

**RESOLUTION TO APPROVE**

**Final Preliminary Plat #19012  
Sanctuary III**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 15th day of March 2022, at 6:00 p.m., Local Time.

PRESENT: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski,

ABSENT: Sundland

The following resolution was offered by Treasurer Deschiane and supported by Trustee Wisinski.

WHEREAS, Giguere Homes has requested final preliminary plat approval for Sanctuary III, a single family subdivision consisting of seven lots located on the east side of Hulett Road, north of Jolly Road, off of Robins Way; and

WHEREAS, the Township Board approved the tentative preliminary plat for Sanctuary III at its meeting on October 15, 2019; and

WHEREAS, the Ingham County Drain Commissioner approved the plat with conditions on November 30, 2021; and

WHEREAS, the Ingham County Board of Commissioners and Ingham County Road Department approved the plat on February 8, 2022; and

WHEREAS, the Michigan Department of Environmental Quality approved a wetland permit to construct a road crossing over the Unruh Drain on October 19, 2016; and

WHEREAS, the Township Board approved Wetland Use Permit #18-01 for work in a wetland to facilitate the construction of a road crossing over the Unruh Drain at its meeting on February 20, 2018; and

WHEREAS, the Michigan Department of Environmental Quality approved a revised wetland permit to construct a road crossing over the Unruh Drain on January 30, 2020; and

WHEREAS, the proposed density of 0.98 dwelling units per acre meets the condition of approval established in Rezoning #15040 of not greater than one dwelling unit per acre; and

WHEREAS, the proposed final preliminary plat complies with the Township's Land Division Ordinance and with the Land Division Act of the State of Michigan (MCL 560.101 et seq., as amended); and

WHEREAS, all lots in the proposed final preliminary plat meet or exceed the minimum lot width and minimum lot area requirements of the RAA (One-Family Low-Density Residential) zoning district; and

WHEREAS, the proposed final preliminary plat will be adequately served by public water and sewer utilities; and

WHEREAS, the final preliminary plat remains in compliance with the tentative preliminary plat approved by the Township Board at its meeting on October 15, 2019.

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NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Final Preliminary Plat #19012, subject to the following conditions:

1. Approval is recommended based on the revised Final Preliminary Plat dated December 16, 2021 and received by the Township on February 23, 2022 prepared by Enger Surveying and Engineering.
2. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environmental Quality (MDEQ), Ingham County Health Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Construction shall not commence until the applicant has obtained all necessary permits and approvals noted above.
3. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
4. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
5. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
6. Prior to any construction or grading on the site the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
7. Five foot wide concrete sidewalks shall be constructed along both sides of Junco Drive. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
8. The buffer area on the north end of the property shall be clearly identified with permanent markers. The size, number, location, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
9. Street trees shall be required along both sides of Junco Drive within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
10. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.

