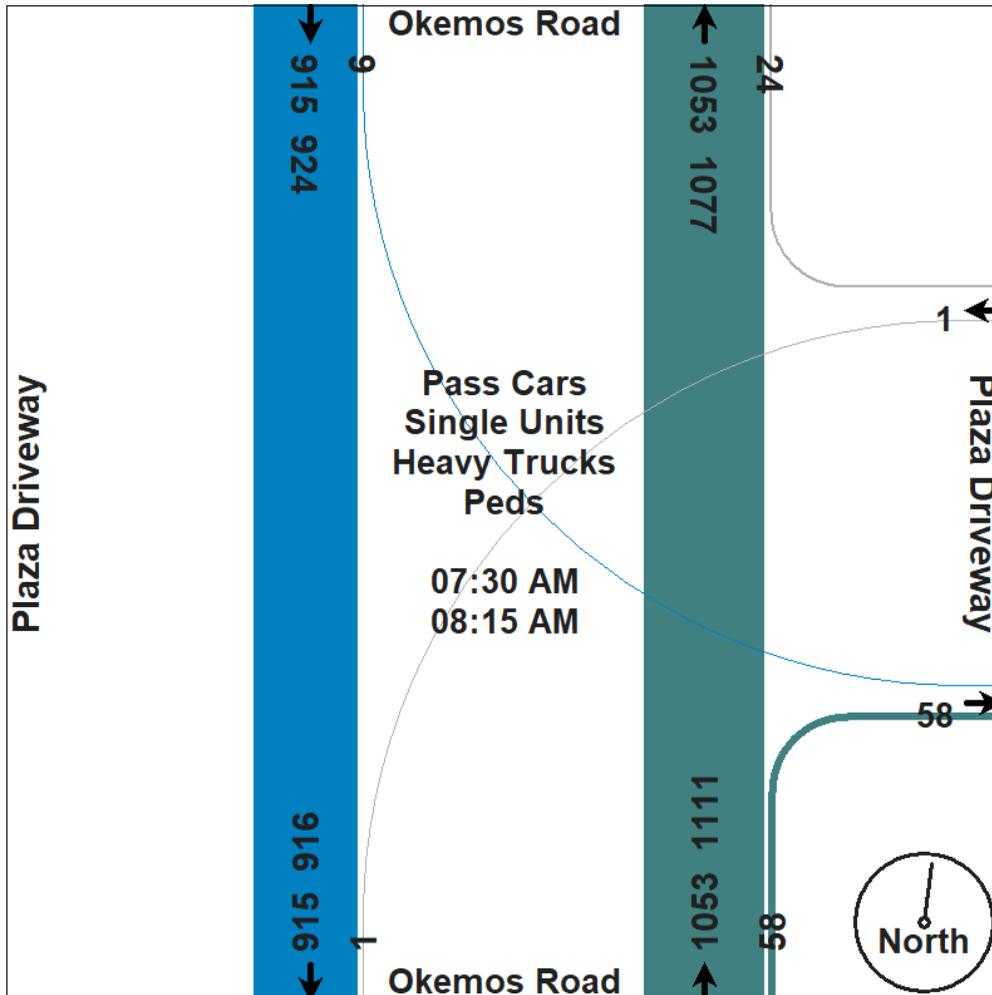
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 24L SW

File Name : TMC_2 Okemos & Plaza Dw_12-5-19
Site Code : TMC_2
Start Date : 12/5/2019
Page No : 3

Start Time	Okemos Road Southbound			Plaza Driveway Westbound			Okemos Road Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	279	1	280	8	0	8	17	274	291	579
07:45 AM	213	3	216	6	1	7	13	305	318	541
08:00 AM	217	2	219	6	0	6	15	247	262	487
08:15 AM	206	3	209	4	0	4	13	227	240	453
Total Volume	915	9	924	24	1	25	58	1053	1111	2060
% App. Total	99	1		96	4		5.2	94.8		
PHF	.820	.750	.825	.750	.250	.781	.853	.863	.873	.889
Pass Cars	906	9	915	24	1	25	55	1035	1090	2030
% Pass Cars	99.0	100	99.0	100	100	100	94.8	98.3	98.1	98.5
Single Units	7	0	7	0	0	0	1	15	16	23
% Single Units	0.8	0	0.8	0	0	0	1.7	1.4	1.4	1.1
Heavy Trucks	2	0	2	0	0	0	2	3	5	7
% Heavy Trucks	0.2	0	0.2	0	0	0	3.4	0.3	0.5	0.3
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

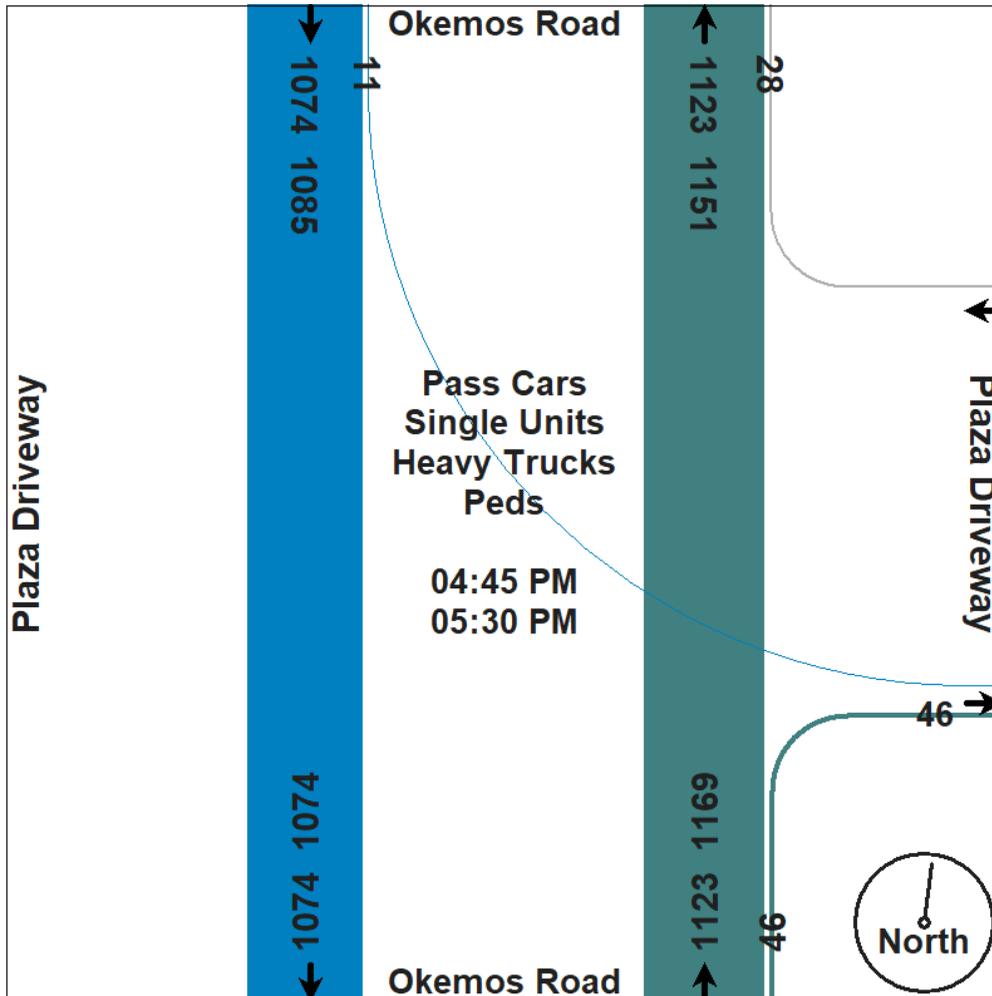
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 24L SW

File Name : TMC_2 Okemos & Plaza Dw_12-5-19
Site Code : TMC_2
Start Date : 12/5/2019
Page No : 4

Start Time	Okemos Road Southbound			Plaza Driveway Westbound			Okemos Road Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	235	1	236	7	0	7	14	238	252	495
05:00 PM	288	2	290	8	0	8	11	304	315	613
05:15 PM	307	4	311	6	0	6	12	340	352	669
05:30 PM	244	4	248	7	0	7	9	241	250	505
Total Volume	1074	11	1085	28	0	28	46	1123	1169	2282
% App. Total	99	1		100	0		3.9	96.1		
PHF	.875	.688	.872	.875	.000	.875	.821	.826	.830	.853
Pass Cars	1059	11	1070	28	0	28	44	1119	1163	2261
% Pass Cars	98.6	100	98.6	100	0	100	95.7	99.6	99.5	99.1
Single Units	12	0	12	0	0	0	2	4	6	18
% Single Units	1.1	0	1.1	0	0	0	4.3	0.4	0.5	0.8
Heavy Trucks	3	0	3	0	0	0	0	0	0	3
% Heavy Trucks	0.3	0	0.3	0	0	0	0	0	0	0.1
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www.tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

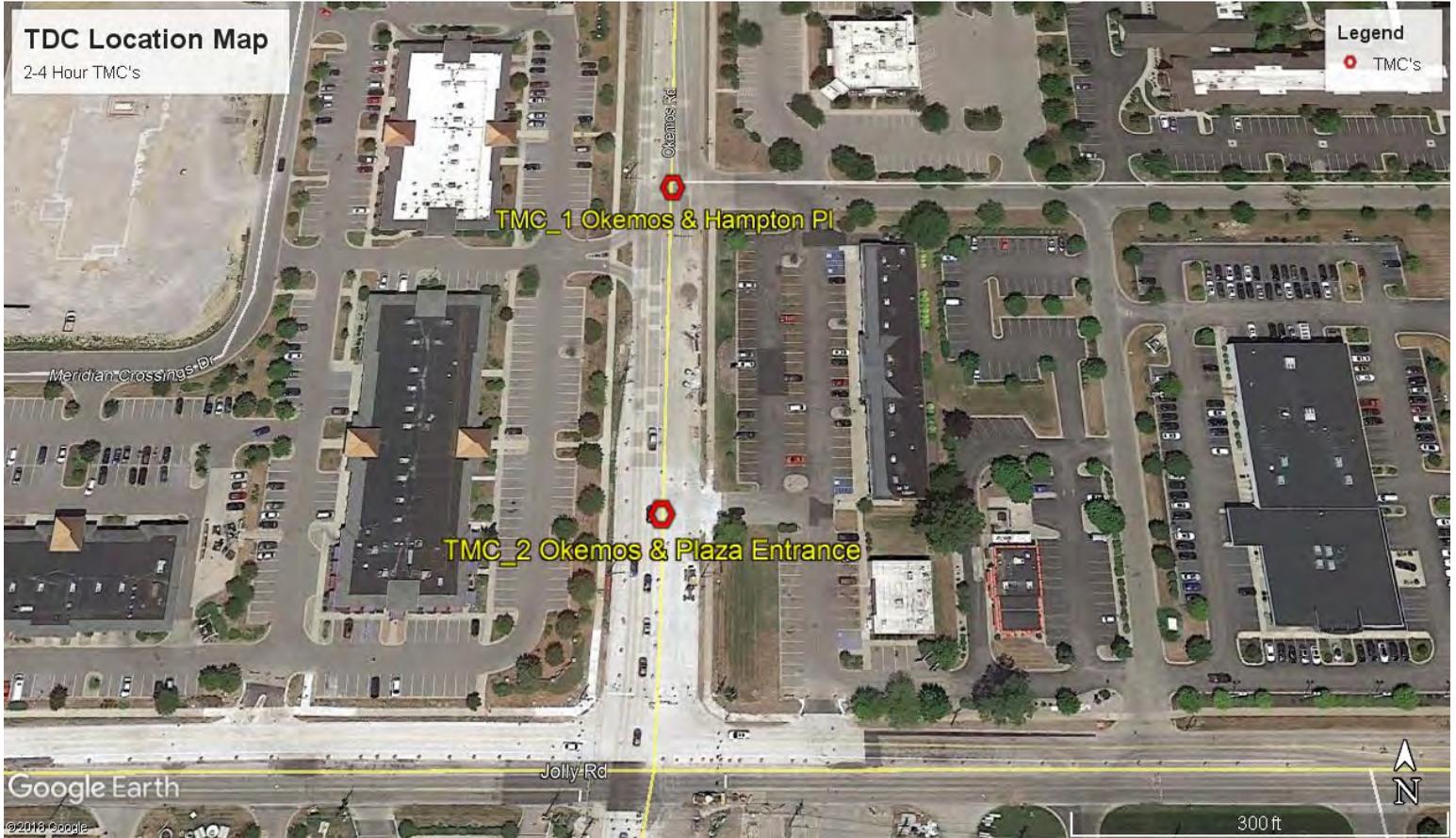
Giffels Webster



Project: Meridian Twp. Traffic Study
Study: 4 Hr. Video Turning Movement Count
Weather: Cldy. Dry Deg's 30's
Count By Miovision Video VCU 24L SW

File Name : TMC_2 Okemos & Plaza Dw_12-5-19
Site Code : TMC_2
Start Date : 12/5/2019
Page No : 5

Aerial Photo



HCM 6th TWSC
1: Okemos & Site Access

12/12/2019

Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↗		↑↑		↘	↑↑
Traffic Vol, veh/h	1	24	1057	58	9	915
Future Vol, veh/h	1	24	1057	58	9	915
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	87	87	83	83
Heavy Vehicles, %	0	0	2	2	1	1
Mvmt Flow	1	31	1215	67	11	1102

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1822	641	0	0	1282
Stage 1	1249	-	-	-	-
Stage 2	573	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.12
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.21
Pot Cap-1 Maneuver	70	422	-	-	543
Stage 1	237	-	-	-	-
Stage 2	533	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	69	422	-	-	543
Mov Cap-2 Maneuver	175	-	-	-	-
Stage 1	237	-	-	-	-
Stage 2	522	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.8	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	399	543
HCM Lane V/C Ratio	-	-	0.08	0.02
HCM Control Delay (s)	-	-	14.8	11.8
HCM Lane LOS	-	-	B	B
HCM 95th %tile Q(veh)	-	-	0.3	0.1

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↕		↘	↕
Traffic Vol, veh/h	24	53	1061	20	27	915
Future Vol, veh/h	24	53	1061	20	27	915
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	69	69	88	88	84	84
Heavy Vehicles, %	3	3	2	2	1	1
Mvmt Flow	35	77	1206	23	32	1089

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1827	615	0	0	1229
Stage 1	1218	-	-	-	-
Stage 2	609	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.12
Critical Hdwy Stg 1	5.86	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.21
Pot Cap-1 Maneuver	67	432	-	-	568
Stage 1	241	-	-	-	-
Stage 2	503	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	63	432	-	-	568
Mov Cap-2 Maneuver	171	-	-	-	-
Stage 1	241	-	-	-	-
Stage 2	475	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.2	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	171	432	568
HCM Lane V/C Ratio	-	-	0.203	0.178	0.057
HCM Control Delay (s)	-	-	31.4	15.1	11.7
HCM Lane LOS	-	-	D	C	B
HCM 95th %tile Q(veh)	-	-	0.7	0.6	0.2

Intersection: 1: Okemos & Site Access

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	45	31
Average Queue (ft)	16	5
95th Queue (ft)	43	23
Link Distance (ft)	242	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		150
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Okemos & Hampton

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	TR	L
Maximum Queue (ft)	65	65	17	9	44
Average Queue (ft)	21	28	1	0	16
95th Queue (ft)	55	55	7	6	43
Link Distance (ft)	503	503	49	49	
Upstream Blk Time (%)				0	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)					200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Zone Summary

Zone wide Queuing Penalty: 0

HCM 6th TWSC
1: Okemos & Site Access

12/13/2019

Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↗		↑↑		↘	↑↑
Traffic Vol, veh/h	0	28	1130	46	11	1074
Future Vol, veh/h	0	28	1130	46	11	1074
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	83	83	87	87
Heavy Vehicles, %	0	0	1	1	1	1
Mvmt Flow	0	33	1361	55	13	1234

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2032	708	0	0	1416
Stage 1	1389	-	-	-	-
Stage 2	643	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.12
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.21
Pot Cap-1 Maneuver	51	382	-	-	482
Stage 1	200	-	-	-	-
Stage 2	491	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	50	382	-	-	482
Mov Cap-2 Maneuver	147	-	-	-	-
Stage 1	200	-	-	-	-
Stage 2	478	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.3	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	382	482
HCM Lane V/C Ratio	-	-	0.085	0.026
HCM Control Delay (s)	-	-	15.3	12.7
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.3	0.1

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵	↵	↕↕		↵	↕↕
Traffic Vol, veh/h	9	68	1099	59	72	1065
Future Vol, veh/h	9	68	1099	59	72	1065
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	77	77	83	83	91	91
Heavy Vehicles, %	0	0	0	0	2	2
Mvmt Flow	12	88	1324	71	79	1170

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2103	698	0	0	1395
Stage 1	1360	-	-	-	-
Stage 2	743	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.14
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.22
Pot Cap-1 Maneuver	45	388	-	-	486
Stage 1	207	-	-	-	-
Stage 2	436	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	38	388	-	-	486
Mov Cap-2 Maneuver	136	-	-	-	-
Stage 1	207	-	-	-	-
Stage 2	365	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	136	388	486
HCM Lane V/C Ratio	-	-	0.086	0.228	0.163
HCM Control Delay (s)	-	-	33.9	17	13.8
HCM Lane LOS	-	-	D	C	B
HCM 95th %tile Q(veh)	-	-	0.3	0.9	0.6

Intersection: 1: Okemos & Site Access

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	36	30
Average Queue (ft)	17	5
95th Queue (ft)	43	22
Link Distance (ft)	242	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		150
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Okemos & Hampton

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	TR	L
Maximum Queue (ft)	43	61	23	18	69
Average Queue (ft)	8	31	1	2	30
95th Queue (ft)	32	53	11	11	60
Link Distance (ft)	503	503	49	49	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)					200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Zone Summary

Zone wide Queuing Penalty: 0

HCM 6th TWSC
1: Okemos & Site Access

12/13/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	28	1058	65	14	916
Future Vol, veh/h	6	28	1058	65	14	916
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	87	87	83	83
Heavy Vehicles, %	0	0	2	2	1	1
Mvmt Flow	8	36	1216	75	17	1104

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1840	646	0	0	1291
Stage 1	1254	-	-	-	-
Stage 2	586	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.12
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.21
Pot Cap-1 Maneuver	68	419	-	-	538
Stage 1	236	-	-	-	-
Stage 2	525	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	66	419	-	-	538
Mov Cap-2 Maneuver	172	-	-	-	-
Stage 1	236	-	-	-	-
Stage 2	508	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	17.4	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	334	538
HCM Lane V/C Ratio	-	-	0.131	0.031
HCM Control Delay (s)	-	-	17.4	11.9
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.4	0.1

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙	↗	↕↔		↙	↕↕
Traffic Vol, veh/h	25	54	1065	21	28	920
Future Vol, veh/h	25	54	1065	21	28	920
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	69	69	88	88	84	84
Heavy Vehicles, %	3	3	2	2	1	1
Mvmt Flow	36	78	1210	24	33	1095

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1836	617	0	0	1234
Stage 1	1222	-	-	-	-
Stage 2	614	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.12
Critical Hdwy Stg 1	5.86	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.21
Pot Cap-1 Maneuver	67	430	-	-	566
Stage 1	239	-	-	-	-
Stage 2	500	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	63	430	-	-	566
Mov Cap-2 Maneuver	170	-	-	-	-
Stage 1	239	-	-	-	-
Stage 2	471	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.5	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	170	430	566
HCM Lane V/C Ratio	-	-	0.213	0.182	0.059
HCM Control Delay (s)	-	-	31.8	15.2	11.8
HCM Lane LOS	-	-	D	C	B
HCM 95th %tile Q(veh)	-	-	0.8	0.7	0.2

Intersection: 1: Okemos & Site Access

Movement	WB	NB	SB
Directions Served	LR	TR	L
Maximum Queue (ft)	57	10	35
Average Queue (ft)	20	0	7
95th Queue (ft)	48	8	28
Link Distance (ft)	242	193	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			150
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Okemos & Hampton

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	TR	L
Maximum Queue (ft)	78	66	29	9	44
Average Queue (ft)	24	29	1	0	16
95th Queue (ft)	60	55	11	6	42
Link Distance (ft)	503	503	49	49	
Upstream Blk Time (%)				0	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)					200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Zone Summary

Zone wide Queuing Penalty: 0

HCM 6th TWSC
1: Okemos & Site Access

12/14/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	39	1131	57	23	1076
Future Vol, veh/h	11	39	1131	57	23	1076
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	83	83	87	87
Heavy Vehicles, %	0	0	1	1	1	1
Mvmt Flow	13	45	1363	69	26	1237

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2069	716	0	0	1432
Stage 1	1398	-	-	-	-
Stage 2	671	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.12
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.21
Pot Cap-1 Maneuver	48	377	-	-	476
Stage 1	198	-	-	-	-
Stage 2	475	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	45	377	-	-	476
Mov Cap-2 Maneuver	142	-	-	-	-
Stage 1	198	-	-	-	-
Stage 2	449	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.5	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	276	476
HCM Lane V/C Ratio	-	-	0.211	0.056
HCM Control Delay (s)	-	-	21.5	13
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.8	0.2

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵	↵	↕↕		↵	↕↕
Traffic Vol, veh/h	10	71	1110	60	74	1077
Future Vol, veh/h	10	71	1110	60	74	1077
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	77	77	83	83	91	91
Heavy Vehicles, %	0	0	0	0	2	2
Mvmt Flow	13	92	1337	72	81	1184

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2127	705	0	0	1409
Stage 1	1373	-	-	-	-
Stage 2	754	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.14
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.22
Pot Cap-1 Maneuver	44	383	-	-	480
Stage 1	204	-	-	-	-
Stage 2	431	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	37	383	-	-	480
Mov Cap-2 Maneuver	134	-	-	-	-
Stage 1	204	-	-	-	-
Stage 2	358	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.5	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	134	383	480
HCM Lane V/C Ratio	-	-	0.097	0.241	0.169
HCM Control Delay (s)	-	-	34.7	17.4	14
HCM Lane LOS	-	-	D	C	B
HCM 95th %tile Q(veh)	-	-	0.3	0.9	0.6

Intersection: 1: Okemos & Site Access

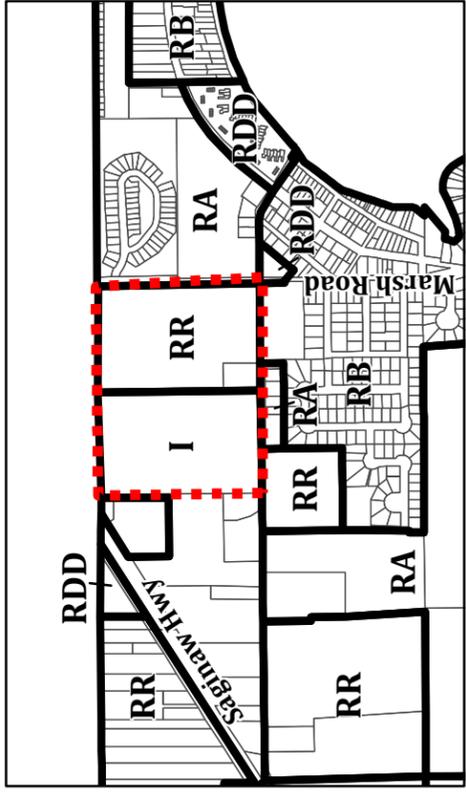
Movement	WB	SB	SB
Directions Served	LR	L	T
Maximum Queue (ft)	62	35	4
Average Queue (ft)	27	10	0
95th Queue (ft)	53	33	2
Link Distance (ft)	242		221
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Okemos & Hampton

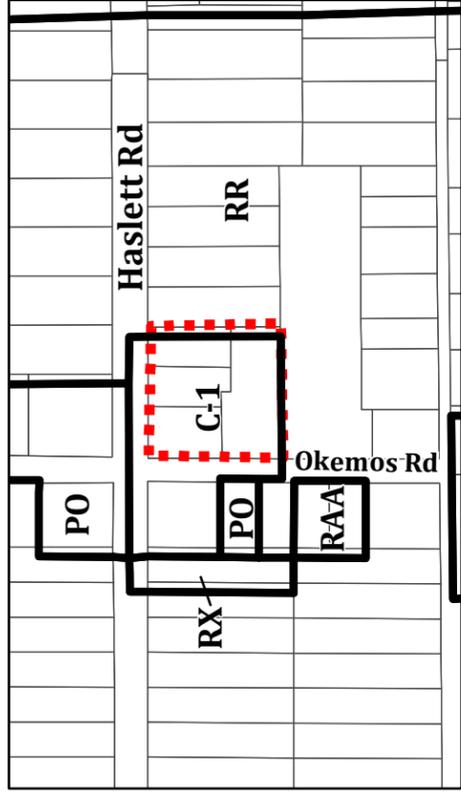
Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	TR	L
Maximum Queue (ft)	38	66	23	32	66
Average Queue (ft)	9	31	1	2	31
95th Queue (ft)	32	56	11	14	58
Link Distance (ft)	503	503	49	49	
Upstream Blk Time (%)				0	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)					200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Zone Summary

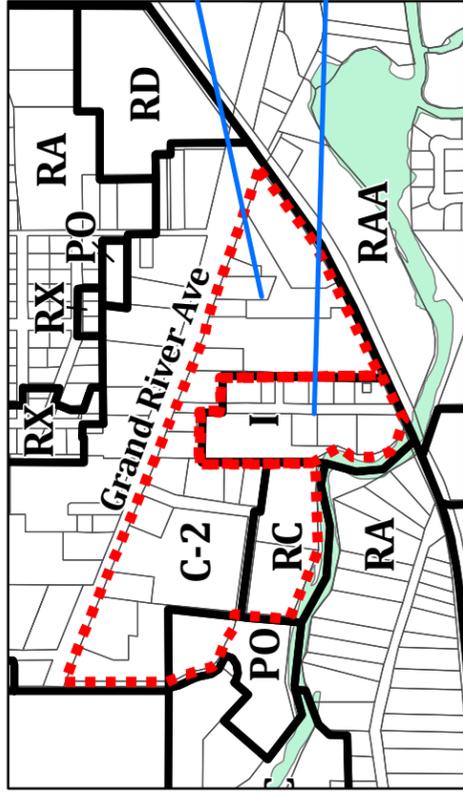
Zone wide Queuing Penalty: 0



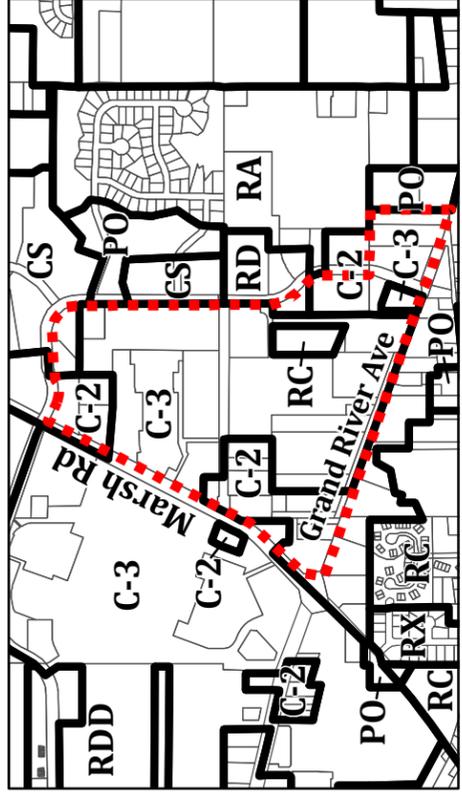
1



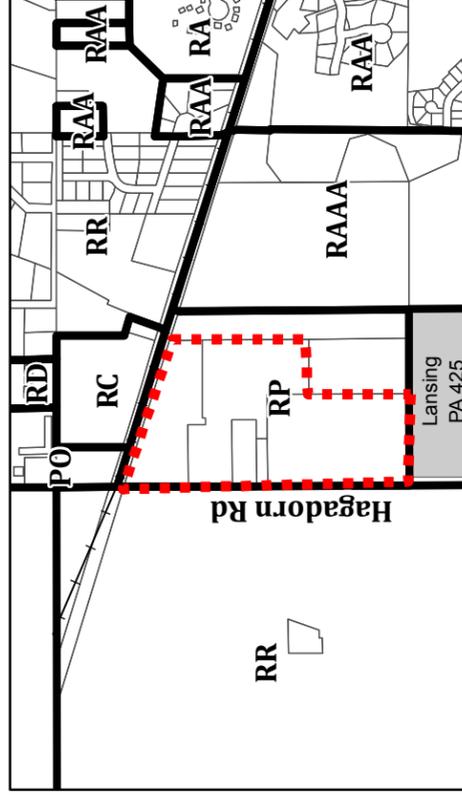
2



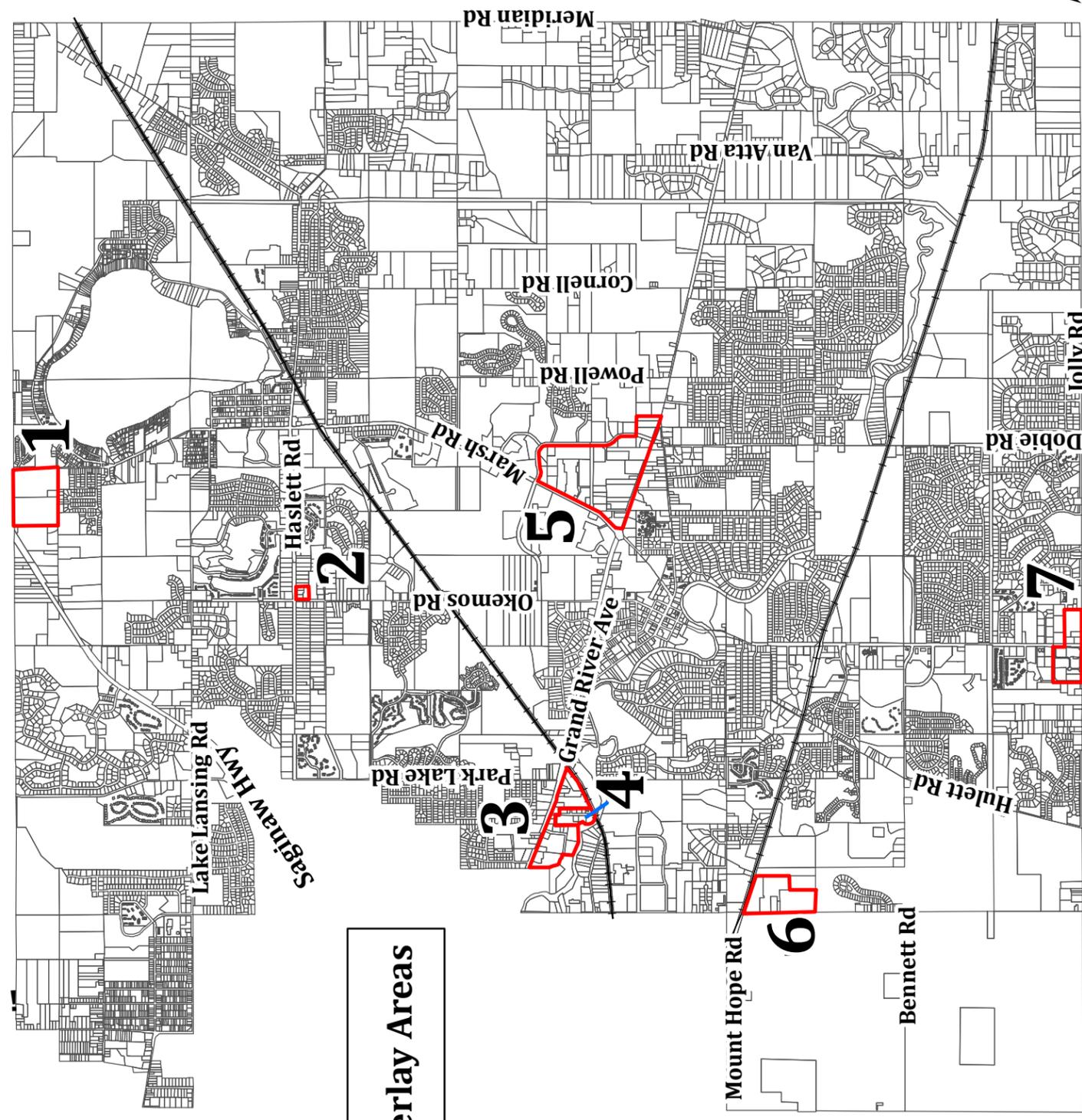
3



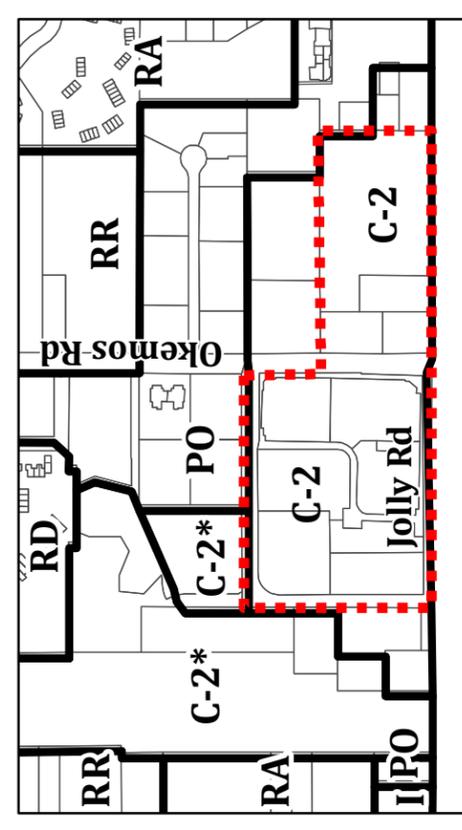
4



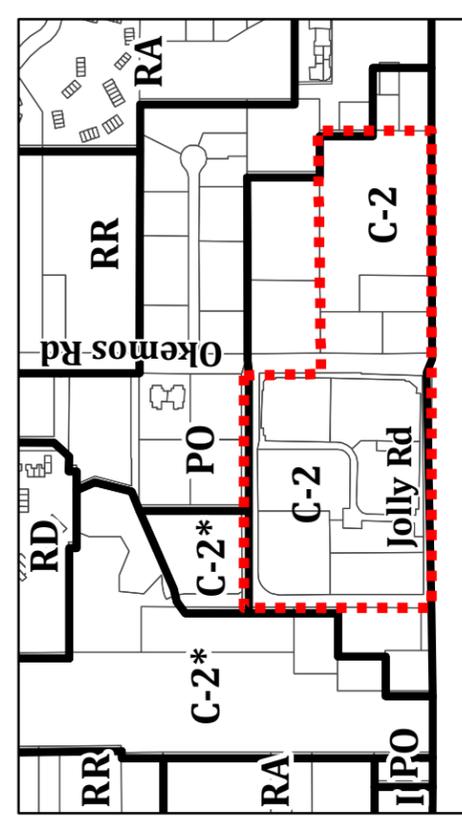
5



 Proposed Overlay Areas



6



7

Updated:
5/16/19



To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 20, 2020

Re: **Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish a commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road.**

The Planning Commission held the public hearing for Special Use Permit #19141 at its meeting on February 10, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the request at its next meeting on February 24, 2020.

Since the last meeting the applicant has provided responses to the special use permit criteria, which are attached for consideration

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 request is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19141.**

Attachment

1. Resolution to recommend approval.
2. SUP review criteria.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19141 (The Cured Leaf TC, Inc.)\SUP 19141.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19141
(The Cured Leaf TC, Inc.)**

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 24th day of February, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Cured Leaf TC, Inc. has submitted a request to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 7 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19141, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #19141.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 3**

I, the undersigned, the duly qualified and acting Chairperson 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 24th day of February, 2020.

Ken Lane
Planning Commission Chairperson



The Cured Leaf TC, Inc.
108 S. Main Street
Suite A
Royal Oak, MI 48067

February 20, 2020

Meridian Township
Planning Department
5151 Marsh Drive
Okemos, MI 48864

RE: Special Land Use for Medical Marijuana Provisioning Center – 3520 Okemos Road

Dear Mr. Menser:

I would like to submit the following answers to the questions provided in the Application for a Special Land Use application for the proposed medical marijuana provisioning center facility to be located at 3520 Okemos Road, Suites 9 & 10.

1. The Project is consistent with the intent and purpose of this chapter.

Meridian Township adopted Chapter 40 of the Meridian Township Code of Ordinances which details the application and licensing process for a medical marijuana provisioning center to apply for licensure within the Township. The applicant for this project, The Cured Leaf TC, Inc., submitted a timely application and paid the appropriate fee to the Township for their application at 3520 Okemos Road, Suites 9 & 10.

The Township's Planning Department determined that this applicant was the only complete application received by the deadline, so a lottery was not required and the applicant was allowed to move forward through the process. The project meets all requirements in the ordinance that are required of a medical marijuana provisioning center to be located within the Township

2. The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

The project is to be located in an existing commercial structure located at 3520 Okemos Road. The property is zoned C-2 Commercial and this is a commercial project which meets the Zoning Requirements in the medical marijuana zoning ordinance. Medical Marijuana

Provisioning Center is permitted in C-1, C-2, C-3 (Commercial), I (Industrial), and/or RP (Research and Office Park) zoning.

- 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.**

As stated above, the project will occupy approximately 2,282 square feet of an existing structure located at 3520 Okemos Road. The exterior structure and parking lot will not be modified by this project in anyway. The interior of Suites 9 & 10 are being proposed to be renovated to the floor plan that was submitted. The only noticeable physical change to the exterior of the building will be the removal of the signs for the two tenants currently occupying the space to the name of the new business proposed, The Cured Leaf.

As for operations and maintenance, the current use of the proposed space is as a cell phone retailer and a carry-out Chinese restaurant. The proposed use is as a medical marijuana provisioning center. The operation of a medical marijuana provisioning center is similar to a pharmacy with slightly more of a retail experience. The operation of this business will not impact the appearance of the building or surrounding area and there should be harmonious in appearance with the existing character of the general vicinity.

- 4. The project will not adversely affect or be hazardous to existing neighboring uses.**

The project as a medical marijuana provisioning center facility will not adversely affect or be hazardous to existing neighborhood uses. The general vicinity is all commercial activity and this will be a retail business most similar to a pharmacy. There will no hazardous chemicals on site and also no loose marijuana product. All of the marijuana and marijuana infused products will come pre-packaged and, as forbidden by state law, no consumption of marijuana or marijuana infused products will be allowed on site.

Furthermore, there will be security on site to prevent any loitering around the facility and to prevent any unauthorized access to the facility. When the facility is not open for business, there will be a number of security cameras monitoring the area, both interior and exterior, and it will be linked directly to the local emergency services. So any attempt at unlawful activity will immediately notify the business owners and also the local police will receive a notification that attention is needed.

5. The project will not be detrimental to the economic welfare of surrounding properties in the community.

As can be seen on the traffic assessment that is attached, there will be increased traffic flow over the existing uses in the space. This increased traffic flow will benefit the businesses in the area as more visitors to the plaza means potentially more customers for them as well. Also, as noted above, there will be increased security over the existing use so that security personnel will be on site during business hours and the cameras will capture any attempts at illegal activity in the immediate vicinity.

Furthermore, the surrounding community is made up nearly entirely of commercial businesses. There have been several studies done in Colorado and California which detail that when a provisioning center or dispensary (as many other states call it) open in the area, crime goes down and property values go up. Attached are two articles which describe these studies in more detail and give some examples of the change neighborhoods and properties see as a result of the new business in the area.

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.

The project will not change any of the existing building nor will it modify any service by public facilities to the area. The use of the space will be very similar to the existing use in regards to use by public roads, parking, draining and public safety. There should be no noticeable change in this regard.

7. The project is adequately served by public sanitation facilities if so designated. If on-site sanitation facilities for sewage disposable, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling long term needs of the proposed project.

As stated, this is an existing building that will not have any changes to the overall use of sanitation facilities. The existing service is more than adequate for the project's intended use.

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, glares, or odors.

The project will be that of a medical marijuana provisioning center that will sell only packaged marijuana flower, marijuana infused items, and accessories related to the marijuana industry. There will be no loose flower on site at the location at any time as all items will be manufactured and packaged at another facility owned by the owned of The Cured Leaf in Warren, MI.

The Cured Leaf also has an existing location in Traverse City, Michigan which has operated without issue for months. At neither location has there been or will there be any excessive traffic, noise, smoke, fumes, glares or odors. The only chemicals on site will be common office cleaning supplies such as Windex, Lysol, Clorox and other similar commonly found cleaning supplies.

The Cured Leaf will also have HEPA filtration within the space to reduce the smell of marijuana within the facility and to prevent and smell from exiting the facility. This has proven effective at the existing location in Traverse City as there is no smell or other indication outside of the facility, other than the signage, of the activity that is occurring inside.

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.

The project will not cause any direct or indirect adverse impact on the natural resources of the Township. The building and parking lot have already been built and only the interior of the structure will be renovated for the new floor plan as proposed.

As stated above, if any additional information is needed or requested, please do not hesitate to reach out to me. Thank you.

Sincerely,



Alan Shamoun
General Counsel
E-mail: alan@mgmt10.com
Office: (248) 307-7037 ext. 105
Cell: (248) 808-5222

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19141
(The Cured Leaf TC, Inc.)**

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 24th day of February, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Cured Leaf TC, Inc. has submitted a request to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 7 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19141, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #19141.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 3**

I, the undersigned, the duly qualified and acting Chairperson 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 24th day of February, 2020.

Ken Lane
Planning Commission Chairperson

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

APPROVED

**February 10, 2020
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Hendrickson, Trezise, Premoe, Cordill, and McConnell
ABSENT: Commissioner Richards, Shrewsbury, and Clark
STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:01 P.M.

2. Public Remarks

1. Darcie Whiddon, 4090 Wabaningo Road, purchased property at 5937 Potter Street and asked if the Planning Commission would consider rezoning the property from C-1 to RN district like the other residential properties near her property. The property is a 3-bedroom, 1-bath residential home and has always been used for residential purposes.

3. Approval of Agenda

Chair Lane requested to add a discussion about the potential rezoning of 5937 Potter Street as item 8D under Other Business on the agenda.

Commissioner Hendrickson moved to approve the amended agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. January 27, 2020 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Lane noted the communication listed in the meeting packet.

6. Public Hearings



- A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.

Chair Lane opened the public hearing at 7:05 p.m.

Principal Planner Menser provided a brief summary of the request and said he would be available to answer questions.

The applicant's representative, Alan Shamoun, 108 S. Main, Suite A, Royal Oak, Michigan, 48067, legal counsel for the applicant, said the applicant currently operates a similar business in Traverse City and is also in the process of opening businesses in Detroit and Ypsilanti.

Mr. Shamoun noted Baryames Cleaners was included in the lot split along with Sprint and Asian Express but the proposed Special Use Permit is only for the space where Sprint and Asian Express are located. He also said he would be available to answer any questions.

Public Comment - None

Planning Commission Discussion:

- A question was asked about the Jolly Oak Center and why it was split into two parcels. Principal Planner Menser explained the Cedar Classical Elementary School proposal was submitted during the same time as this request and the land was split to meet the eligibility and spacing requirements for the Special Use Permit.
- A question was asked about the Traffic Assessment and why the Jolly Road access to the Jolly Oak Center, through the Seven Eleven Store parking lot, was not taken into consideration in the report. Principal Planner Menser stated more detailed studies would have been initiated if the trip generation for the proposed use was higher.
- Concern about a tenant in the Jolly Oak Center called Mathnasium that tutors school aged children.
- Concern was expressed about the impact the proposed new business might have on the other stores in the shopping center.
- A question was asked about what the store front would look like for the proposed provisioning center and the applicant's representative stated the windows will be tinted and you will not be able to see anything inside. The exterior door to the business would be open and the reception area would look like a doctor's office with seating, reception area, and restrooms. The reception staff would greet guests and review the necessary credentials before a person would be escorted to the secured sales floor beyond the reception area. There will also be many security cameras which are available to the police department at any time.
- All products are prepackaged when they arrive to the provisioning center so there will be no odors that will affect the other stores in the shopping center.
- The applicant's representative noted the provisioning centers that reside in strip mall shopping center environments historically create increased traffic, better security, and no negative property values.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit #19141 at the next meeting on February 24, 2020.

Chair Lane closed the public hearing at 7:30 p.m.

6. **Public Hearings** - None

7. **Unfinished Business**



- A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.

Principal Planner Menser noted the applicant has submitted responses to the special use permit criteria and they are available in the meeting packet for review.

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19141.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Hendrickson, McConnell, Clark, Shrewsbury, Trezise, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.

Principal Planner Menser commented there would be different conditions for this request compared to the previous special use permit discussed because new construction is proposed.

Motion by Commissioner Trezise to recommend approval with the 17 conditions stated in the resolution for Special Use Permit #1131.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, Hendrickson, Shrewsbury, Clark, McConnell, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- C. Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.

Principal Planner Menser noted a map showing the location of multiple family zoning districts (noted in red) in the Township was included in the meeting packet per the request of the Planning Commission at the February 10, 2020 meeting. He also noted that changes to the text of the draft ordinance included swapping out the term "living unit" for "dwelling unit" where applicable.

Motion by Commissioner McConnell to adopt the resolution recommending approval of Zoning Amendment #20020 in accordance with the revised draft ordinance language dated February 11, 2020.

Supported by Commissioner Trezise.

Commissioner Hendrickson stated he would be voting in opposition to the proposed zoning change because of the concerns he expressed at the February 10, 2020 public hearing.



To: Board Members

From: LuAnn Maisner, CPRP, Director of Parks and Recreation

Date: April 14, 2020

Re: Celebrate Meridian Festival 2020

The 2020 Celebrate Meridian Festival is scheduled to take place on Saturday, June 27, 2020 in Central Park. This annual festival consists of children’s activities, arts and crafts fair, business booth area, beer and wine tent, live music, community mural painting, food trucks, carnival games, car show, farmers market, and Historical Village tours, culminating with evening fireworks. This event draws 15,000-20,000 visitors annually. With this in mind, I am seeking direction from the Board before moving forward with event implementation based on the current health crisis.

Planning and fundraising for this event has been ongoing since late 2019. Most of the planning is complete with items such as securing large inflatable toys, stage, sound, bands, beer and wine, food trucks, arts and crafts vendors and fireworks. We’ve lined up the mural artist, scheduled recycling containers, bike parking racks, CADL train, RE/MAX hot air balloon, and BWL water refill station. Even though these items have been secured, we still have the ability to reduce or reschedule without penalty.

The fundraising has been slow as most sponsors confirm in February, March and April. Currently we have received \$8,000 where last year we received \$30,000.

There are multiple options for Board consideration including:

1. Move forward with full event on June 27, 2020.
2. Have fireworks only on June 27, 2020 and follow-up with a fun grand opening party for Marketplace on the Green in late August- early September with most of the festival events planned for Celebrate Meridian.
3. Postpone Celebrate Meridian until late summer/ early Fall and partner it with the Marketplace on the Green Grand Opening. We could also amend the focus to “celebrating” our Police Officers, Firefighters, and healthcare workers for their amazing efforts during the COVID-19 Crisis.

Issues to consider:

1. Will people be ready to gather in large crowds by June 27th?
2. Funding – will businesses have the ability to still donate this year?
3. Will the Township provide necessary gap funding?

I look forward to our discussion and ideas on Tuesday. Staff is ready to move forward in the direction the Board desires.

Attachment:

1. 2019 Celebrate Meridian Final Report

2019 Celebrate Meridian - Revenue/Expense Report

REVENUE		revenue collected	total
Event Sponsors		\$29,750.00	\$29,750.00
Culver's Fundraising	2 nights	\$613.57	\$613.57
business		\$710.00	\$710.00
Arts & Crafts		\$440.00	\$440.00
food area		\$800.00	\$800.00
food trucks		\$6,450.00	\$6,450.00
beer tent		\$7,866.25	\$7,866.25
car show		\$250.00	\$250.00
children's area		\$7,712.11	\$7,712.11
beer tips-Fireworks		\$119.71	\$119.71
Revenue Total		\$54,711.64	\$0.00 \$54,711.64

EXPENSES

Activity	company	amount
Beer tent		
beer wine	dan henry	\$2,238.10
sales tax	MI	\$471.98
license fee	state of MI	\$50.00
bond	David Chapman	\$50.00
cups	Maki	\$147.18
table covers	party city	\$157.65
	TOTAL	\$3,114.91
children's area		
inflatable	Planet X	\$3,795.00
kiddie rides	Railtime Adventures	\$2,500.00
tattoos	fun expresss	\$53.95
wristbands	eventwristbands	\$50.00
waterballoons	walmart	\$48.16
sponge, cups for games	meijer	\$39.43
	TOTAL	\$6,486.54

2019 Celebrate Meridian - Revenue/Expense Report

Music

tent, etc	Am Rentals	\$2,755.65
music-DJ Dan	Dan Stiles	\$200.00
music-Eventide		\$500.00
Music-Soultice		\$900.00
stage, etc	Color of Sound	\$2,000.00
	TOTAL	\$6,355.65

Fireworks

fireworks	Night Magic	\$21,000.00
	TOTAL	\$21,000.00

Car Show

dash plaques	tri-state trophies	\$233.95
	TOTAL	\$233.95

Media

stickers		\$86.92
advertisement	LSJ	\$1,827.50
video ads, ditigal	etc	\$400.00
Calendars	etc	\$138.38
facebook		\$180.00
Giveaways	HOMTV	\$102.00
facebook	darcie	\$30.00
	TOTAL	\$2,764.80

Miscellaneous

beachballs	Sponsor Giveaway	\$313.68
land fill waste fee	granger	\$90.00
toilets & sinks	supreme	\$3,195.00
barricades	Spartan Barricades	\$858.00
signage	skyline	\$3,138.00
staff/volunteers shirts	allgraphics	\$535.50
light tower	A&E	\$295.00
food for volunteers	gator grill	\$69.00
food for volunteers	domino's	\$265.00
ice	meijer	\$68.85
ice	speedway	\$19.96
pop for staff	meijer	\$54.45
bug spray, sunscreen	walmart	\$80.09
thank yous	office depot	\$128.94
On-line payments	Activenet fees	\$322.66
	TOTAL	\$9,434.13

TOTAL Expense \$49,389.98

2019 Celebrate Meridian - Revenue/Expense Report

page 3

Revenue	\$54,711.64
Expenses	\$49,389.98
Net Revenue	\$5,321.66

OT Costs

Police Department	\$3,000.00
Fire Department	\$2,678.71
DPW/Parks/Rec	\$5,590.43



To: Board Members
From: Frank L. Walsh, Township Manager
Date: April 14, 2020
Re: Hazard Pay

There is no question we are living in unprecedented times. COVID-19 has gripped our nation, state and local community.

While most people have been told to stay at home and shelter in place, our brave paramedics and police officers have been pressed to the limits. It's important to note that our police officers are trained medical first responders. I can't imagine the angst our paramedics and medical first responders are going through wondering on every call if they are going to contract C-19. Worse yet, will they take the deadly virus home to their loved ones. There is no question our heroic men and women have stepped to the front of the line with very few people standing behind them. In these dire times, it's critical we find a way to properly thank our doctors, nurses, truck drivers, hospital custodians, grocery store staff, dispatchers, and paramedics/medical first responders. The aforementioned group, and many others, have stepped up to save a nation.

I'm proposing that the Meridian Township Board authorize a one-time \$1,000 hazard payment to our front line emergency responders. If approved, the June payment would go to every Meridian Township paramedic-medical first responder, subject to the service verification by Chief Hamel and Chief Plaga. For instance, we will take into account if someone is off work during the crisis. The total cost of the one-time payment is approximately \$70,000. If approved, the funds will be transferred from the \$100,000 budgeted in 2020 for 312 arbitrations.

Thank you for your consideration. We are a thankful community.