



## AGENDA

CHARTER TOWNSHIP OF  
MERIDIAN  
TOWNSHIP BOARD  
REGULAR MEETING  
May 17, 2016  
6:00 P.M.



1. CALL MEETING TO ORDER<sup>+</sup>
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Special Recognition-Michael Duda, Superintendent of Haslett Public Schools
  - B. Special Recognition-Quiz Busters-Okemos High School Grand Champions
5. PUBLIC REMARKS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes
    - (1) April 26, 2016 Regular Meeting
    - (2) May 3, 2016 Regular Meeting
  - C. Bills
  - D. Fireworks Display Permit-4<sup>th</sup> of July Celebration
  - E. Fire Lieutenant Promotion and Full-Time Paramedic/Firefighter Appointments
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
  - A. Pathway Master Plan
12. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. 2015 Audit Report-Andrew Hooper Pavlik PLC
  - B. Medical Marihuana Final Adoption
  - C. Essential Wetland Determination Towner Road Park
  - D. 2015 Fire Prevention and Safety Grant Program
13. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Special Use Permit #16051 New Hope Church 2170 Saginaw (M-78)
  - B. Travel and Expense Policy
  - C. Sierra Ridge Lift Station/Payback
  - D. The Square, 2655 Grand River Avenue-Brownfield
  - E. Pathway Master Plan
14. FINAL PUBLIC REMARKS\*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – ANGELA WILSON

\*PUBLIC REMARKS (Any topic - 3 minutes per person)

\*\*PUBLIC COMMENT (Agenda item specific - 3 minutes per person)

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

*Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; [www.meridian.mi.us](http://www.meridian.mi.us)*

<sup>+</sup> Appointment of President Pro Tem and/or Temporary Clerk if necessary

*Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.*

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, MAY 17, 2016

- (1) Board Information (BI)
  - BI-1 Tim Potter, 4632 Van Atta Road, Okemos, RE: Narrower lane widths are safer for our Township road users
  - BI-2 Christine Goodrick Beavers; RE: Medical Marihuana
  - BI-3 Phyllis Vaughn, RE: Redi ride / aging population
  
- (2) Regional Linkage (RL)
  - RL-1 Stuart McKenzie, Planning & Program Development, Federal Transit Administration; RE: Opposition to CATA BRT in Meridian Township
  
- (3) Staff Communication (SC)
  - SC-1 Deborah Guthrie, Director of Communications; RE: thank you for sponsorship and contribution to 22<sup>nd</sup> Annual Race for the Place 5K

Material handed out at the May 3, 2016 Board Meeting:

Kristen Johnson, 2359 Coyote Creek Drive, Okemos; RE: Special Use Permit #15101 & Mixed Use Planned Unit Development #15024 (T.A. Forsberg, Inc. & Westpac Michigan)

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
MAY 17, 2016**

**Board Information (BI)**

**Sandy Otto**

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**From:** Tim Potter <flyingdutchman63@gmail.com>  
**Sent:** Tuesday, May 03, 2016 11:03 AM  
**To:** Board  
**Subject:** Narrower lane widths are safer for our Township road users

Dear Trustees,

I've just learned that Park Lk. Road is going to be reconstructed this summer by the Ingh. Co. Road Dept. It would be much safer for all users of this road if it were restriped after reconstruction with bike lanes that are also marked and signed as such when finished.

There has been quite a bit of new research on lane widths and safety showing that narrower widths have proven to be much safer for everyone and wide lanes have only increased speeds and crashes.

Case in point, the lane widths on the reconstructed part of Lk. Lansing Rd. are excessively wide and are likely causing higher speeds there now compared to the narrower lanes that were there previously. I would greatly appreciate it if you would consider requesting narrower widths for Twp. roads when the county reconstructs them for the safety of all our road users.

Here are some links to that recent research: <http://usa.streetsblog.org/2015/05/27/compelling-evidence-that-wider-lanes-make-city-streets-more-dangerous/>

<http://www.planetizen.com/node/80229/another-study-shows-narrow-safer-wide-traffic-lanes>

[http://www.academia.edu/12488747/Narrower\\_Lanes\\_Safer\\_Streets\\_Accepted\\_Paper\\_for\\_CITE\\_Conference\\_Regina\\_June\\_2015](http://www.academia.edu/12488747/Narrower_Lanes_Safer_Streets_Accepted_Paper_for_CITE_Conference_Regina_June_2015)

I personally measured Park Lk. Rd. in several locations and found the width to be sufficiently wide for narrower travel lane width plus adequate bike lanes without having to move the curbs. If this road were to get bike lanes it will become the first north-south route in our township with on-street bike facilities, a major accomplishment.

In closing, I would like to request that all of our existing township roads that have on-street bike facilities, including those reconstructed in the last couple years (Lk. Lansing Rd., Bennett, etc.), be marked w/ standard on-pavement bike lane markings and signage along those roads informing motorists of the existence of bike lanes along with "No Parking in Bike Lane" signs. A few "Share the Road" signs w/ combined with a bike symbol near the start of each of these roads would be a very nice touch to remind everyone of the basic rules of the roads. I've heard it said by our Twp. Treasurer that our Pathway Millage funds can be used to fund such signage/ markings.

Thank you for your consideration.

Tim Potter  
4632 Van Atta Rd.  
Okemos, MI 48864  
517-706-9244

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MAY 17 2016

## Brett Dreyfus

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**From:** Christine Goodrick Beavers <cgbeav777@gmail.com>  
**Sent:** Friday, May 06, 2016 9:58 AM  
**To:** Milton L. Scales; Brett Dreyfus; Julie Brixie; Ron Styka; Angela Wilson; John Veenstra; Elizabeth LeGoff

I am very unhappy that we are forced to allow the growing of marijuana in our neighborhoods but if we must than we need to know where the growers are and have the ability to inspect their operation. Therefore it seems we should require a license from the Township and inspections. Other businesses (rentals) pay fees and are subject to inspections so the growing of a drug should also have restrictions. We have enough trouble regulating rentals and code enforcement so we need to start out with a knowledge of where these homes exist. We need high fees to cover the cost of inspections and any needed police action. You cannot have an ordinance with rules,(how many plants, distance, locked rooms) and not have any means of verifying compliance. People catch on quickly and no one will follow the rules if you do not regularly inspect. Again, look at your repeat rental violators. No monetary punishment, no compliance. And while we do not want a grow operation near a school do we want it next door to children in a neighborhood. Should residents of the neighborhood be aware of the growers?

Again, like so many I am not against medical marijuana. But this is not about medicine and health. It is recreation and this country has a huge prescription drug problem .People that supported this bill were looking at end of life situations where people were in great pain and it would be a limited time frame. But what we learned that for money doctors around the country would give out scripts for stress and the ever popular "back pain". These than become people who spend their life smoking pot and never recover not to mention selling it to friends. The legislators wrote a horrible law. Therefore it is incumbent on local governments to pass tough ordinances to protect their citizens. I would prefer commercial areas since they can be more easily monitored and have their own security staff. At least you would know where they exist as would the police. You could restrict hours of operation and number of facilities in on strip mall, but once these are in the homes and neighborhoods they will be hard to find. I think what happened in Lansing and on White Owl Way this week should give everyone pause and not rush to approval of anything at this time but if you must ,be tough .

I have seen the effects of marijuana oil on a terminally ill friend and it was very useful. Oil, not weed. Unfortunately researchers have done very few studies on this drug since it is against Federal Law. Now that is changing but will take years to decided type of oil and doses for various health problems. But I believe that day will come .But until than it is a drug, primarily to make money and get high, is against Federal law and brings with it the possibility of violence. Tread lightly and do not rush.

Sincerely,

Christine Goodrick Beavers

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## Brett Dreyfus

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**From:** phyllis vaughn <vaughnp8@yahoo.com>  
**Sent:** Tuesday, May 10, 2016 4:37 PM  
**To:** Board  
**Subject:** Redi ride/ aging population

Hello

My name is Phyllis Vaughn I am a resident of Meridian Township. I recently have spoken to Mr. Dreyfus and Ms. Brixie about different ideas and concerns.

I have not attended a meeting but I do watch them on occasion.

Ms. Brixie forwarded an email I had sent regarding transportation and some of us aging residents might have.

I am happy to report Craig Fraser of CATA and I are working on a plan to get residents of Grange acres more familiar with taking redi ride to mall and then transferring to another route. For myself I know once I have used it with some guidance I can use it alone. Possibly we can get more people riding it who haven't in the past.

Today I wanted to watch the meeting about the transportation, however it was not on.

I watched the recent planning comm. work session.

One thing I would like to suggest. When considering planning for the elderly or aged. To look at it as an investment.

I owned and operated foster care home in Dewitt. The majority of my residents came to live in Dewitt because their children had a home there.

You might consider options.

Grange Acres for example, uses community resources much more than say one of the staffed nursing homes.

A staffed nursing home or assisted living facility (proposed ) would bring in more employees, more money and less drain on community resources.

When discussing planning for these facilities I am not certain if you can find statistics on how many of the existing facilities employ people. For the 350 apartments in the Grange Acres complex there are only aprox 10 employees. there are agencies that come in to help.

Wish I could articulate my thoughts with less words and more precise.

It would be interesting to see of the two rehab and nursing facilities right on Marsh road . How many employees

live in Meridian Township and how many residents are from Meridian Township.

It has been my experience since moving to Grange acres that the majority of residents have some tie to

the community. I moved here because of the lake and the subsidized rent. One of my former clients lived here for years.

I appreciate the patience Mr. Dreyfus and Ms. Brixie have had in helping me with information.

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I did volunteer to be the person to check for blight in trade of golf cart. No takers.

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Sincerely  
Phyllis Vaughn

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
MAY 17, 2016**

**Regional Linkage (RL)**

2373 Barnsbury Road  
East Lansing, MI 48823  
May 2, 2016

Mr. Stuart McKenzie, Planning & Program Development  
Federal Transit Administration  
200 W. Adams Street #2410  
Chicago, IL 60606

Dear Mr. McKenzie:

I am very opposed to the CATA BRT in Meridian Township for the following reasons; and therefore, request that the Federal Transit Administration (FTA) deny their request for funding:

- Giving CATA three of the existing five lanes (12' wide) is not reasonable or feasible.
- Having CATA passengers load and exit the BRT from the center turn lane is not safe. This is an accident waiting to happen.
- CATA buses in Meridian Township, especially, run empty or near empty much of the time. To see even 6-8 riders on CATA would be a lot and unusual.
- CATA stating that they have a ridership of 6,900 people/day on Grand River Avenue (starting at Marsh Road) to Michigan Avenue stopping just before the Capitol is seriously inflated. When asked to substantiate their data or specifically tell us where the ridership is, they cannot. (They must be counting ridership during MSU football games on campus.)
- CATA ridership is primarily for the MSU students and in the Frandor corridor, not in Meridian Township.
- MSU students are only here seven months of the year. To run empty CATA BRT busses for the remaining five months of the year and tie up needed traffic lanes is unfair to businesses, residents and guests of the community and a waste of taxpayer dollars.
- CATA only wants to include Meridian Township in their BRT proposal to have a means to turn the CATA BRT vehicles around at Meijers and the Meridian Mall. To spend \$33 million of the \$133 million proposal to do that is a waste of federal tax dollars.
- Allowing left turns only at "turnarounds" that will only hold five vehicles is not realistic for the volume of traffic on Grand River Avenue in Meridian Township and will drive customers away from shopping on Grand River. In addition, overflow traffic from the turnarounds will sit in the adjacent lane, which is unsafe and will eliminate use of one additional driving lane for non-BRT vehicles during rush hours.
- Business delivery semi-trucks and many other delivery trucks are 10' wide and CATA proposes to reduce non-CATA BRT lanes to 10'. If you stay at 12' wide lanes that would only give non-BRT vehicles only one lane in each direction. Grand River is very busy and this is not reasonable or feasible.
- The main reason we were told the BRT proposal was created was to get CATA riders downtown more quickly. (Supposedly saving 7 minutes.) However, CATA will be adding nine more signal lights, which will increase drive time, not reduce it.
- The BRT will hurt businesses. There is no concrete information from the BRT that says a BRT has been a positive for existing business in other communities our size.
- EMS will use the CATA BRT lane. What happens when a BRT vehicle is in their designated lane with concrete abutments securing their lane and EMS needs to make an emergency run?

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RLH

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Stuart McKenzie, Planning & Program Development, FTA  
May 2, 2016  
Page Two

- CATA has admitted they are aware of the dramatic impact to the every day commuter, but only want what will benefit CATA.
- CATA BRT states their service will help the senior population, but there will be fewer street stops, so riders will have to walk farther. Therefore, there is decreased accessibility for seniors.
- The BRT will only push drivers off of Grand River and move traffic to other roads that are already congested during rush hours (Haslett Road, Saginaw, Mt. Hope, Lake Lansing Road).
- CATA can't answer questions or concerns regarding operational costs for BRT stations. CATA has no idea of what the long-term cost of the BRT maintenance will be or the cost of operating the bus line. This is not an acceptable professional way to approach a request for funding, or considerate to local taxpayers.

There are numerous additional reasons not to fund CATA's BRT request. We encourage the Michigan Department of Transportation (MDOT) to instead invest in Timed Traffic Lights on Grand River and Michigan Avenue and let the FTA use the \$133 million requested by CATA for another project that is wanted by the community, needed, safe, feasible and cost effective.

Please feel free to contact me if you would like further clarification or information at [collettec1@gmail.com](mailto:collettec1@gmail.com) or contact me at 517.290.8786.

Sincerely,



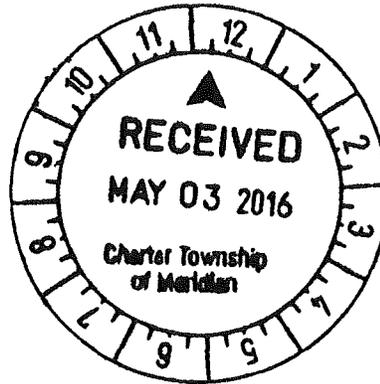
William E. Collette

cc: Sharon Edgar, MDOT  
Frank Walsh, Meridian Township Manager  
Debbie Stabenow, U.S. Senator  
Curtis Hertel, State Senator  
Sam Singh, State Representative

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
MAY 17, 2016**

**Staff Communications (SC)**

**MICHIGAN STATE**  
**UNIVERSITY**



April 27, 2016

Deborah Guthrie  
HOMTV  
5151 Marsh Road  
Okemos, MI 48864

Dear Ms. Guthrie:

It is with great pleasure that I thank you for your sponsorship and contribution of media coverage (\$1,255 value) for the 22<sup>nd</sup> annual Race for the Place 5K. Your contribution helps in our continued fight against relationship violence and stalking. Funds raised through our event will ensure that our program is able to continue to provide free and confidential support services for those experiencing relationship violence and/or stalking in the MSU and Greater Lansing area. Your support for our program has been invaluable!

There are many ways in which your support of Race for the Place helps our program to succeed. The funds raised through this event allow us to offer many services, such as emergency shelter; support groups; individual counseling; advocacy support for victims/survivors in obtaining new housing, connecting with legal resources, safety planning, and meeting other essential needs; financial assistance, such as paying fees to get a Personal Protection Order served; transportation for clients to school, work or other appointments; consultation for family members, friends and colleagues of those affected by violence; and many other much needed services. Without your support we would not be able to provide such comprehensive services to those in need!



**MSU SAFE PLACE**

Michigan State University  
219 Wilson Rd, Rm G60  
East Lansing, MI  
48825-1208

517-355-1100  
Fax: 517-432-6193

[www.safeplace.msu.edu](http://www.safeplace.msu.edu)  
[noabuse@msu.edu](mailto:noabuse@msu.edu)

We had a beautiful day and great event with more than 700 walkers and runners and over 125 volunteers who came out to support the 2016 Race for the Place 5K. Additionally, as in previous years, Sparty and MSU varsity athletes participated in this family friendly event, offering medals and encouragement to the almost 60 children who participated in the 100-yard dash and one mile fun run events.

We are very grateful for your continued support! We look forward to working with you again for next year's Race for the Place!

Sincerely,

A handwritten signature in black ink that reads "Holly Rosen".

Holly Rosen  
MSU Safe Place  
Director

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9B (1)

**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the April 26, 2017 Regular Meeting as submitted.

ALTERNATIVE MOTION:

Move to approve and ratify the minutes of the April 26, 2017 Regular Meeting with the following amendment(s) [insert amendments].

**MAY 17, 2016**  
**REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT**  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, APRIL 26, 2016 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra  
ABSENT: Trustee Wilson  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Assistant Police Chief Ken Plaga, Communications Director Deborah Guthrie, Finance Director Miriam Mattison, Associate Planner Peter Menser, Township Attorney Stephen Schultz

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION (None)

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Peter Holz, 2215 Burcham Drive, East Lansing, spoke in support of quiet zones, one item on the list of Board goals. He believed enacting quiet zones (no train whistle blown at a railroad crossing crossing) could work well in tandem with the branding campaign currently taking place as he viewed quiet zones as a better lifestyle for residents. Mr. Holz requested a meeting with township staff to work on quiet zones in Meridian Township.

Leonard Provencher, 5824 Buena Parkway, Haslett, reported the new Meridian Monitor has been mailed to households in the Township. He spoke to the upcoming pathway millage renewal, citing continued decline in revenue due to the Headlee rollback. Mr. Provencher offered several calculations in computing the cost per resident for the pathway millage, making cost comparisons to the Capital Area Transportation Authority (CATA) millage. He requested the Board consider placing a .33 millage request on the August, 2016 ballot for twelve (12) years.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Assistant Township Manager Perry reported on the following:

- Continued investigation regarding construction of a pole barn for the central fire station
- Meeting held with residents of Grange Acres and an investigation is underway
- Meeting with contractors for review of projects for the Kiwanis Room of the Haslett Library

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus reported the following candidates filed nominating petitions for the August 2, 2016 Primary election in Meridian Township:

Supervisor: Tom Klunzinger (R), Milton L. Scales (D), Ronald J. Styka (D)

Clerk: Brett Dreyfus (D), Gayelord Mankowski (D)

Treasurer: Julie Brixie (D)

Trustee: Brian Czubak (R), Debra Lee Piper (R), Jared S. Wilson (R), Brett DeGroff (D), Philip Deschaine (D), Patricia Herring Jackson (D), Dan Opsommer (D), Kathy Ann Sundland (D), John R. Veenstra (D)

Park Commissioner: Richard J. Baker (D), Amanda A. Lick (D), Michael McDonald (D), Annika Brixie Schaetzl (D), Mark Stephens (D)

Clerk Dreyfus reported his attendance at the recent stakeholder focus group for the branding committee to begin dialogue on this issue with Township Board members. He also reported his attendance at the Township Master Plan work session, as an invitation was sent from the Planning Commission to Township Board members requesting their input into the Master Plan update.

Trustee Veenstra reported that at the most recent Redi-Ride Committee meeting, an article was handed out from the *Boston Globe* which addressed a switch of some of Boston's paratransit services from The Massachusetts Bay Transportation Authority (MBTA) to either taxis or Uber. He indicated the article mentioned a savings of millions of dollars through that switch and believed this article brings an important concept to the table relative to the Red-Ride considerations.

Trustee Scales reported the next meeting of the Redi-Ride Committee will be held on May 10<sup>th</sup> beginning at 3:00 P.M. in the Town Hall Room of the Municipal Building. He noted the committee is working through a three (3) phase discussion period: 1) What was Redi-Ride established to do; 2) Is the goal relevant today; and 3) What is needed today as we move forward. He explained the committee has completed the first phase and is in the middle of Phase 2. Trustee Scales stated it was agreed Redi-Ride was established to provide services and be available to all residents in Meridian Township. He stated Redi-Ride was not meant to be the primary mode of transportation to provide rides to school aged children since it does not commence until 9:00 A.M. Trustee Scales stated Redi-Ride was also established to provide travel within the boundaries of Meridian Township as well as provide a demand response option for public transportation. He identified the following issues to be discussed at the May 10<sup>th</sup> meeting:

- Subscriptions to Redi-Ride for recurring appointments
- Expansion of hours
- Evaluation of "in-vehicle" time to determine efficiency of routing
- Continued discussion on capacity

Trustee Scales added any agreed-upon recommendations to the Township Board will include cost estimates.

Trustee Styka reported all four school districts in Meridian Township were ranked within the .6% top schools in Michigan, contained in the top 50. He conveyed both Okemos and Haslett school districts have received exceptions from the state and will begin the school year before Labor Day. Trustee Styka stated Haslett schools are in the final interview stage for a new Superintendent of Schools and a vacancy currently exists on the Okemos School Board. He announced the Okemos High School musical, Big Fish, will be performed this Friday and Saturday.

Treasurer Brixie reported the following new businesses in Meridian Township: Whole Foods and A Wig and a Prayer. She stated the Economic Development Corporation met and approved a \$1,500 sponsorship for Celebrate Meridian. She announced her attendance, along with Trustees Scales, Styka and Veenstra, at the Legacy of Emmett Till civil rights symposium hosted by the Okemos Education Foundation (OEF) to raise awareness of the impact Emmett Till's murder had on the civil rights movement.

Trustee Scales offered accolades to English teacher Jane Phillips who was the catalyst in working with the OEF to bring the Emmett Till symposium to Meridian Township. He added that residents can meet the last three (3) candidates participating in interviews for the Haslett School Superintendent position on Monday, May 2<sup>nd</sup> beginning at 4:30 P.M. in the School Administration Building. Trustee Scales announced the grand opening of Haslett's Hot Yoga on Friday, April 30<sup>th</sup> at 11:00 A.M. on Haslett Road near the railroad tracks.

Trustee Styka voiced his pleasure at being part of the OEF's hosting of the Legacy of Emmett Till civil rights symposium with two (2) presentations for the student body during the day and one in the evening for adults. He requested the Township consider a similar event like Celebrate Meridian for the Haslett area in August, based on input received from Haslett business owners.

8. APPROVAL OF AGENDA

**Trustee Veenstra moved to approve the agenda amended as follows:**

- **Move Agenda Item #13D to Agenda Item #9F**

**Seconded by Treasurer Brixie.**

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

**Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None  
Motion carried 6-0.

A. Communications

**Treasurer Brixie 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 Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None  
Motion carried 6-0.

B. Minutes

**(1) Treasurer Brixie moved to approve and ratify the minutes of the March 24, 2016 Joint Meeting as submitted. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None  
Motion carried 6-0.

**(2) Treasurer Brixie moved to approve and ratify the minutes of the April 5, 2016 Regular Meeting as submitted. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None  
Motion carried 6-0.

C. Bills

**Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:**

Common Cash	\$ 811,934.43
Public Works	\$ 954,183.40
Trust & Agency	\$ 8,074.89
 Total Checks	 \$ 1,774,192.72
 Credit Card Transactions	 \$ 12,134.51
 Total Purchases	 <u>\$ 1,786,327.33</u>
 ACH Payments	 <u>\$ 3,571,789.74</u>

**Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

[Bill list in Official Minute Book]

D. Pathway Master Plan (Set Public Hearing Date for May 17, 2016)

**Treasurer Brixie moved to schedule a public hearing for the Township’s regular meeting on May 17, 2016 to review the Pedestrian/Bicycle Pathway Master Plan and hear comments regarding additions or deletions from the plan. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

E. Outdoor Gathering Permit Approval-Celebrate Meridian Event

**Treasurer Brixie moved to approve the outdoor assembly license for the Meridian Township Downtown Development Authority’s Celebrate Meridian Event to be held on June 11, 2016. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

F. Cable Communications Commission Name Change Request

**Treasurer Brixie moved to adopt the resolution of support regarding renaming the Cable Communications Commission. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Item #12D)

11. HEARINGS

A. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16

Supervisor LeGoff opened the public hearing at 6:29 P.M.

Director Perry summarized the proposed 2015 Order to Maintain Sidewalk Special Assessment District No. 16 as outlined in staff memorandum dated April 20, 2016.

Board discussion:

Supervisor LeGoff inquired as to how the Wardcliff neighborhood could obtain sidewalks.

Director Perry responded such a request would be handled through the special assessment process typically driven by residents of the neighborhood.

Supervisor LeGoff closed the public hearing at 6:31 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

David Baylis, Provision Living, 1630 Desperes Road, St. Louis, Missouri, spoke to the need for the proposed Home for the Aged (HFA) state regulated assisted living community in this township which has 3,000 seniors living within its borders. He noted there are currently three HFA communities within the Township all of which are full. Mr. Baylis stated the senior population within the Township is growing at a rate of 14%, more than twice the national average of 6%; adding only 42 beds in the Township provide for patients with dementia, all of which are filled. He addressed the location, noting there has not been much interest in development of this property, zoned commercial and multi-family. Mr. Baylis believed the proposed rezoning would have less impact next to Land Preservation property and senior housing would be a good transitional use. He believed this type of development would spur development in the area. He noted seniors like to walk and with access to the nature preserve, there are several places to walk.

Supervisor LeGoff closed Public Remarks.

A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Amend Condition of Rezoning #14060

**Trustee Veenstra moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled “Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #16-14060” (Meridian Hospitality, LLC) to amend the voluntarily offered condition of Rezoning #14060 to read: “conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.”**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

**Seconded by Clerk Dreyfus.**

Board and staff discussion:

- New applicant does not want to limit the rooms to be all suites
- Number of rooms will not change
- Applicant cannot increase the number of units
- Plan has not yet been submitted to know if the number of rooms within a unit will change

- Construction must commence 3 years from the effective date of the original rezoning passed on August 19, 2014

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

B. Rezoning #16010 (Provision Living)

Trustee Veenstra moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #16010" from PVL Investments, LLC to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family-Medium Density), C-2 (Commercial) and PO (Professional and Office) to RD (Multiple Family-8 units per acre) with the voluntary offer of a condition that the rezoning, if approved, revert back to the original rezoning if a purchase agreement between the property owner and PVL Investments, LLC is not finalized by December 31, 2017.**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

**Seconded by Trustee Styka.**

Board discussion:

- There is a need for an assisted living facility in Meridian Township
- Residential use is a better neighbor for the Land Preservation property to the south
- Board member belief Land Preservation property is a good neighbor for the assisted living facility
- Board member preference for staff to work with the owners of the facility to design a pathway from the assisted living facility into the nature preserve
- Recent Board member contact from a resident of Grange Acres complaining about the lack of access to a close public transportation bus stop
- The location would not provide for public transportation for seniors living on this site
- Land Preservation property is an attractive neighbor for most any use
- Rezoning is inconsistent with the Township's Future Land Use Map (FLUM)
- Board member belief a commercial use would be a better neighbor to adjacent Hammond Farms
- Board member concern with what happens when the baby boomers move through senior housing and the Township is left with an excess of homes for the aged
- Board member inquiry as to what types of Township services are required for this type of facility (e.g., ambulance services)
- Board member question regarding placement of this type of facility in an area where it may not receive rapid emergency response services
- FLUM calls for the land to be zoned residential, but the Board rezoned the frontage on Saginaw to commercial several years ago
- Most of Meridian Township is not served by bus service
- Board member belief lack of bus service is why Redi-Ride was implemented
- Existing Board goal of 60% single family home ownership in the Township
- Board member belief single family home ownership is valued at a higher premium, has a greater impact on the community, and has an impact on schools through providing school aged children

- Board member belief residents from single family households are more civically engaged and have a greater impact on the community than residents from an assisted living facility, mainly due to health concerns
- Proposed location for this facility is on BL-69, a major arterial and a thoroughfare regulated by the state
- Board member belief the existing zoning is appropriate

ROLL CALL VOTE: YEAS: Trustee Veenstra, Supervisor LeGoff  
 NAYS: Trustees Scales, Styka, Treasurer Brixie, Clerk Dreyfus  
 Motion failed 2-4.

C. Corridor Improvement Authority (CIA)

**Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the establishment of a CIA and designates as the development area the real property as depicted on the attached map (Exhibit A) and associated legal description (Exhibit B) subject to the following condition:**

1. The CIA shall not pursue tax increment financing (TIF) for as long as the CIA is in existence.

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to file the resolution with the Secretary of State and to publish the resolution at least once in a newspaper of general circulation in the Township.**

**Seconded by Trustee Styka.**

Board discussion:

- Economic Development Corporation (EDC) vetted this issue for approximately 18 months prior to it being before the Board for consideration
- CIA will provide additional flexibility in joint planning with neighboring municipalities
- A study by the Capital Area Transportation Authority (CATA) on formed based code is currently being conducted, with possible future recommendations regarding adoption of amendments to the Township’s zoning ordinance relative to the commercial corridor

**Trustee Scales offered the following amendment:**

- **Amend condition #1 by inserting “or similar financing under a different name utilizing tax capture” after “(TIF)”**

**Seconded by Trustee Styka.**

Continued Board discussion:

- Amendment would ensure any change concerning the tax capture nomenclature would still prohibit that activity
- Concern with language in the amendment prohibiting a brownfield within the Township’s established CIA
- Board member belief the original condition was included to prevent the entire corridor from becoming a TIF
- Board member belief the proposed amendment would preclude a property owner within the CIA from receiving a brownfield development if requested
- Board member belief individual property owners could still seek a brownfield as his interpretation is the condition prohibits the CIA, itself, from pursuing any tax capture
- Board member explanation that a brownfield is a tax capture, as it is the increase in value above the baseline which pays for the cleanup

Treasurer Brixie offered the following amendment:

- Amend condition #1 by adding “This does not prevent individual property owners from pursuing tax capture on their individual properties.” as a second sentence.

Seconded by Trustee Styka.

Continued Board discussion:

- Board member preference to use the term brownfield tax credits if the intent is to allow for them
- Concern by the maker of the amendment the nomenclature for “brownfield” could also change

ROLL CALL VOTE YEAS: Trustee Styka, Treasurer Brixie  
 ON THE BRIXIE NAYS: Trustees Scales, Veenstra, Supervisor LeGoff, Clerk Dreyfus  
 AMENDMENT: Motion failed 2-4.

ROLL CALL VOTE YEAS: Trustees Scales, Styka, Veenstra, Clerk Dreyfus  
 ON THE SCALES NAYS: Supervisor LeGoff, Treasurer Brixie  
 AMENDMENT: Motion carried 4-2.

Continued Board and staff discussion:

- Opposition to earlier Board member statement the creation of the CIA provides additional flexibility in zoning
- CIA will be an advisory committee and zoning will have to follow the currently established process for approval
- Creation of a CIA allows opportunity to obtain grant funds
- Concern with proposed boundary for the CIA includes a number of apartment complexes which will not be redeveloped in the future
- Board member preference to change the language “development area” in the resolved clause to “area of the CIA”
- The term “development area” is the term used in the state act
- Inquiry of staff as to how approval of a CIA enhances the opportunity for a BRT
- Staff response the CIA and the BRT are two distinct issues and not directly related
- CIA provides a more formalized framework in which to work with neighboring municipalities in the future
- CIA is a planning tool which would provide consistency with the region at large

ROLL CALL VOTE YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
 ON THE MAIN Treasurer Brixie, Clerk Dreyfus  
 MOTION: NAYS: None  
 Motion carried 6-0.

D. Medical Marihuana

Trustee Styka moved [and read into the record] **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 I by amending Section 86-2 and Section 86-5, Chapter 86, Article IV, Division 2 by adding Section 86-368 (b)(2) a.5 and amending Section 86-368 (b)(2) b.4, Chapter 86, Article IV, Division 3 by adding Section 86-403 (d)(5) and Section 86-404 (c)(15), and Chapter 86, Article IV, Division 4, by adding Section 86-435 (b)(4).**

**BE IT FURTHER RESOLVED** the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

**Seconded by Clerk Dreyfus.**

## Board discussion:

- Township Board and the subsequent appointed Board subcommittee spent a great deal of time working towards this compromise
- Proposed compromise provides for acceptable regulation
- Board member belief the pending state legislation would support the language contained in this zoning amendment
- Language contained in condition #7 is contained in the home occupation code

**Treasurer Brixie offered the following amendment:**

- **Amend Section 86-368(b)(2)b.(4) by adding a sentence which reads “There will be a limit of 144 plants per residence.”**

**Seconded by Supervisor LeGoff.**

## Continued Board discussion:

- Amendment to the home occupation ordinance would allow 2 caregivers in a single residence with the maximum number of patients to grow 72 plants each
- Board member belief the proposed amendment would address the “attractive nuisance” medical marihuana creates in attracting crime
- There have been two (2) separate instances in the last two years in the Township regarding armed robbery in homes where there were medical marihuana growing operations
- Board member belief the limits contained in the compromise do not adequately address the impact to the residential neighborhood
- Inquiry if there has been armed robberies associated with other home occupations (e.g., tailor, music repair, real estate offices, attorneys, etc.)
- Inquiry if armed robbery is a crime which occurs in the residential portions of Meridian Township on a regular basis
- Response from police personnel armed robberies in residential neighborhoods have been drug related
- Staff preference to return the proposed amendment back to the attorney for proper placement within the document

**TOWNSHIP ATTORNEY COMMENT:** Mark has pointed out subsection a.5 which defines the medical marihuana home occupation. Just so the Board understands, the way we define the home occupation consists of one primary caregiver which means the maximum number of plants that could be grown by that caregiver in a home occupation is 72. What it doesn't address is that if there are other cardholders (patients) living in that home, they can each grow 12 without restriction because they reside there. The question is what would be the maximum number of plants grown by a single caregiver in a home occupation, plus other residents of the home you don't want to exceed because you cross over from basically being personal use to quasi-commercial agricultural type of use.

The home occupation is limited to 72 plants. The issue is whether we should put some other “cap” so that we don't go over that number in a residential district. This would be the section where I think you put that cap so that you understand what the maximum number of plants are under any circumstances in a residential district. We can work that language out if that's what the Board's pleasure is.

## Continued Board discussion:

- Zoning amendment must comply with state law
- Michigan Medical Marihuana Act does not appear to have a limit
- Board member belief the Board cannot place a limit of one primary caregiver within a residence

- Subcommittee agreed the 500 square foot maximum area noted in the ordinance for a home occupation would, in effect, be the limiting factor
- Area defined in the home occupation ordinance states 25% or 500 feet, whichever is less
- Primary caregiver v. caregiver
- State law uses the term primary caregiver

TOWNSHIP ATTORNEY COMMENT: The actual definition that's in the ordinance is taken right from the act. You'll see that on Page 2 at the top.

Continued Board discussion:

- Limit of one caregiver per home is located on Page 3 at the top

TOWNSHIP ATTORNEY COMMENT: You can have more than one caregiver residing in the house, but only one can grow as part of the home occupation

Continued Board discussion:

- Number of plants which would be allowed in a residence if the proposed amendment is not adopted

TOWNSHIP ATTORNEY COMMENT: There are a number of ways to answer. I think Clerk Dreyfus has made an excellent point that you are going to be constrained by the square footage within whatever residential dwelling you are in. I don't know enough about growing medical marihuana to know how many plants that would be. In terms of the individuals and what they could conceivably grow if you had enough square footage, the primary caregiver can grow up to 72 plants; 12 for him or herself, and 12 for each of up to five (5) patients to which that caregiver is connected. Any other cardholders in the dwelling could go up to 12 for their own personal use. Depending on how many other cardholders you had as a member of the family, (and they would have to be adults over the age of 21), they could grow 12 plants for each of them. So it could be 72, could be 84, could be 96 dependent upon how many cardholders you have.

Continued Board discussion:

- Inquiry of police staff how a limit on the number of plants be enforced
- Enforcement of the number of allowed plants would be a code enforcement issue
- Law enforcement agencies would follow the Michigan Medical Marihuana Act (MMMA)
- By law, each caregiver has to have their own separate locked growing area accessible only to the grower
- Each plant must be identified for whom it is being grown
- Feasibility of code enforcement monitoring the number of plants growing in a residence

ROLL CALL VOTE YEAS: Trustee Scales, Supervisor LeGoff, Treasurer Brixie  
 ON THE BRIXIE NAYS: Trustees Styka, Veenstra, Clerk Dreyfus  
 AMENDMENT: Motion failed 3-3.

Continued Board discussion:

- Board member belief the proposed language allows for grow and transfer operations in the Township's commercial and industrial districts
- Board member preference to confine commercial growing operations to industrially zoned areas
- Example of the City of Lansing's growing number of dispensaries in its commercial areas to the point the Mayor is considering placing a moratorium on them

**Treasurer Brixie offered the following amendment:**

- **Delete subsections E and F**

**Seconded by Trustee Scales.**

Continued Board discussion:

- Proposed amendment would allow growing operations only in industrially zoned districts
- Board member concerns is based on observation of what is occurring in the City of Lansing
- Business owner comments concerning the negative impact The Herbal Center had on their businesses in the Towar neighborhood strip mall due to the strong odor emanating from the business
- Board member preference for medical marihuana to be handled through a pharmacy
- Subcommittee members operated under the assumption if there was not language as addressed in subsection E and F, there was no regulation in those zoning districts
- Intent by members of the subcommittee to ensure there was some regulation by ensuring they were not within 500 feet of one another and not within 1,000 feet of a school

TOWNSHIP ATTORNEY COMMENT: Let me address two (2) issues. The first observation by Trustee Styka is a correct one. If we don't adopt some form of regulation, then it is wide open. As to the ordinance as a whole, in the absence of adopting any of these amendments, we will have no regulation at all in residential, commercial or industrial zones. So to the extent that you want to provide for appropriate uses in appropriate districts, you need to do something. Then the question is what do you do?

With the amendment that's proposed, these grow and transfer facilities would be permitted as a right in industrial districts, but then would not be a permitted use in any commercial districts. They would not be permitted either by right or by permit, so they would not be allowed. You have provided for them in industrial; they would not be allowed in commercial, nor would these operations be allowed in a residential district because they are not provided for in a residential district. The effect of the amendment proposed by Treasurer Brixie would be to provide for these types of grow and transfer facilities only in industrial districts.

I do agree with your observation that in the absence of some regulation, then it is "free for all."

Continued Board discussion:

- Board member understanding in order to grow in a commercial district, the proper patient/caregiver ratio in state law must be followed
- Board member opinion allowing grow facilities in residential districts does not make sense if you are going to prohibit them in commercial areas
- The Township makes exceptions (e.g., noise) in commercial districts that are regulated in residential districts
- There is little industrial zoned land within Meridian Township
- Board member belief C-1 has the greatest impact on neighborhoods and under the proposed ordinance, the applicant would have to work through the review process with the Planning Department to determine the impact of the proposed site on residential neighborhoods
- Board member belief C-2 zoned districts contain larger sized operations
- Proposed ordinance does not limit the number of caregivers in a commercially zoned area
- Difference of opinion among Board members regarding the effect The Herbal Center had on the neighborhood
- Proposed ordinance does not limit the number of caregivers within a facility
- 500 square foot limitation is contained only in the home occupation portion
- Letter from the Okemos High School Parent Group to the Board included suggestions for regulating medical marihuana (i.e., temporary moratorium on new dispensaries, collaboration with neighboring communities, require licensing, 1,000 foot setback from schools and day care facilities in residential districts, etc.)
- Board member offer of excerpts from several letters voicing opposition to the establishment of medical marihuana facilities in Meridian Township
- Dispensaries popping up throughout the City of Lansing is a question of law enforcement within that city and has nothing to do with Meridian Township
- Reminder that the dispensary issue brought up during every discussion on medical marihuana is not an issue here in Meridian Township as they are illegal

- Concern the discussion tonight is the same as two years ago which will result in no regulation whatsoever
- Subcommittee worked diligently to effectuate a compromise that all Board members could support in an effort to begin the process of regulating medical marijuana
- Board member reminder the proposed ordinance is about regulating medical marijuana caregivers, not dispensaries
- Board member visit to The Herbal Center revealed a well-run operation and the member did not detect any odor on site
- Board member reminder the Board received letters in favor of The Herbal Center
- Board member belief the Board is fighting against the tide of history

Michigan Supreme Court Opinion in Tur Beek v. City of Wyoming: (Questions for the Attorney (Agenda Item #10))

- Q. The City of Wyoming borders the southwest corner of Grand Rapids. The city government in Wyoming wanted to restrict caregivers and their ordinance went to the Michigan Supreme Court in the case of Tur Beek v. City of Wyoming. Please describe what the Michigan Supreme Court said in Tur Beek v. Wyoming.
- A. There is a lot of confusion about what that case said and didn't say. What that case essentially said is that in terms of a local ordinance that attempted to prohibit and criminalize the use of medical marijuana, that ordinance is preempted by state law. You may not totally ban medical marijuana within your boundaries. What the court was very careful to say, and I'll read from the conclusion it's a footnote and it's a very, very important footnote at the end of the opinion. The court wrote, "Contrary to the city's concern, this outcome does not create a situation in the State of Michigan where a person, caregiver or a group of caregivers would be able to operate with no local regulation of their cultivation and distribution of marijuana. Tur Beek does not argue, and we do not hold, that the MMMA forecloses all local regulation of marijuana, nor does this case require us to reach whether and to what extent the MMMA might occupy the field of medical marijuana regulation." They left open the possibility and, in fact, the probability, that local regulation is permissible. They simply said in this case, you can't ban the use of medical marijuana within your boundaries. So Tur Beek stands for the proposition that you can adopt local regulation and no court has held since Tur Beek came down in early 2014 that you cannot. I want to make real clear the ordinance before you does not regulate caregivers. To be very clear, it regulates land use. It provides what land uses are permissible in what districts, what is a permissible use in residential districts, in commercial districts and in industrial districts, which we do with all types of uses through home occupation or through other regulations with respect to commercial operations and the like. I don't want anybody to misunderstand that we are not attempting to regulate what people want to do with medical marijuana. That is their right under the law. The issue, as I reviewed this ordinance, is we are regulating the use and the impact on residential, commercial and industrial districts.

Continued Board discussion:

- Medical marijuana law has been in effect since 2008
- Acknowledge there has been two (2) serious incidents in the Township involving armed robbery, one of which is believed more than just robbery surrounding medical marijuana
- Board member assertion eight years of experience with medical marijuana in Meridian Township shows nothing of note
- Board member belief there are many grow operations in residential areas throughout the Township
- Township is unaware of the number of grow operations within its borders as neighbors are not contacting the Township with complaints
- Board member concern the Township Board is reverting back to "reefer madness" and highlighting extreme cases to instill fear
- Board member belief "boogey man" arguments are being presented during discussion of this issue

- Polls taken show people’s perception nationally towards medical marihuana and recreational marihuana is changing
- The role cannabis will play in our society is similar to the role alcohol played in effecting the development of the United States
- Board member belief this is a reasonable compromise
- Board member belief the legalization of marihuana will be before the voters this year
- Four (4) industrial zones located within Meridian Township
- Board member concern with one other Board member who is in opposition of medical marihuana holding up this compromised proposal
- Board member assertion the sole dissenter is an obstructionist on this issue
- Concern the well intentioned amendment before the Board has the unintended effect of no regulation in Meridian Township as the Board has not yet been able to reach a decision
- Compromise addresses parents’ concern with the 1,000 requirement from schools
- Current state law prohibits dispensaries
- Regulations will exist in residential neighborhoods through the creation of a home occupation in the proposed ordinance
- Board member belief there needs to be more protection in neighborhoods while cannabis grow operations are illegal at the federal level
- Board member offer of a scenario which could occur during an armed robbery in an attempt to steal medical marihuana grown in a residential district
- Language regarding distance between facilities and distance from schools pertains to industrial districts
- The two (2) reported armed robbery incidents in residential districts involving marihuana were related specifically to medical marihuana grow operations
- Extensive preparation to obtain the active ingredients in the buds of a marihuana plant

**Clerk Dreyfus called the question.**

ROLL CALL VOTE YEAS: Trustee Scales, Supervisor LeGoff, Treasurer Brixie  
 ON THE BRIXIE NAYS: Trustees Styka, Veenstra, Clerk Dreyfus  
 AMENDMENT: Motion failed 3-3.

**Treasurer Brixie moved to table. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
 Treasurer Brixie  
 NAYS: Clerk Dreyfus  
 Motion carried 5-1.

E. Employee Appreciation Compensation

**Treasurer Brixie moved to authorize allocation of a one-time \$400 employee appreciation payment to be paid to all full and permanent part-time employees of Meridian Township. Seconded by Clerk Dreyfus.**

Board discussion:

- While the stated growth was not met, some growth was realized and this “bonus” is meant to share in that growth with our loyal employees who have made many sacrifices since the “great recession”
- Appreciation for the lump sum v. percentage for each employee
- Part-time employees will receive the same lump sum payment as full-time employees

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Scott Fairmont, 4429 Apache Drive, Okemos, availed himself for Board questions on Tentative Preliminary Plat #16012.

Supervisor LeGoff closed Public Remarks.

## A. Tentative Preliminary Plat #16012 (Mayberry)

Director Kieselbach summarized the tentative preliminary plat as outlined in staff memorandum dated April 20, 2016.

Board discussion:

- Applicant moved the road outside of the drip line to preserve an existing 72" oak tree on the property
- Some lots were reconfigured to preserve other oak trees by placing them on the lot line so there would be 20 feet of protection for them
- Inquiry if the applicant has had a conversation with the Ingham County Road Department (ICRD) concerning the approach to Powell Road to preserve the 18" walnut tree
- Applicant has met with the ICRD, but the Road Department will not provide official comment until approval of the tentative preliminary plat (TPP) is received
- ICRD comment noted the proposed layout is preferable to a cul de sac, one of the earlier renditions of the subdivision
- Applicant has kept the drip line of the trees outside of the road right of way
- The Township's subdivision regulations require an additional 20 foot buffer near the intersection of the new street contained in the subdivision to be used for landscaping
- Board member request for staff to contact the ICRD regarding mature trees in the approach
- Sidewalks will be constructed within the subdivision which will also have dark sky streetlights
- Subdivision is estimated to be approximately 2,000 feet south of Georgetown
- Board member inquiry as to how the proposed subdivision would be serviced by public water and sewer
- The southern cul de sac of Central Park Estates contains a sanitary sewer with an easement to Powell Road
- Applicant intends to follow the direction of the Township's engineering staff regarding the construction of 1,000 feet of sewer necessary to connect to the public sewer
- Other residents along Powell Road will have availability to connect to public water and sewer if they so desire
- Township requires a 20 foot landscape buffer along Powell Road Lots 2 and 23 as part of its subdivision regulations
- Landscape buffer is not required for Lots 1, 24 and 25 which adjoin Powell Road
- Lots 1, 24 and 25 front onto Powell Road, a collector street and have their access onto Powell Road
- Applicant is requesting a waiver for Lots 1, 24, and 25 to be included as part of the subdivision
- Applicants intends to extend the landscaping buffer along Powell Road with appropriate breaks for the driveways in an effort to hide the houses on Lots 1, 24 and 25 from Powell Road
- North stub of the subdivision extends into adjacent school property

**It was the consensus of the Board to place this item on for action at the May 3, 2016 Board meeting.**

## B. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16

**It was the consensus of the Board to place this item on the consent agenda for the May 3, 2016 Board meeting.**

C. MUPUD Review Process

Director Kieselbach summarized the review of the Mixed Use Planned Unit Development ordinance as outlined in staff memorandum dated April 21, 2016.

Board discussion:

- Board member preference for members to have an opportunity to review the extensive information offered and place this item on for discussion at a future meeting

**It was the consensus of the Board to allow Board members additional time for review and bring this item back for discussion at a future meeting.**

~~D. Cable Communications Commission Name Change Request~~

E. Pathway Millage Renewal

Assistant Township Manager Perry summarized the Pedestrian/Bicycle Pathway Millage renewal as outlined in staff memorandum dated April 20, 2016.

Board discussion:

- Without a renewal, the Township will not have an available funding source to maintain the existing pathways or any potential future construction
- Ingham County Commission voted this evening to place .24 mills on the August 2<sup>nd</sup> ballot for the animal shelter millage
- Board member preference to restore the millage renewal to the full 1/3 mill on the August ballot for a 12 year period
- One v. two ballot questions
- Board member belief the county is also considering millage questions regarding the jail and 911 but uncertain when they will appear on a ballot in 2016
- Board member belief it is easier to run a campaign for the millage renewal if it is placed on the August ballot
- Board member belief a larger number of residents vote in the November Election
- Evidence shows popularity for the pathways and should be placed on the August ballot when there will be fewer millage renewals
- Staff to prepare the documents for the August primary to be voted on when there is a full complement of the Board

**It was the consensus of the Board to pursue a millage renewal for the full 1/3 mill for a 12 year period to be placed on the August ballot.**

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Kay Lockwood, 2695 Teri Terrace, East Lansing, compiled and read comments from several residents in opposition to the Bus Rapid Transit (BRT).

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Veenstra explained the BRT will consist of two traffic lanes with a dedicated bus lane in the center. He indicated cars wishing to make left hand turns at a signal light will need to cross the dedicated bus lane. Trustee Veenstra added the median will be replaced with a left turn lane at signal lights at which left hand turns are allowed. He voiced concern with the number of cars stacked in the left turn lane being greater than the length of the lane which, in effect, would block the dedicated center running bus lane. He reminded Board members the Township Board has gone on record in favor of the BRT and must pass a resolution in opposition to change the current position.

Treasurer Brixie thanked the residents who volunteered their time to participate in the Meridian Recycling Event and Love a Park Day held on April 23, 2016.

Trustee Scales reported his attendance yesterday at a meeting of residents, business owners and the Lansing Chamber of Commerce held in response to petitions submitted to the Board in opposition to the BRT. He noted the response from business owners was productive, indicating they are considering funding a traffic study to ascertain the effects of a potential BRT. Trustee Scales relayed the discussion covered topics such as a BRT design to slow the traffic down and the resulting unintended outcomes of diverting traffic to Mt. Hope, Haslett and Lake Lansing Roads and, consequently, the bleed out into neighborhoods. He urged the Board to be proactive in its review of any proposal of the BRT, adding the prevailing opinion was in opposition to the BRT system.

16. CLOSED SESSION – Annual Township Manager Performance Review

**Trustee Styka moved, at the request of the Manager, that the Township Board go into closed session to discuss the personnel evaluation of the Township Manager pursuant to MCL 15.268(a). Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

Supervisor LeGoff recessed the meeting at 9:30 P.M.

The Board adjourned for a closed session.

**Clerk Dreyfus moved to return to open session. Seconded by Trustee Scales.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

Supervisor LeGoff reconvened the meeting at 9:59 P.M.

17. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:00 P.M.

\_\_\_\_\_  
ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

\_\_\_\_\_  
BRETT DREYFUS  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the May 3, 2017 Regular Meeting as submitted.

ALTERNATIVE MOTION:

Move to approve and ratify the minutes of the May 3, 2017 Regular Meeting with the following amendment(s) [insert amendments].

**MAY 17, 2016  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, MAY 3, 2016 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie (6:08 P.M.), Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: None  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Finance Director Miriam Mattison, Director of Parks & Recreation LuAnn Maisner

1. CALL MEETING TO ORDER  
Supervisor LeGoff called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS  
Supervisor LeGoff led the Pledge of Allegiance.
3. ROLL CALL  
The secretary called the roll of the Board.
4. PRESENTATION (None)
5. PUBLIC REMARKS  
Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested the paved shoulder for the Tentative Preliminary Plat #16012 meets AASHTO standards. He spoke in support of the Ingham County Trails Millage grant application and the pathway millage renewal. Mr. Provencher supported the request for a four (4) foot shoulder on Park Lake Road.

Tim Potter, 4632 Van Atta Road, Okemos, spoke to narrower lane widths being safer. He stated Lake Lansing Road was too wide and encourage speeding and requested the Township take the position of narrower lane widths when resurfacing takes place. Since there are no markings or signage when bicycle lanes are installed; they are technically not legal. It was his understanding the pathway millage renewal can be used for marking bicycle lanes.

Julie Powers, 224 N. Magnolia, Lansing, Executive Director of the Greater Lansing Housing Coalition, spoke in support of the agenda items #13A, B and C relative to the Okemos Pointe project. She noted there is currently a deficit of 20,000 housing units through 2020 for senior citizens. Ms. Powers believed the units proposed for the Okemos Pointe project would meet the needs of both young families and senior citizens who wish to downsize.

Keith Lambert, 313 N. Cedar Street, Lansing Economic Area Partnership (LEAP) Tri-County Development Manager and administrator for The Brownfield Coalition spoke in support of the Okemos Pointe project.

Billie Jo O'Berry, 1195 Clayton Court, Mason, announced her candidacy in the race for Ingham County Prosecutor. She stated she is the only candidate that is a prosecuting official, working on contract for the City of Lansing

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Staff is reviewing investment in a comprehensive solar power project and will provide a cost benefit analysis
- Park Commission hosting its annual BBQ to recognize park volunteers will be held on May 10<sup>th</sup>
- 2015 Audit is anticipated to be completed within the next two (2) weeks and presented to the Board at the next meeting
- Scheduled to speak with Whitehills Lake Homeowners Association and Indian Lakes Homeowners Association in May
- Central Fire Station costs came in \$22,000 under budget
- Construction cost analysis of a pole barn at the Central Fire Station is being finalized and will be presented to the Board in the next month

Board discussion:

- Possible discussion with the Ingham County Road Department (ICRD) regarding options to address the congestion at Haslett High School when school.
- Remaining \$22,000 in the bond money for the Central Fire Station will be kept in reserve for one year
- Township in the process of locating a viable site to have a Consumers Energy solar project in Meridian Township

7. BOARD COMMENTS & REPORTS

Treasurer Brixie reported her attendance at the American Public Transit Association Conference; the topic was transit accessibility and preparing for future needs. She welcomed a new business titled Hot Yoga in Haslett.

Trustee Veenstra addressed a letter in the packet from Mildred Crothers regarding parking issues on Sirhal Drive and at the Meridian Stratford Place Senior Complex, East Lansing by Whole Foods employees and visitors.

Trustee Scales reported his involvement in the final selection of Steven Cook as the new Haslett Public Schools Superintendent. He congratulated Jim Coast as the 2016 Lansing Community College Distinguished Alumni.

Trustee Styka reported the New York Times published an article where students from Okemos are 1.9 grades ahead of the national average; Haslett – 1.7, East Lansing - .9. May is Older Americans Month and by 2029, 20% of residents in Michigan will be at retirement age. Reported the results from the recent Recycling Event. Environmental Stewardship Awards will be presented Wednesday evening.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Dreyfus.**

VOICE VOTE: Motion carried unanimously.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

**Trustee Veenstra moved to adopt the Consent Agenda. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 7-0.

A. Communications

(1) Board Information (BI)

- BI-1 Karla Hudson, 6009 Skyline Drive, East Lansing; RE: Meridian Meri-Ride Efficiency Issues
- BI-2 Christine G. Beavers, 5125 Brookfield Drive, East Lansing; RE: Provision Living Development
- BI-3 Clerk Brett Dreyfus; RE: Pending legislation to allow public libraries to opt out of Tax Increment Financing (TIFs)
- BI-4 Mildred Crothers, 2790 Sirhal Drive, #120, East Lansing; RE: Wholefoods and Meridian Stratford Place Senior Complex
- BI-5 Shirley and Brandon Decker, Mert's Meats, 1870 Grand River, Okemos; RE: Bridge on Okemos Road Detour

(2) Regional Linkage

- RL-1 Rebecca Jones-Henry 6039 Hardy Avenue, East Lansing; RE: Resignation from Community Resources Commission
- RL-2 Henry Kwok, 2643 Melville Drive, East Lansing; RE: Resignation from the Zoning Board of Appeals Alternate position

Material handed out at the April 26, 2016 Board Meeting

Christine Beavers, 5125 Brookfield Drive, East Lansing; RE: E-mail correspondence concerning medical marihuana

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

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 7-0.

B. Bills

**Trustee Veenstra moved that the Township Board approve the Manager's Bills as follows:**

Common Cash	\$ 84,907.61
Public Works	\$ 418,430.03
Total Checks	\$ 503,337.64
Credit Card Transactions	\$ 2,326.11
Total Purchases	<u>\$ 505,663.75</u>
ACH Payments	<u>\$ 516,514.52</u>

**Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 7-0.

[Bill list in Official Minute Book]

- C. Lake Lansing Watershed Advisory Committee Reappointments  
**Trustee Veenstra moved that the following property owners be reappointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2018: Timothy McCarthy, 6076 Columbia; Curtis Armbruster, 6411 E. Reynolds; Steven Culling, 6193 Columbia. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 7-0.

- D. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16 - Resolution No. 5  
**Trustee Veenstra moved to approve the 2015 Order to Maintain Sidewalk Special Assessment District No. 16 - Resolution No. 5, which approves the special assessment roll; designates the project as “2015 Order to Maintain Sidewalk Special Assessment District No. 16”, the assessment roll as the “2015 Order to Maintain Sidewalk Special Assessment District No. 16 Special Assessment Roll”, and the district as the “2015 Order to Maintain Sidewalk Special Assessment District No. 16”; adopts the amount of \$5,221.42 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 7-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

A. MUPUD #15024 (Okemos Pointe)

Supervisor LeGoff opened the public hearing at 6:33 P.M.

Director Kieselbach summarized the proposed mixed use planned unit development as outlined in staff memorandum dated April 27, 2016.

- Applicant  
 Brent Forsberg, TA Forsberg, Inc., 2422 Jolly Road, Okemos, addressed the following components of the project:
  - Neighborhood theme with community gathering space
  - Proposed market was designed by the same engineer who designed the Flint Market
  - Accommodation for temporary food trucks
  - Township trails system entrance is a trailhead hub and tool station
  - Rendering of the market concept, is a step up from a farmer’s market with fixed location open several days a week through the rehab of the existing industrial building; working with the MSU Food Innovation District vendors
  - Potential brewery/brew pub/restaurant as anchor business
  - Mixed use building will contain a commercial component
  - Design will be finalized during the site plan review process

Will Randle, WestPac Michigan, 4409 Dobie Road, Okemos, addressed parking issues which are the key driving component of the project. To that end, Westpac has signed a purchase agreement with the nearby tire store for one acre of property. The building on the southern part of the site was moved, the northern part of the site was redesigned and the number of buildings was reduced from four (4) to three (3). Currently going through the Brownfield process, completed Phases I and II and working on the environmental assessment. Will formalize the Brownfield Plan and bring it to the Board for approval.

- Public  
Bill McConnell, 4376 Manitou, Okemos and Chair of the Environmental Commission, pointed to the recommendations from the Environmental Commission on the Wetland Use Permit #16-02 for Okemos Pointe. He noted the progressive amenities proposed for the project and stressed the need for a connection to the regional trail system.

Joell Ackerman, 3521 Indiana Road, Okemos, asked how the project will affect flooding and storm drainage and the amount of green space. She supports investment in solar and connection to the trail and transit systems.

Jim Halm, 3535 Kansas, Okemos, stated the buffer zone between Kansas and the subject property is not wide enough and is concerned about the change to setbacks.

Supervisor LeGoff closed the public hearing at 6:59 P.M.

B. WUP #16-02 (Okemos Pointe)

Supervisor LeGoff opened the public hearing at 6:59 P.M.

Director Kieselbach summarized the proposed wetland use permit as outlined in staff memorandum dated April 27, 2016.

- Applicant  
Brent Forsberg, 2422 Jolly Road, Okemos, availed his wetland consultant to answer any Board questions relative to the proposed wetland use permit.

Supervisor LeGoff closed the public hearing at 7:10 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Scott Fairmont, 4429 Apache Drive, Okemos, representative for Mayberry Homes, suggested a modification to condition #8 in Tentative Preliminary Plat #16012 regarding Mayberry's financial obligation for paving Powell Road.

Supervisor LeGoff closed Public Remarks.

A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Final Adoption

**Trustee Veenstra moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2016-06, entitled “Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #16-14060” (Meridian Hospitality, LLC) to amend the voluntarily offered condition of Rezoning #14060 to read: “conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.”**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

Seconded by Trustee Styka.

Board discussion:

- Simple Board action to remove the term “all suites” from the condition.

ROLL CALL VOTE: YEAS: Trustee Veenstra, Scales, Styka, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 7-0.

B. Tentative Preliminary Plat #16012 (Mayberry)

**Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants tentative preliminary plat approval (Tentative Preliminary Plat #16012 Mayberry Homes) for a twenty-five lot single family subdivision, commonly known as Silverstone Estates, located on the east side of Powell Road, north of Grand River Avenue, with the following conditions:**

1. Approval is granted based on the revised Tentative Preliminary Plat dated April 6, 2016, prepared by Enger Surveying and Engineering, indicating 25 single family lots, subject to revisions as required.
2. Approval is granted for a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.
3. 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), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
4. 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.
5. 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.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. 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.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department. Consultation with Ingham County Road Department and Township shall occur regarding trees prior to construction on Powell Road.

9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department.
10. A five foot wide concrete sidewalk shall be constructed along the both sides of Silverstone Way and the stub street. 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.
11. A landscape strip, a minimum of 20 feet wide, shall be planted along the Powell Road frontage of Lots, #1, #24, and #25. The planting plan shall be subject to the approval of the Director of Community Planning and Development.
12. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, and location of the markers, and the language on the markers, shall be subject to the approval of the Director of Community Planning and Development.
13. As applicable, healthy, mature trees measuring 12" dbh (diameter at breast height) or greater shall be preserved. No trees shall be removed from the site until Final Preliminary Plat approval has been granted.
14. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way 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.
15. 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.
16. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Trustee Styka

Board discussion:

- Language added in condition #8 addresses the trees on Powell Road which will affect the paved shoulder
- Condition #8 was written in a general tone which does not state how the paving would be paid for
- Conditions are tentative and will come back before the Board prior to final preliminary plat approval
- Condition #8 shows clear intent to have Powell Road paved
- Staff still has to have a conversation with the ICRD regarding the paving of Powell Road
- Concern what happens if the business owners at the southern boundary of Powell Road do not want the road paved
- Could result in a section of Powell Road not being paved
- Township will meet with both sides to facilitate a discussion regarding complete pavement of Powell Road
- Concern with lack of complete pavement on Powell Road stopping the project

- Township Board will have the ability to review this project again
- Received status report on paving of Newton Road
- Concern with amount of potential traffic and need for paving Powell Road
- Board member desire for the paved shoulder to be four (4) feet in width
- Buffer strip at the entrance is already required and landscape strip in front of Lots 1, 24 and 25
- Continued Board member concern with the original rezoning from RR to RAA
- Board member belief 18 homes allowed for this property under the RR zoning would have made the project viable
- Inquiry if the Township has reached out to the current residents on Powell Road to see if they have a desire to have the road paved
- Board member preference for a process to be established for outreach on any paving project
- Board member request for staff to reach out to the current residents on Powell Road regarding potential paving of the road
- Single family homes within 300 feet were noticed for the public hearing on this project
- Next step is for the applicant to go before the reviewing agencies
- If the temporary preliminary plate is approved, the Township will meet with the reviewing agencies to obtain specifics before the final preliminary plat
- Board member suggest for the Township to request from the ICRD ten (10) foot lanes on Powell Road

ROLL CALL VOTE: YEAS: Trustee Wilson, Styka, Veenstra, Supervisor LeGoff,  
 Treasurer Brixie  
 NAYS: Trustee Scales, Clerk Dreyfus  
 Motion carried 5-2.

**C. MNRTF Grant Acceptance**

**Trustee Veenstra moved [and read into the record] NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:**

**The Charter Township of Meridian, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources Michigan Natural Resources Trust Fund, and that the Township Board does hereby specifically agree, as follows:**

- 1. To appropriate all funds necessary from the Park Millage Park Development Fund 208-750-759-974-000 to complete the project during the project period and to provide \$50,000 dollars (50% of the project cost) to match the grant authorized by the Department of Natural Resources for improvements to North Meridian Road Park including construction of an accessible pavilion, grill, and picnic table.**
- 2. To maintain satisfactory financial accounts, documents, and records to make them available to the Department of Natural Resources for auditing at reasonable times.**
- 3. To construct the project and provide such funds, services and materials as may be necessary to satisfy the terms of said Agreement.**
- 4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.**
- 5. To comply with any and all terms of said Agreement.**

**Seconded by Trustee Scales.**

Board discussion:

- Addition of a picnic pavilion will be a desirable improvement to the park
- Project was initially included in the park millage renewal plan

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 7-0.

D. Ingham County Trails Millage Grant Application

**Trustee Wilson moved NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF INGHAM COUNTY, MICHIGAN, as follows:**

**That the Township Board hereby supports the application for the Ingham County Trails & Parks Program, for the repair and rehabilitation of approximately three (3) miles of trails in Meridian Township, with an estimated total cost of \$88,000, to be funded by the Township Pedestrian/Bicycle Pathway Millage and the Park Millage.**

Seconded by Trustee Scales.

Trustee Scales offered the following amendment:

- Delete the language "to be funded by the Township Pedestrian/Bicycle Pathway Millage and the Park Millage."

Seconded by Treasurer Brixie.

Board discussion:

Trustee Veenstra moved to table the Scales amendment.

Motion failed for lack of support.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
ON AMENDMENT Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 7-0.

Board discussion:

- Since the application does not require a match funding, the amendment to the resolution was proposed.

Trustee Veenstra move to amend the resolve to read:

- **That the Township Board hereby approves the application for the Ingham County Trails & Park Program, for \$88,000, for the repair and rehabilitation of approximately three (3) miles of trails in Meridian Township,**

The motion died for lack of a second.

Board discussion:

- Applications for Phase I are for maintenance funds; Phase II applications will be for bridge repairs, and Phase III applications will be for the trail from Hagadorn Road to Lake Lansing South

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 7-0.

E. Pathway Millage Renewal  
**Treasurer Brixie moved to adopt the Resolution to adopt the Pedestrian Bicycle Pathway Millage Renewal Proposal.**

**Seconded by Trustee Scales.**

**At the request of Trustee Veenstra and supported by Clerk Dreyfus to have the language for the millage renewal read into the record. Treasurer Brixie read the millage renewal proposal for the pedestrian and bicycle pathways millage language as follows:**

**MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN AND BICYCLE PATHWAYS**

**Proposal to allow the Charter Township of Meridian to renew and increase the levied millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.**

**Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.3333 mill (33.33¢ per \$1,000 of taxable value) initially approved in 1974, reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, and expiring after 2016, be renewed and increased to 0.3333 mill (33.33¢ per \$1,000 of taxable value) for twelve (12) years commencing in 2017 and continuing through 2028, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$546,622.00 in 2017?**

Board discussion:

- History of the pedestrian and bicycle pathway millage; there are 76 miles of pathway to date
- Renewal question would be placed on the August 2<sup>nd</sup> ballot for a period of 12 years
- Original 1/3 mill in 1974 was reduced due to the Headlee Amendment
- Proposed language requests the millage to be returned to the original 1/3 mill
- Pedestrian bicycle pathway is an identified asset by stakeholders participating in the branding campaign
- Courts have placed a permanent stay on the gag order which means Meridian Township can provide factual information without taking a stand to residents on the millage renewal
- Board member statement that a prevailing legal opinion offered at a Michigan Municipal League conference revealed the expression of an elected officials personal views regarding a millage proposal was legal
- Board member preference for the millage question to be placed on the November, 2016 ballot as many more residents will vote in that election as opposed to the August Primary

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 7-0.

F. Medical Marihuana – Introduction

**Trustee Styka moved to remove the item from the table. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Styka, Wilson, Supervisor LeGoff, Clerk Dreyfus  
 NAYS: Trustee Veenstra, Treasurer Brixie  
 Motion carried 5-2.

**At the behest of the body, Clerk Dreyfus reread the resolution to approve as follows:**

**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 I by amending Section 86-2 and Section 86-5, Chapter 86, Article IV, Division 2 by adding Section 86-368 (b)(2) a.5 and amending Section 86-368 (b)(2) b.4, Chapter 86, Article IV, Division 3 by adding Section 86-403 (d)(5) and Section 86-404 (c)(15), and Chapter 86, Article IV, Division 4, by adding Section 86-435 (b)(4).**

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

Board discussion:

- Subcommittee offered a compromising proposal by limiting the amount of restrictions and addresses safety concerns
- Importance of remembering there are currently no regulations for medical marihuana in the Township
- Zoning amendment is a beginning point to deal with medical marihuana

**Treasurer Brixie offered the following amendment:**

- **Delete subsections E and F from the Ordinance**

**Seconded by Trustee Scales.**

Board discussion:

- Continued concern with strong odors which can be emitted from grow operations
- Appropriateness of limiting these type of operations in only industrially zoned districts
- Michigan Medical Marihuana Act has been in place for eight (8) years and Meridian Township has had no complaints
- Board member belief commercial areas are appropriate locations for medical marihuana grow operations
- Board member belief grow operations should not be located in neighborhoods
- Subcommittee was formed in an attempt to reach consensus with compromises
- Proposed language is not perfect but will be beneficial to the residents of the Township
- Effect of removing subsection E and F would prohibit grow operations in the C-1 and C-2 districts, leaving only industrial zoned properties
- Township has taken a position that if a use is not specifically stated in the ordinance it is not allowed
- C-1 and C-2 districts often abut residential properties

- Board member belief it is reasonable to allow medical marihuana caregivers to operate in the C-1 and C-2

ROLL CALL VOTE: YEAS: Trustee Scales, Treasurer Brixie  
 ON AMENDMENT NAYS: Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus  
 Motion failed 2-5.

**Treasurer Brixie moved to limit the number of plants to 144 per residence. Seconded by Trustee Scales.**

Board discussion:

- Effects of a grow operation on a home and its value
- Total of 144 plants would require seven (7) adults living in the household
- Rental Ordinance restricts the number of unrelated individuals to only two in a household and caregivers are required to be certified and over 21
- Board member belief the proposed amendment is unnecessary because the proposed ordinance is self-regulating
- Board member preference not to allow large medical marihuana growers in inappropriate areas
- Board member preference to allow medical marihuana users to use in their own home and Home Occupation is our safety net for regulating medical marihuana use and growth
- Board member preference to have strict regulations on medical marihuana particularly since the voters put on ballot through petition to reverse the board’s zoning decision to allow for medical marihuana dispensing

ROLL CALL VOTE: YEAS: Trustee Scales, Treasurer Brixie  
 ON AMENDMENT NAYS: Trustee Styka, Veenstra, Wilson, Supervisor LeGoff,  
 Clerk Dreyfus  
 Motion failed 2-5.

ROLL CALL VOTE: YEAS: Trustee Styka, Wilson, Supervisor LeGoff, Clerk Dreyfus  
 MAIN MOTION: NAYS: Trustee Scales, Veenstra, Treasurer Brixie  
 Motion carried 4-3.

G. Summer Tax Collection Agreements

**Treasurer Brixie moved that the Township Board approve the 2016 Summer School tax Collection Requests and Agreements for East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
 Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 7-0.

H. Annual Township Manager Performance & Employment Agreement

**Trustee Scales moved to approve the Annual performance Review and Employment Agreement with the Township Manager through November 1, 2018. Seconded by Trustee Veenstra.**

Board discussion:

- Overall performance review resulted in an outstanding evaluation of the Manager
- Appreciation to the Manager for his excellent communication skills with residents, staff, the Board and regional elected officials
- Manager’s presentation of information is engaging

- Appreciation for the Manager's selflessness in the execution of his position
- Appreciation for the Manager's leadership in all areas of the Township

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Wilson, Scales, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 7-0.

### 13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

#### A. MUPUD #15024 (Okemos Pointe)

Board discussion:

- Applicant will use a geoprobe and drilling to uncover contamination on the site
- Depths of the geoprobe at 15/20 feet and drilling to 50 feet to uncover type and extent of contamination
- Request for the applicant to provide the depth of the water table
- More details to be provided by the applicant at the next meeting where the MUPUD is on the agenda
- Acreage increased to 37.3 because of the addition of existing commercial building that fronts on Jolly Road and property from Value Tire site
- Maximum density of multiple family would eight (8) units per acre
- Previous density changes in the project equated to an additional 100 people
- Revised plan provides for a commercial component in the market, there is more walkability, well-thought out connection to the Township's trail system, and has more than 30% pervious surface
- Market place is a private/public collaboration with Michigan State University and the applicant with the Food Innovation District along Jolly Road and is a significant amenity not previously proposed to the Township
- Original proposal consisted of six (6) buildings
- New plan is much less intrusive on the Kansas Street residential neighborhood;
- Board asked and the applicant provided more commercial, included lower income housing, connectivity to trails, sidewalks and pathways throughout the development
- Appreciation for the applicant's early disclosure of on-site contamination
- Status of the Ingham County Drain Commissioner's Smith Drain project: ICDC held its scope of work hearing, focus is to repair the pipe under Jolly Road prior to the return of MSU students in late August, and then work on storm water retention north of property
- Board member inquiry if the properties on Kansas Street are within the drainage district
- ICDC intent for consolidation of all the drainage districts in the area
- Preliminary plans for the drainage to be retained in the central part of the project until the ICDC completes its project and the retention is completed downstream
- Applicant is working with a landscape company to make the area along the property line feel like a park; trees will be planted to supplement the existing trees along the property line to buffer the residences on Kansas Street
- MUPUD ordinance allows the Township 90 days to make a determination on the project's approval and the Township may need to ask for extension to allow for more time before making a determination
- Project amenities proposed allow for a density bonus of up to 18 dwelling units per acre
- Applicant proposes to have information to Board within next 10-12 days including an approximate dollar amount on brownfield but will be seeking a decision on scope of project by mid-June to proceed with construction drawings and acknowledge there will be additional specific meetings on the brownfield
- Proposed market is a bi-level building from the front; propose two anchor tenants such as a brewery and several small businesses in food-based or food related industries in conjunction with Food Innovation District
- Applicant's proposed plan for handicap accessibility to the market building

- B. WUP #16-02 (Okemos Pointe)
- C. SUP #15101 (Okemos Pointe)

Gary Marx, wetland consultant for the applicant availed himself for Board questions.

Board discussion:

- Ordinance states that if a wetland is equal to or greater than two (2) acres, there must be a 40 foot setback
- The wetland on site is 1.99 and confirmed by Township Wetland Consultant but with the anticipated mitigation may call for increased setback to 40 feet
- Project plans were designed for 20 foot setback which was on the wetland permit
- Applicant believes 40 foot requirement should be placed on future improvements and not on this construction request and will be discussed further with staff

D. Essential Wetland Determination Towner Road Park

Director Kieselbach summarized the request as outlined in staff memorandum dated April 27, 2016.

Board discussion:

- Meets 5 out of 10 criteria to be declared essential wetland
- Effect of declaring this as an essential wetland is a wetland use permit would be needed if activities impacted the wetland
- Water began ponding after work was performed on BL-69
- Declaration as an essential wetland will not affect the development plan for Towner Road Park
- Plans include improving wetland to be a feature of the park

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT (None)

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 9:49 P.M.

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ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS  
TOWNSHIP CLERK

Sandra K. Otto, Secretary  
Robin J. Faust, Secretary

**Charter Township of Meridian  
Board Meeting  
5/17/2016**

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

COMMON CASH	\$	189,920.31
PUBLIC WORKS		42,276.04
TRUST & AGENCY		-
	TOTAL CHECKS:	\$ 232,196.35
CREDIT CARD TRANSACTIONS		8,297.21
	TOTAL PURCHASES:	<u>\$ 240,493.56</u>
ACH PAYMENTS		<u>\$ 464,484.63</u>

*mmmm*  
*5-12-16*

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Vendor Name	Description	Amount	Check #
1. 53RD DISTRICT COURT	CASH BOND-ERIC RICHARD FITCHPATRICK	376.00	92290
2. AFFORDABLE TIRE	TIRES 2016 (STATE CONTRACT PRICING)	142.02	
3. AL DIAZ	REIMB FOR LENS IN SCBA MASK	85.00	
4. ALLGRAPHICS CORP	JERSEYS U12-U14 BOYS HASLETT OKEMOS TEAMS	1,289.50	
5. AMERICAN PLANNING ASSOCIATION	APA MEMBERSHIP - M. KIESELBACH 2016	355.00	
6. ANDREWS HOOPER PAVLIK PLC	AUDIT SERVICES FOR 12/31/15	15,260.00	
7. APPLE INC.	APP FOR MAC PRO - AOS AE	199.00	
8. AT &T	SERVICE FOR MAY	2,411.11	
9. AT&T	SERVICE FOR MAY	781.23	
	SERVICE FOR MAY	82.67	
	SERVICE FOR MAY	102.13	
	SERVICE FOR MAY	82.67	
	SERVICE FOR MAY	135.84	
	SERVICE FOR MAY	95.64	
	SERVICE FOR MAY	688.43	
	SERVICE FOR MAY	2,255.11	
	TOTAL	4,223.72	
10. AUTO VALUE OF EAST LANSING	2016 REPAIR PARTS	12.64	
	2016 REPAIR PARTS	8.09	
	2016 REPAIR PARTS	16.17	
	TOTAL	36.90	
11. BANNASCH WELDING INC	153.75X43.25 GRATING GALVANIZED BANDED	3,675.00	
12. BSN SPORTS	MINOR LEAGUE HATS FOR 1ST-4TH OKEMOS HASLETT BASEB	1,523.20	
	211 WILLIAMSTON BASEBALL HATS	1,301.46	
	TOTAL	2,824.66	
13. CATHERINE ADAMS	REIMBURSEMENT FOR MILEAGE - MARCH & APRIL	68.58	
14. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	TOTAL	51.40	
15. CITY PULSE	TWP NOTICES	74.20	
16. COMO LLC	REFUND OF PERFORMANCE GUARANTEE 2013-01	500.00	
17. CONSUMERS ENERGY	CRC PAYMENT TO AVOID SHUTOFF	162.50	92291
	CRC PAYMENT TO AVOID SHUTOFF	164.08	92292
	ANNUAL RENTAL FOR PROPERTY - INGHAM ES0218	450.24	
	TOTAL	776.82	
18. COURTESY FORD	FORD REPAIR PARTS 2016	134.60	
19. DANIELLE TANDOC	CLINIC FOR SOFTBALL/BASEBALL PROGRAM	150.00	
20. DARCI WEIGAND	REIMBURSEMENT FOR MILEAGE MARCH & APRIL	61.13	

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Vendor Name	Description	Amount	Check #
21. DBI	OFFICE SUPPLIES	32.68	
	OFFICE SUPPLIES	215.40	
	OFFICE SUPPLIES	90.36	
	OFFICE SUPPLIES	97.56	
	OFFICE SUPPLIES	29.57	
	OFFICE SUPPLIES	30.85	
	CREDIT FOR RETURN	(29.99)	
	TOTAL	466.43	
22. DELHI CHARTER TOWNSHIP	REIMB WAGES CONTROLLED BURN-STANDBY	97.50	
23. DELHI TOWNSHIP	REGISTRATION FOR 2 MERIDIAN/OKEMOS SOFTBALL TEAMS	400.00	
24. DIETZ JANITORIAL SERVICE INC	JANITORIAL SERVICE PSB,SC, HARRIS NATURE, TOWER	2,001.90	
	JANITORIAL SERVICE PSB,SC, HARRIS NATURE, TOWER	343.00	
	TOTAL	2,344.90	
25. DISCOUNT ONE HOUR SIGNS	POLICE INTERCEPTOR GRAPHICS	1,830.00	
26. ELLISON BREWERY	REFUND OF PERFORMANCE GUARANTEE 2015-032	850.00	
27. ERIC EDERER	INSTRUCTOR FEE FOR NORDIC WALKING CLASS @ HNC	120.00	
28. ERIN RAPPUHN	REFUND - OVERPM'T PARKING VIOLATION	60.00	
29. FELLOWS ENTERPRISES	REFUND ELECTRICAL PERMIT PE16-0138	217.40	
30. FIRE SERVICE MANAGEMENT	STANDING PO - FIRE GEAR CERTIFICATION/REPAIRS	424.50	
31. FIRST COMMUNICATIONS	LONG DISTANCE THRU 4/30	833.32	
32. FRONT LINE APPRAISAL INC	COMMERCIAL PROPERTY APPRAISAL	3,000.00	
33. GOODYEAR COMMERCIAL TIRE	DUMP TRUCK TIRES	583.44	
34. GRANGER	CURBY RECYCLER	9.00	
35. GRANICUS INC	SERVICE FOR MAY	725.00	
	MONTHLY SERVICE CHARGE	250.00	
	TOTAL	975.00	
36. HASLETT-OKEMOS ROTARY	2ND QTR DUES - F. WALSH	135.00	
37. JEFFORY BROUGHTON	PARTS & REPAIR	117.00	
	PARTS & REPAIR	442.50	
	TOTAL	559.50	
38. JOHN DEERE FINANCIAL	FUEL	7,859.55	
39. JOHNNY MAC'S	SOCKS FOR 1-8TH SOFTBALL TEAMS OKEMOS AND HASLET	1,631.35	
	BELTS FOR BASEBALL SOFTBALL 5-8TH GRADE HASLETT OK	232.00	
	PANTS FOR HASLETT OKEMOS BASEBALL AND SOFTBALL	3,639.75	
	T-BALL STANDS	129.75	
	ADULT SOFTBALL LINE UP CARDS	49.50	
	WILLIAMSTON BASEBALL/SOFTBALL SOCKS 210 PAIRS	829.50	
	TOTAL	6,511.85	
40. KIT RICH	REIMBURSEMENT FOR MILEAGE - APRIL	89.10	

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Vendor Name	Description	Amount	Check #
41. KODIAK EMERGENCY VEHICLES	AMBULANCE REPAIR PARTS	290.12	
42. LANSING SANITARY SUPPLY INC	CLEANING SUPPLIES FOR PARKS	266.28	
43. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASES	155.00	
	FALL INSPECTION - POLICE SHOES AND BOOTS	45.00	
	FALL INSPECTION - POLICE SHOES AND BOOTS	41.95	
	FALL INSPECTION - POLICE SHOES AND BOOTS	140.85	
	TOTAL	382.80	
44. MARK'S LOCK SHOP, INC.	REKEY MUNICIPAL BUILDING AS PROPOSED	2,542.50	
45. MATTHEW BENDER & CO INC	MI MCLS INTTERIM SUPPLEMENT SERVICE	40.14	
46. MAULDON BROTHERS CONSTRUCTION LLC	TOWAR GARDENS LIFT STATION 2015	17,854.00	
47. MBSC	REGISTRATION GIRLS SOFTBALL TEAMS	400.00	
	TWO TEAM FEES FOR WILLIAMSTON SOFTBALL	400.00	
	TOTAL	800.00	
48. MBSC	REGISTRATION FOR 4 BASEBALL LEAGUES	660.00	
49. MCKENNA ASSOCIATES	MCT MASTER PLAN FEB/MAR 2016	4,510.00	
50. MEDICAL MANAGEMENT SYSTEMS OF	COLLECTION SERVICE	6,797.57	
51. MERIDIAN DRY CLEANERS	STANDING PO - UNIFORM DRY CLEANING	476.75	
52. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING P/R OF 5/13/16	1,234.66	
53. MICHIGAN ASSOC OF MUNICIPAL CLERKS	CLERK CONFERENCE - J. HORVATH	300.00	
54. MICHIGAN MUNICIPAL LEAGUE	WORKER'S COMPENSATION INSURANCE	37,597.39	
55. MICHIGAN.COM	ADVERTISING FOR FARMERS MARKET	135.30	
	TOWNSHIP NOTICES	387.68	
	TOTAL	522.98	
56. MIDWEST POWER EQUIPMENT	PARTS FOR CHAIN SAW	28.49	
	SIMPSON ALH 3228-S POWER WASHER	332.55	
	TOTAL	361.04	
57. MILESTONE CONSTRUCTION	REFUND OF PERFORMANCE GUARANTEE 2016-004	625.00	
58. MOORE MEDICAL LLC	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	1,588.43	
	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	175.00	
	TOTAL	1,763.43	
59. MOSQUITO SQUAD OF GREATER LANSING	MOSQUITO CONTROL FARMS MARKET/ADMINBLDG 2016	175.00	
60. MUZZALL GRAPHICS	BUSINESS CARDS-PRINZ,HASSE,MATTISON	115.85	
	MTC LETTERHEAD	141.00	
	TOTAL	256.85	
61. OKEMOS COMMUNITY EDUCATION	SPRING FIELD RENTAL FEE FOR SOCCER PROGRAM	1,200.00	

Vendor Name	Description	Amount	Check #
62. OKEMOS MARATHON	SIDEWALK PLOW	158.00	
	DODGE DAKOTA WHITE	63.00	
	TRACKLESS PLOW #307	81.00	
	FORD POLICE INTERCEPTER	118.00	
	GMC CANYON #211	150.00	
	FORD EXPLORER WHITE #107	101.00	
	SIDEWALK CLEANER #388	100.00	
	CHEVY COLORADO TAN #211	85.00	
	TRACKLESS	73.00	
	FORD EXPLORER UNIT #110	73.00	
	FORD EXPLORER WHITE	73.00	
	TOTAL	1,075.00	
63. OUTDOOR EXPRESSIONS LLC	PHASE II OF LAND CLEARING PROJECT AT TOWAR WOODS	2,529.96	
64. PALMER CONSTRUCTION	REFUND - PERMIT WAS NOT REQUIRED	160.00	
65. PECKHAM	MUNICIPAL/CENTRAL FIRE STATION JANITORIAL SERVICE	2,445.16	
66. PLM LAKE & LAND MANAGEMENT	2016 LAKE LANSING WATERSHED LAKE TREATMENT	1,500.00	
	2016 LAKE LANSING WATERSHED LAKE TREATMENT	26,331.48	
	TOTAL	27,831.48	
67. POSTMASTER	PERMIT #28 ABSENTEE VOTER APPLICATIONS	1,000.00	
	RENEWAL OF PO BOX #1400	298.00	
	TOTAL	1,298.00	
68. REFPAY TRUST ACCOUNT	DEPOSIT FOR OKEMOS UMPIRES U10-U14 BASEBALL & SOFT	6,620.00	
69. RON ST GERMAIN	INSTRUCTOR FEE - SPRING PHOTOGRAPHY CLASS @ HNC	412.50	
70. SPARTAN DISTRIBUTORS	10" FOAM FILLED TIRE & WHEEL ASM.	161.66	
	LATCH, HANDLE, NUT & BUSHING	76.96	
	TORO REPAIR PARTS	910.55	
	MISC PARTS	220.86	
	TOTAL	1,370.03	
71. STAMP RITE INC	EXTERIOR SIGNAGE AT FIRE ST #91	332.00	
72. STATE OF MICHIGAN	ANNUAL UNDERGROUND STORAGE TANKS REGISTRATION	400.00	
	2016 STORM WATER ANNUAL PERMIT	500.00	
	TOTAL	900.00	
73. SUPREME SANITATION	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	TOTAL	560.00	
74. TDS	DSI SERVICE THRU APRIL 22	1,507.08	
75. TRITECH FORENSICS	EVIDENCE TAPE	130.06	
76. UNEMPLOYMENT INSURANCE AGENCY	1ST QTR UIA PAYMENT	1,784.72	92240

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Vendor Name	Description	Amount	Check #
77. VERIZON WIRELESS	SERVICE MAR 24 TO APR 23	2,015.88	
78. WILDTYPE DESIGN	PLANTS FOR BUTTERFLY PROJECT @ HARTPECK PARK	230.80	
TOTAL - ALL VENDORS		189,920.31	

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Vendor Name	Description	Amount	Check #
1. ANDREWS HOOPER PAVLIK PLC	AUDIT SERVICES FOR 12/31/15	4,740.00	
2. CENTRAL EXCAVATING	KANSAS/NEWTON/DOBIE SEWER 2016	10,632.00	
3. CUMMINS BRIDGEWAY LLC	GENERATOR REPAIRS EASTEND, CHAMPWOODS, EMBEROAKS	1,269.37	
4. DELTA DENTAL	MAY - PREMIUM	1,410.95	26314
5. EJ USA, INC.	WATER SYSTEM REPAIR PARTS PER QUOTE 78491	9,072.14	
6. IDC CORPORATION	SUPPLY & INSTALL POWER FLEX 400 VFD FOR MUD LAKE L	3,300.00	
	REPAIR SERVICE FOR LIFT STATIONS	1,030.00	
	TOTAL	4,330.00	
7. LAURIE HRYDZIUSZKO	REFUND OVER CHARGE FINAL BILL @ 2321 HULETT	12.10	
8. MAULDON BROTHERS CONSTRUCTION LLC	CONSTRUCT TOWAR GARDENS LIFT STATION 2015	1,250.00	
9. MICHIGAN MUNICIPAL LEAGUE	WORKER'S COMPENSATION INSURANCE	4,306.61	
10. MIDWEST POWER EQUIPMENT	SIMPSON ALH 3228-S POWER WASHER	332.55	
11. TRANS SUPPLY	ROAD SAFETY EQUIPMENT	4,024.60	
12. TRI-COUNTY TITLE AGENCY LLC	REFUND OVER PM'T FINAL @ 6142 POLLARD	250.00	
13. VERIZON WIRELESS	SERVICE MAR 24 TO APR 23	442.72	
14. WATER ENVIRONMENT FEDERATION	MEMBERSHIP RENEWAL - D. PERRY	203.00	
TOTAL - ALL VENDORS		42,276.04	

Date	Merchant Name	Amount	Name
2016/04/29	4IMPRINT	\$373.34	KATHERINE RICH
2016/05/04	AC&E RENTALS OKEMOS	\$47.00	KEITH HEWITT
2016/04/28	ADOBE *CREATIVE CLOUD	\$31.79	DARKUS BEASLEY
2016/05/03	AMAZON MKTPLACE PMTS	\$24.88	CHRISTOPHER DOMEYER
2016/05/09	AMAZON MKTPLACE PMTS	\$8.99	WILLIAM PRIESE
2016/04/30	B&H PHOTO, 800-606-6969	\$489.98	DARKUS BEASLEY
2016/04/30	B&H PHOTO, 800-606-6969	\$74.43	DARKUS BEASLEY
2016/05/10	BATTERIES PLUS #44	\$56.97	PETER VASILION
2016/05/09	BRIGHTCARD INC	\$100.00	DENISE GREEN
2016/05/04	BUFFALO WILD WINGS 3155	\$20.00	KEN PLAGA
2016/05/06	CORAL GABLES OF EAST LANS	\$265.65	FRANK L WALSH
2016/05/02	CTC*CONSTANTCONTACT.COM	\$110.00	ANDREA SMILEY
2016/05/09	D & G EQUIPMENT INC	\$274.99	TODD FRANK
2016/04/30	DICK'S CLOTHING&SPORTING	\$19.82	MICHAEL DEVLIN
2016/04/28	DISCOUNT ONE HOUR SIGNS	\$52.50	TODD FRANK
2016/05/03	DOMINO'S 1206	\$35.00	DARKUS BEASLEY
2016/05/10	DUSTY'S CELLAR CORP	\$50.00	DARCIE WEIGAND
2016/05/04	ELLIS PARKING MIDTOWN	\$17.00	KEN PLAGA
2016/05/05	ELLIS PARKING MIDTOWN	\$14.00	KEN PLAGA
2016/04/30	FACEBK *VYVBJ9JMT2	\$23.78	DEBORAH GUTHRIE
2016/05/05	FACEBOOK FKCUR92J22	\$25.00	ANDREA SMILEY
2016/04/30	FACEBOOK HXSJS8SM92	\$54.80	LUANN MAISNER
2016/05/05	FEDEX 782985872997	\$10.64	MARK VROMAN
2016/05/06	FEDEX 782997256689	\$34.08	WILLIAM PRIESE
2016/05/06	FEDEX 870198728392	\$21.19	WILLIAM PRIESE
2016/04/29	FLEETPRIDE 476	\$284.27	TODD FRANK
2016/05/04	FLEETPRIDE 476	\$26.64	TODD FRANK
2016/05/07	FLICKR PRO 1 MONTH	\$5.99	ANDREA SMILEY
2016/05/05	FOSTER SMITH MAIL ORDR	\$141.83	CATHERINE ADAMS
2016/05/10	FS *INFFUSE.COM	\$4.99	DEBORAH GUTHRIE
2016/05/05	HASLETT TRUE VALUE HDW	\$47.15	TODD FRANK
2016/05/09	HENDERSON_OKEMOS	\$249.00	TODD FRANK
2016/05/09	HOBBY LOBBY #360	\$17.99	CHRISTOPHER DOMEYER
2016/05/05	HOLIDAY INN EXPRESS-WALKE	\$112.27	KEN PLAGA
2016/05/04	IN *SIGN A RAMA	\$168.00	CHRISTOPHER DOMEYER
2016/05/03	JIMMY JOHNS # 90011	\$6.88	SCOTT DAWSON
2016/05/06	KROGER #793	\$6.27	JANE GREENWAY
2016/05/10	KROGER #793	\$15.98	JANE GREENWAY
2016/05/04	LEOS SPIRITS AND GRUB	\$26.51	FRANK L WALSH
2016/04/29	MARKERTEK VIDEO SUPPLY	\$119.97	ANDREA SMILEY
2016/04/30	MARRIOTT DEARBORN	\$339.72	SCOTT DAWSON
2016/05/05	MCDONALD'S M6183 OF MI	\$4.74	KEN PLAGA
2016/05/03	MEIJER INC #025 Q01	\$10.99	SCOTT DAWSON
2016/05/03	MEIJER INC #025 Q01	\$15.74	CHRISTOPHER DOMEYER
2016/05/10	MEIJER INC #025 Q01	\$97.61	ROBIN FAUST
2016/05/06	MEIJER INC #025 Q01	\$101.69	JOYCE A MARX
2016/05/09	MEIJER INC #025 Q01	\$59.19	WILLIAM PRIESE
2016/04/29	MI EMS LICENSE	\$25.00	WILLIAM PRIESE
2016/05/01	MICHIGAN ASSOCIATION OF C	\$100.00	GREGORY FRENGER
2016/05/09	MICHIGAN BATTERY EQUIPME	\$174.00	TODD FRANK
2016/05/10	MICHIGAN BATTERY EQUIPME	\$176.00	TODD FRANK
2016/05/09	MICHIGAN PIPE	\$215.00	DAVID LESTER
2016/04/29	NOVA COLOR	\$367.39	DARCIE WEIGAND

2016/04/29	OAKWOOD GRILL & MUSIC LOU	\$15.55	BRAD BACH
2016/04/29	OAKWOOD GRILL & MUSIC LOU	\$18.73	BRAD BACH
2016/05/06	OFFICEMAX/OFFICEDEPOT #61	\$129.99	DENNIS ANTONE
2016/05/09	OKEMOS HARDWARE INC	\$33.98	KEN PUNG
2016/05/06	OKEMOS HARDWARE INC	\$34.99	LAWRENCE BOBB
2016/05/06	OKEMOS HARDWARE INC	\$1.99	WILLIAM RICHARDSON
2016/05/06	ORIENTAL TRADING CO	\$36.98	ANDREA SMILEY
2016/05/10	PANERA BREAD #715	\$22.36	SCOTT DAWSON
2016/05/05	PANERA BREAD #715	\$13.99	ROBIN FAUST
2016/05/07	POS SUPPLY SOLUTIONS	\$178.08	STEPHEN GEBES
2016/05/05	QUALITY TIRE	\$108.10	TODD FRANK
2016/04/28	RENO'S NORTH	\$28.00	WILLIAM PRIESE
2016/05/05	SEARS ROEBUCK 1170	\$30.37	WILLIAM PRIESE
2016/05/10	SQ *GREAT LAKES ROD	\$230.00	CATHERINE ADAMS
2016/05/10	STATE DEQ WATER TEST	\$16.00	KATHERINE RICH
2016/05/01	THE HOME DEPOT 2723	\$88.69	CATHERINE ADAMS
2016/05/01	THE HOME DEPOT 2723	\$14.91	CATHERINE ADAMS
2016/05/02	THE HOME DEPOT 2723	(\$14.91)	CATHERINE ADAMS
2016/05/05	THE HOME DEPOT 2723	\$49.94	MATTHEW WALTERS
2016/04/28	THE HOME DEPOT 2723	\$20.82	LAWRENCE BOBB
2016/05/04	THE HOME DEPOT 2723	\$24.24	LAWRENCE BOBB
2016/05/04	THE HOME DEPOT 2723	\$24.24	LAWRENCE BOBB
2016/05/09	THE HOME DEPOT 2723	\$2.06	LAWRENCE BOBB
2016/04/29	THE HOME DEPOT 2723	\$14.98	DENNIS ANTONE
2016/05/06	THE HOME DEPOT 2723	\$10.29	WILLIAM RICHARDSON
2016/05/05	THE HOME DEPOT 2723	\$23.94	CHRISTOPHER DOMEYER
2016/05/02	THE HOME DEPOT 2723	(\$3.96)	PETER VASILION
2016/05/02	THE HOME DEPOT 2723	\$38.23	PETER VASILION
2016/05/02	THE HOME DEPOT 2723	\$13.17	PETER VASILION
2016/05/03	THE HOME DEPOT 2723	\$19.97	PETER VASILION
2016/05/03	THE HOME DEPOT 2723	\$5.91	PETER VASILION
2016/05/04	THE HOME DEPOT 2723	(\$25.93)	PETER VASILION
2016/05/04	THE HOME DEPOT 2723	\$9.93	PETER VASILION
2016/05/05	THE HOME DEPOT 2723	\$243.94	PETER VASILION
2016/04/29	THE HOME DEPOT 2723	\$25.00	JANE GREENWAY
2016/05/04	THE HOME DEPOT 2723	\$48.27	JANE GREENWAY
2016/05/09	THE HOME DEPOT 2723	\$33.48	JOHN HECKAMAN
2016/05/04	TRACTOR SUPPLY #1149	\$59.98	TODD FRANK
2016/05/06	TREE WORLD, INC.	\$71.90	JANE GREENWAY
2016/05/01	TST* BUDDIES PUB & GRILL	\$91.85	JANE GREENWAY
2016/05/03	ULINE *SHIP SUPPLIES	\$178.93	WILLIAM PRIESE
2016/05/10	USA BLUE BOOK	\$139.98	JOE VANDOMMELEN
2016/05/10	USA BLUE BOOK	\$117.89	JOE VANDOMMELEN
2016/05/09	USA BLUE BOOK	\$148.65	JAY GRAHAM
2016/04/29	VAN ATTAS FLOWER SHOP	\$17.82	DENNIS ANTONE
2016/04/29	WAL-MART #2866	\$5.00	CHRISTOPHER DOMEYER
2016/04/28	WALGREENS #11286	\$19.07	DEREK BURCHAM
2016/05/09	WALGREENS #11286	\$8.97	CHRISTOPHER DOMEYER
2016/05/10	WEEBLY BUSINESS SITE	\$300.00	DEBORAH GUTHRIE
2016/04/29	ZORO TOOLS INC	\$414.21	CHRISTOPHER DOMEYER

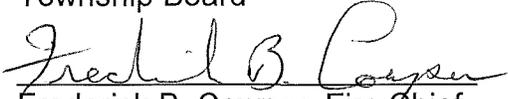
\$8,297.21

ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
05/05/16	Health Equity Inc	809.82	P'mt of Pro-rated HSA
05/06/16	Consumers Energy	42,479.69	PFMT of Electric/Gas Bills
05/11/16	ICMA	36,239.01	Payroll Deductions 5/13 Payroll
05/11/16	Various Financial Institutions	275,340.49	Direct Deposit 5/13 Payroll
05/11/16	IRS	109,615.62	Payroll Taxes 5/13 Payroll
	<b>Total ACH Payments</b>	<u><u>464,484.63</u></u>	

# MEMORANDUM

9. D

**TO:** Township Board  
**FROM:**   
Frederick B. Cowper, Fire Chief  
**DATE:** May 10, 2016  
**RE:** **Fireworks Display Permit - 4th of July Celebration**

---

The Meridian Township Parks and Recreation Department is organizing the 4<sup>th</sup> of July Fireworks Celebration at Central Park South. The fireworks display is planned to begin at approximately 10:20 p.m. (weather permitting). Rain date set for July 5, 2016.

According to state law, Township Board approval is required to grant permits for fireworks display and storage. The Fire Department has evaluated the competency and qualifications of the pyrotechnic operator, Night Magic Displays. Night Magic Displays has performed the fireworks display for the past 16 years. The Fire Department recommends the approval of the fireworks display permit.

The following motion is prepared for Board consideration:

**MOVE TO APPROVE THE FIREWORKS PERMIT FOR THE MERIDIAN TOWNSHIP 4<sup>TH</sup> OF JULY CELEBRATION ON JULY 4, 2016, BY PYROTECHNIC OPERATOR NIGHT MAGIC DISPLAYS WITH A RAIN DATE OF JULY 5, 2016.**

**Attachment:**

1. Application for Fireworks Permit

# 2016 Application for Fireworks Other Than Consumer or Low Impact

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

DATE PERMIT EXPIRES

7/5/16

Authority: 2011 PA 256

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

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

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

NAME OF APPLICANT	ADDRESS OF APPLICANT	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
-------------------	----------------------	---

NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>Charter Township of Meridian</b>	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>5151 Marsh Rd. Okemos, MI 48864</b>
---	--

IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY ATTORNEY OR MICHIGAN RESIDENT AGENT) <b>LuAnn Maisner, Director</b>	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) <b>same</b>	TELEPHONE NUMBER
--	---	------------------

NAME OF PYROTECHNIC OPERATOR <b>Roger L. Bonney</b>	ADDRESS OF PYROTECHNIC OPERATOR <b>212 First St. Olivet, MI 49076</b>	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>76</b>
--	--	--

NO. YEARS EXPERIENCE <b>40</b>	NO. DISPLAYS <b>over 300</b>	WHERE <b>Meridian - Delta - Delhi Townships, Lugnuts, Lansing, Olivet, others</b>
-----------------------------------	---------------------------------	--

NAME OF ASSISTANT <b>Roger W. Bonney</b>	ADDRESS OF ASSISTANT <b>210 First St. Olivet, MI 49076</b>	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>52</b>
---	---	---

NAME OF OTHER ASSISTANT <b>Edward G. Bonney</b>	ADDRESS OF OTHER ASSISTANT <b>446 Bates St. Jackson, MI 49202</b>	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>56</b>
--	--	---

EXACT LOCATION OF PROPOSED DISPLAY  
**Central Park North - Meridian Township** **Meridian Township MI**

DATE OF PROPOSED DISPLAY <b>Monday, July 04, 2016</b>	RAIN DATE <b>TBD</b>	TIME OF PROPOSED DISPLAY <b>approximately 10:20 PM</b>
--	-------------------------	---

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124, & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT  
**Delivered to site day of show**

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOV.) <b>\$10,000,000.00</b>	NAME OF BONDING CORPORATION OR INSURANCE COMPANY <b>ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES INC.</b>
---	--

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY  
**777 108th Ave. NE, #200 Bellevue, WA 98004**

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
512	3" Aerial Shells
150	4" Aerial Shells
108	5" Aerial Shells
48	6" Aerial Shells
4	7" Aerial Shells
8	9" Aerial Shells
4	10" Aerial Shells

SIGNATURE OF APPLICANT 	DATE <b>March 22, 2016</b>
---	-------------------------------

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

COMMENTS

# 2016

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

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

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

<b>Public Display</b>		
ISSUED TO <b>Roger L. Bonney</b>	AGE (18 or over) <b>76</b>	
ADDRESS <b>212 First St. Olivet, MI 49076</b>		
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION		
ADDRESS		
NUMBER AND TYPES OF FIREWORKS		
<b>512</b>	<b>3" Aerial Shells</b>	
<b>150</b>	<b>4" Aerial Shells</b>	
<b>108</b>	<b>5" Aerial Shells</b>	
<b>48</b>	<b>6" Aerial Shells</b>	
<b>4</b>	<b>7" Aerial Shells</b>	
<b>8</b>	<b>9" Aerial Shells</b>	
<b>4</b>	<b>10" Aerial Shells</b>	
EXACT LOCATION OF DISPLAY OR USE <b>Central Park North - Meridian Township</b>		
CITY, VILLAGE, TOWNSHIP <b>Meridian Township MI</b>	DATE <b>July 4, 2016</b>	TIME <b>approximately 10:20 PM</b>
BOND OR INSURANCE FILED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		AMOUNT <b>\$10,000,000.00</b>

Issued by action of the Legislative Body of a

city     village     township of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
(Signature and Title of Legislative Body Representative)

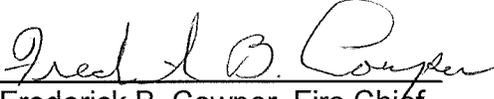
\*FORM IS VALID FOR YEAR SHOWN ONLY\*



**CHARTER TOWNSHIP OF MERIDIAN**  
**FIREWORKS SITE PLAN**  
July 4, 2016

## MEMORANDUM

TO: Township Board

FROM:   
Frederick B. Cowper, Fire Chief

DATE: May 10, 2016

RE: **Fire Lieutenant Promotion and Full-time Paramedic/Firefighter Appointments**

---

The Fire Department has a need to promote a Lieutenant due to the pending retirement of Colleen Clark on May 13, 2016. Promotion for Lieutenant is done by seniority. Firefighter Ryan Campbell has been with our department for over 14 years and serves regularly as acting lieutenant.

In addition, the Fire Department has a need to promote/hire three full-time Firefighters due to the promotion of Ryan Campbell and two resignations. A departmental hiring review committee used a scoring methodology to determine the top candidates. This process included evaluating interviews, resumes, past experience, EMS testing, and physical ability testing. The committee chose current part-time Firefighters Corey Pant and Amanda Arnett as well as external applicant Charles Malesko for the positions. Corey and Amanda have been with the Department since November and February, respectively.

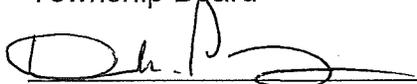
Charles Malesko, a graduate of Lansing Community College's Paramedic Program, has worked at Lansing Mason Area Ambulance as an EMS provider for eight years. He also has fire service experience at Bath and Delhi Township Fire Departments. Mr. Malesko possesses certifications in a wide array of emergency service disciplines.

The following motion is prepared for Board consideration:

**MOVE TO AUTHORIZE THE FIRE DEPARTMENT TO PROMOTE FIREFIGHTER RYAN CAMPBELL TO THE RANK OF LIEUTENANT, AND COREY PANT, AMANDA ARNETT, AND CHARLES MALESKO TO FULL-TIME FIREFIGHTER.**

## MEMORANDUM

TO: Township Board

FROM:   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

DATE: May 12, 2016

RE: **Pathway Master Plan Public Hearing**

---

On April 26, 2016, the Township Board set a public hearing for May 17, 2016 to review the Pedestrian/Bicycle Pathway Master Plan. Since that time, the Township has been soliciting input on recommended changes to the existing Master Plan.

To date, we have received comments from citizens, the Meridian Parks and Recreation Commission, the Planning Commission, the Environmental Commission and the Friends of Meridian Pathways. We appreciate all the input and especially want to thank the Friends of Meridian Pathways for holding a community meeting to discuss the Pathway Master Plan. It was well attended and provided a great public forum for the community to participate and provide their individual ideas.

Attached to this memo are two maps for your review. Map "A" shows the requested additions to the current Pathway Master Plan as indicated by the public input process. The six (6) requested additions are:

1. A paved pathway on the south side of Towner Road between BR-69/M-78 and Marsh.
2. A paved cross-country pathway connection between the Newton Road Park and Towner Road Park.
3. A paved Red Cedar River pathway between Hagadorn Road and Grand River (revised route).
4. A pathway connection from the Michigan State University Dobie Road property north to the Tacoma Hills Natural Area.
5. An addition of paved road shoulders on Jolly Road from Dobie Road to Van Atta Road.
6. An addition of a Rectangular Rapid Flashing Beacon (RRFB) at the Inter-urban path crossing at Okemos Road.

We have also included a second map (Map "B"), that delineates a priority plan for closing the existing pathway gaps (priority 1- orange, priority 2-light green, and priority 3-purple). The map was developed from comments gleaned from the Friends of Meridian Pathway

meeting that was held on April 7, 2016. If adopted by the Township Board, staff would use this map as their guidance document when developing projects for the upcoming years.

We look forward to receiving additional comments at the public hearing for potential incorporation into the Pathway Master Plan. We anticipate having the final proposed draft of the Pathway Master Plan before the Township Board at your June 7, 2016 meeting for action and potential final adoption.

Attachment(s):

5 Mar 2016

TO: Meridian Township  
Derek Perry, Director of Public Works  
Younes Ishraidi, Chief Engineer

FROM: Dave Card  
6045 E Lake Dr

RE: Pedestrian/bicycle pathway construction requests for 2016

1. As you know, over 10 years ago I designed a paved shoulder for Green Rd from the RR tracks to the county line. The curve on this segment is very hazardous due to little sight distance and no escape at the edge for non-motorized users. I request the plans be taken from the drawer and added to 2016 construction. It involves surprisingly little grade alterations.

2. East side of Marsh Rd from W. Lake Dr to either Ridge St or Mack St. From Lake to Ridge should be very easy. If the obstacle at the north corner of Ridge cannot be overcome at this time, it would still greatly assist safety to have the southern part of the gap filled and correspondingly reduce the time riding in the Marsh roadway.

3. Carlton St from Haslett to Lake Dr. The Master Plan shows a paved shoulder and that would be a big improvement. A 7' pathway may also be worth considering.

4. The Interurban is great. Now can we continue under the viaduct and get to Haslett Rd? (Take note however that roots are already pushing the asphalt near the water plant. The 20 plus-year-old Hart Montague Trail is now really showing much effect from roots; I have heard that it is scheduled for rebuilding.)

5. The increased traffic and speeds on Cornell Rd since the 2013 rebuilding have made it very unsafe for non-motorized use. Full width paved shoulders or a 7' pathway is critically needed from Grand River to Haslett Rd.

## MEMORANDUM

TO: Derek Perry, Asst. Township Manager & Director of Public Works  
Township Board

FROM:   
LuAnn Maisner, CPRP  
Director of Parks and Recreation

DATE: March 22, 2016

RE: Pedestrian-Bicycle Pathway Master Plan Recommendations

---

During the Park Commission's March 8, 2016 regular meeting, they discussed the Meridian Township Pedestrian-Bicycle Master Plan and make the following recommendations for additions and/or revisions:

### **TOWNER ROAD**

With the future development of Towner Road Park nearing, there is a major emphasis on creating safe, non-motorized access. Currently, a paved shoulder is indicated on the master plan for Towner Road between Marsh Road and Saginaw Highway. The Commission requests **to change the designation from paved shoulder to "off-road pathway" on the south side of the Towner Road.** This would better protect pedestrians and cyclists who are trying to access the park or future business on the Saginaw Highway corridor.

### **SIERRA RIDGE**

We are not clear how to best place this on the map but there is a need to connect Newton Road Park and Sierra Ridge Neighborhood to Towner Road Park via a cross-country trail. It may require an easement between lots in Sierra Ridge.

### **SANDER FARM NATURAL AREA**

The Township has successfully obtained approval from Michigan State University to create a trail connection through the MSU Dobie Reserve. The trail would connect Tacoma Hills Neighborhood to Dobie Road through Sander Farm Preserved Natural Area.

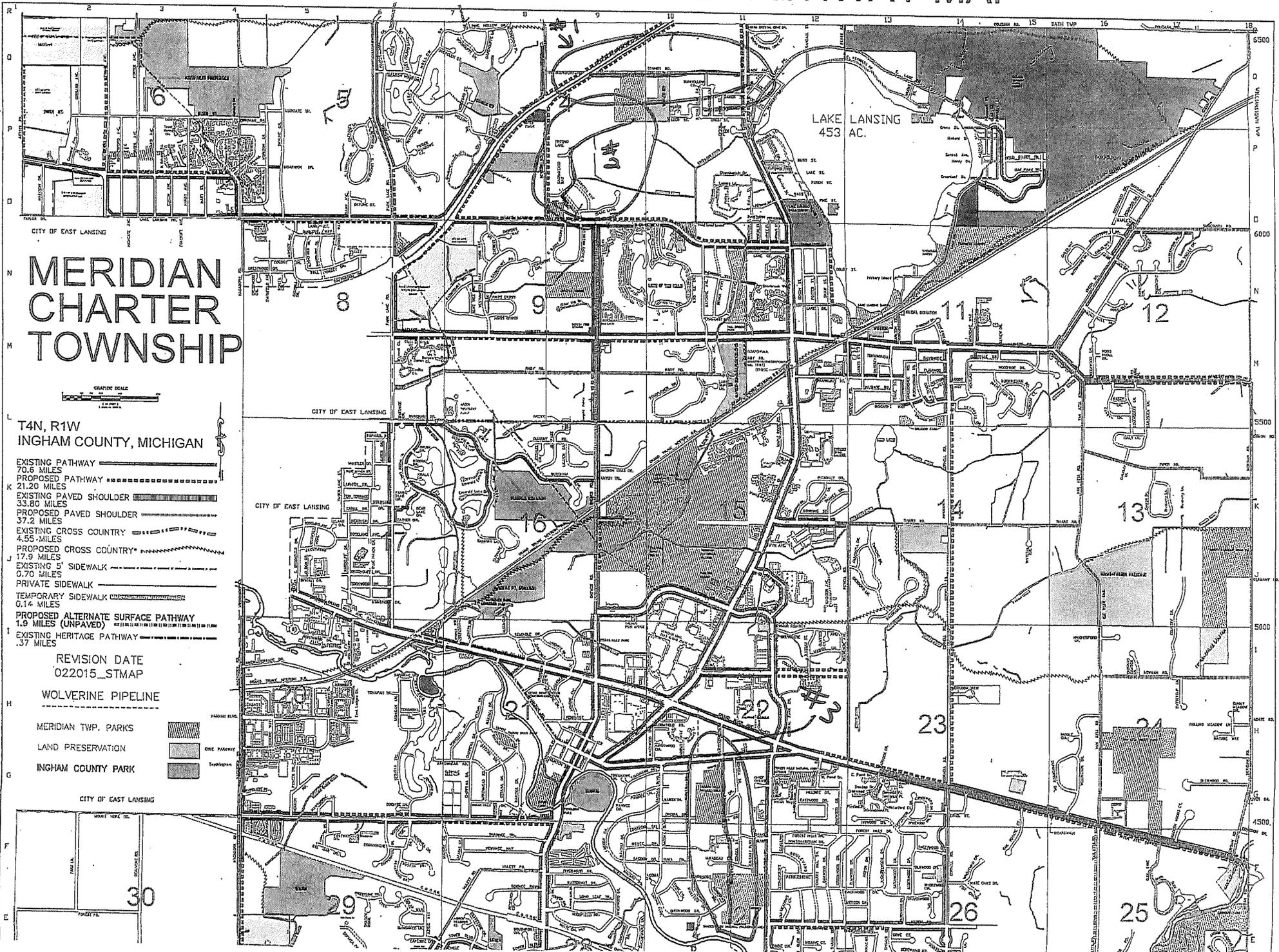
CHAIR WILSON MOVED, COMMISSION DESCHAIINE SECONDED, TO FORWARD THE FOLLOWING PATHWAY RECOMMENDATIONS TO THE ENGINEERING DEPARTMENT AND TO THE TOWNSHIP BOARD FOR INCLUSION ON THE MERIDIAN TOWNSHIP PEDESTRIAN-BICYCLE MASTER PLAN:

1. CHANGE DESIGNATION OF PAVED SHOULDER TO "OFF-ROAD PATHWAY" ON THE SOUTH SIDE OF TOWNER ROAD BETWEEN MARSH RD AND SAGANAW HWY
2. ADD CROSS-COUNTRY TRAIL CONNECTION BETWEEN NEWTON ROAD PARK AND TOWNER ROAD PARK THROUGH SEIRRA RIDGE SUBDIVISION;
3. ADD A CROSS-COUNTRY TRAIL THROUGH THE WESTERN PORTION OF SANDER FARM PRESERVED NATURAL AREA TO THE MSU DOBIE RESERVE.

Motion passed unanimously

cc: Township Board  
Attachment

# PEDESTRIAN BICYCLE PATHWAY MAP



## MERIDIAN CHARTER TOWNSHIP

T4N, R1W  
INGHAM COUNTY, MICHIGAN

- EXISTING PATHWAY 70.6 MILES
- PROPOSED PATHWAY 21.20 MILES
- EXISTING PAVED SHOULDER 33.80 MILES
- PROPOSED PAVED SHOULDER 37.2 MILES
- EXISTING CROSS COUNTRY 4.55 MILES
- PROPOSED CROSS COUNTRY 17.9 MILES
- EXISTING 5' SIDEWALK 0.70 MILES
- PRIVATE SIDEWALK
- TEMPORARY SIDEWALK 0.14 MILES
- PROPOSED ALTERNATE SURFACE PATHWAY 1.9 MILES (UNPAVED)
- EXISTING HERITAGE PATHWAY .37 MILES

REVISION DATE  
022015\_STMAP

WOLVERINE PIPELINE

- MERIDIAN TWP. PARKS
- LAND PRESERVATION
- INGHAM COUNTY PARK



CITY OF EAST LANSING

30

29

22

23

26

25

LAKE LANSING  
453 AC.

8

9

11

12

16

13

CITY OF EAST LANSING

CITY OF EAST LANSING

CITY OF EAST LANSING

CITY OF EAST LANSING

6500

6000

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5000

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**CHARTER TOWNSHIP OF MERIDIAN**

**MEMORANDUM**

**TO:** Derek Perry  
Asst. Township Manager/ Director of Public Works and Engineering

**FROM:** Meridian Township Planning Commission

**DATE:** April 20, 2016

**RE:** Pedestrian-Bicycle Pathway Master Plan Recommendations

At meetings on March 28, 2016 and April 11, 2016, the Planning Commission discussed the Meridian Township Pedestrian-Bicycle Master Plan and made the following suggestions related to the plan.

1. The Planning Commission fully supports the major focus on creation of a trail to link the MSU campus with Lake Lansing and the on-going efforts to fill in the pathway gap on the south side of Mount Hope Road near the intersection with Maumee Drive.
2. Following the rezoning of the property at 1998 Jolly Road, the Planning Commission supports township efforts to negotiate an easement that will permit construction of a section of the seven-foot pedestrian-bicycle pathway on the north side of Jolly Road to connect local neighborhoods safely with the nearby Hiawatha Elementary School and the commercial center developing at the intersection of Jolly Road and Okemos Road.
3. Construction of an optometry clinic on two parcels situated on the east side of Marsh Road just north of Haslett Road will leave two short sections of the pathway on the east side of Marsh Road incomplete. The Planning Commission recommends attempting to obtain easements from the property owners whose parcels flank the optometry clinic property so that the seven-foot pathway on the east side of Marsh Road can be completed.

The members of the Planning Commission wish to thank Township Chief Engineer Younes Ishraidi for coming to the April 11, 2016 Work Session and providing an excellent presentation on the current Pedestrian-Bicycle Master Plan and the upcoming projects to improve and extend the pathway system.

## CHARTER TOWNSHIP OF MERIDIAN

### MEMORANDUM

**TO:** Derek Perry, Director,  
Asst. Township Manager/Director of Public Works & Engineering

**FROM:** Meridian Township Environmental Commission

**DATE:** April 20, 2016

**RE:** Township Pedestrian-Bicycle Pathway Master Plan Update

The Environmental Commission reviewed the Township Pedestrian/Bicycle Pathway Master Plan at its April 6, 2016 regular meeting. Commissioners offer the following priorities:

- Future pathway project planning should include a careful assessment of environmental impacts before construction activities commence. This includes a review of rare or endangered species at the project site and an understanding of the natural communities that surround the area of impact.
- The needs of wildlife corridors, water bodies and preserved areas should be prioritized if impacted by a pathway project.
- Sidewalk gaps and increased local street connectors in the vicinity of Mt. Hope Road, Hagadorn Rd, and Okemos Rd should be addressed.
- An increase in local connections from the Interurban to nearby collector streets and sidewalks should be addressed.
- The Commission recommends signage improvements throughout the Township related to the pathway system. Both an increase in signage and improvements to existing signage will aid in wayfinding, and will improve the safety of drivers, pedestrians and cyclists using the various multi-use pathways or bike lanes.

**Derek Perry**

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**To:** Harmony Gmazel; Younes Ishraidi  
**Subject:** RE: Ped/Bike Plan Update: Comments from Environmental Commission

Harmony:

Thank you very much for the memorandum. We appreciate the input from the Environmental Commission in reference to the Pathway Master Plan. The great work that they perform for the Township is tremendously valued.

At the last Township Board meeting a public hearing was scheduled to present comments from the community for May 17, 2016. The information you provided will be presented by our team to the Board at that time for review and consideration for inclusion in the Master Plan. All are invited to attend and participate in the hearing, but please note that all communications will get passed to the Township Board at that meeting.

Thank you again for the communication and please let me know if you have any questions regarding the process or would like to add additional comments in the future.

Respectfully,

Derek

Derek N. Perry  
Assistant Township Manager  
Director of Public Works & Engineering  
Charter Township of Meridian  
P: (517) 853-4440  
F: (517) 853-4099



---

**From:** Harmony Gmazel  
**Sent:** Wednesday, April 27, 2016 1:38 PM  
**To:** Younes Ishraidi <ishraidi@meridian.mi.us>; Derek Perry <perry@meridian.mi.us>  
**Subject:** Ped/Bike Plan Update: Comments from Environmental Commission  
**Importance:** High

Hi Derek and Younes,

Please accept these comments for your Ped/Bike Plan Update from the Township Environmental Commission.

Please let me know if you have any questions

*Harmony*

**Harmony Gmazel, AICP**

Associate Planner, Meridian Charter Township

517-853-4568

5151 Marsh Rd. Okemos, MI 48864

Visit the Planning Division

## Derek Perry

---

**From:** Patricia Herring Jackson <jacksonp@comcast.net>  
**Sent:** Thursday, April 21, 2016 4:30 PM  
**To:** Derek Perry  
**Cc:** Patricia Jackson; John Scott-Craig  
**Subject:** Re: Draft of memo to Assistant Manager Perry regarding the Meridian Township Pedestrian-Bicycle Master Plan

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

I would like to add a consideration of a more pedestrian/ non-motorized vehicle friendly means of crossing (pathway?) of Grand River Avenue between Okemos Road and Marsh Road. Not at the ends but near or at the center of the block. This could possibly encourage those shopping in our C-2 district to park once, in the area's ample parking lots already available and shop both sides of the commercial core without moving the automobile. It could also encourage more walkable design and convenience, as we develop and redevelop even this, our commercial core.

I am not including this suggestion with the PC recommendation letter since the idea has only recently formed in my head and we thus was not discussed publicly at the Planning Commission when we were formulating our recommendations to you.

Thank you for the additional opportunity to include this suggestion in the process.

Pat Jackson

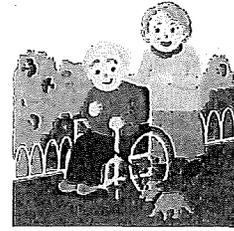
On Apr 20, 2016, at 8:50 PM, John Scott-Craig <[scottcra@msu.edu](mailto:scottcra@msu.edu)> wrote:

<Memo to Derek Perry on Pedestrian-Bicycle MP 4-20-16.docx>

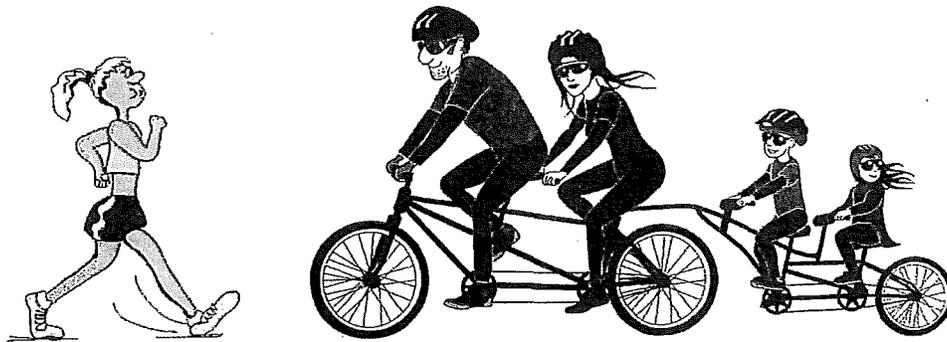
pat jackson  
[jacksonp@comcast.net](mailto:jacksonp@comcast.net)

"When you educate a girl everything changes!!"

# We Love Our Township Trails and Pathways!



If you do too, come join us to discuss their past, present and future with experts and decision makers.



The Friends of Meridian Pathways will meet in the Community Room at the new fire station, corner of Okemos Road and Central Park Place. The meeting will be from 6:30 to 8:30 on Thursday, April 7, and will include presentations from Derek Perry, Township Public Works and Engineering, and Julie Brixie, Township Treasurer. Topics will include planned expansion and maintenance of our pathway system, the new county millage, and the future of our own township millage.

**Draft 2**  
**Meeting Notes**  
**Friends of Meridian Pathways**  
**April 7, 2016**

- Bob Lovell convened the meeting and invited people to introduce themselves.
- About 35 people showed up
- Derek Perry, Assistant Township Manager/Director of Public Works & Engineering, Meridian Charter Township:
  - History:
    - Meridian's pathways started in 1970 when Township voters passed a grassroots effort called Proposal G Millage. Since then the millage has been renewed several times.
    - The current millage is .2774 which produces roughly \$440,000 for maintenance and new projects each year. It comes up for renewal this year (2016).
    - A 1994 pathways policy emphasized connectivity, safety, and design for a pleasant experience.
    - Ingham County residents in 2014 passed a separate millage for a county-wide trails network. Recently adopted spending plans prioritize major maintenance activity and projects that link existing trails. Governments must apply for funding of specific projects.
  - Scope of the Pathways system:
    - The Township has a population of roughly 40,000 and is 32 square miles
    - Current size of the system – 76 miles of pathway (71 miles concrete, 5 miles of asphalt) plus 33 miles of paved shoulders
    - Proposed expansion – 39 miles of pathway (21 miles concrete, 17 miles of asphalt) plus 37 miles of paved shoulders.
    - With completion of the program the Township will have approximately 185 miles of pathways and paved shoulders
  - New Construction and maintenance-- Mr. Perry
    - Gave a brief review of completed 2015 projects, featuring the “green arch bridge “at Okemos and Mt. Hope. This cost more than one year's millage proceeds, and so was financed by savings from prior years.
    - Highlighted these 2016 projects:
      - Close the gap on the south side of Mt. Hope Road

- Construct a natural pathway connector from Dobie Road and through MSU's Dobie Reserve to Sanders Farm Preserved Natural Area. The Township has recently received MSU's agreement for this project.
  - Pathway and bridge reconstruction using funds from the Ingham County trail millage
  - An expansion of the River Trail from Hagadorn to Park Lake Road:
    - ✓ Funding: Meridian Pathways millage, Ingham County Trails millage and the Michigan Dept. of Transportation (application pending)
    - ✓ The surface will probably be asphalt
    - ✓ This is the first stage of a three part project that would expand the trail to Lake Lansing Park South. Future pathway work may be in concert with Bath Township
- The Township is in the process of updating its Master Plan:
  - Tonight's meeting is part of the public comment process
  - A public hearing will be held on May 17
  - The Township Board hopes to adopt a new Master Plan on June 7
- The Township Parks Commission's input highlighted in three projects including ~~with two~~ paved pathways in parks and the Dobie Reserve natural pathway
- Treasurer Brixie explained that the pathway on the north side of Grand River (M43) opposite Playmakers suffers from major erosion
  - Since this is a state highway, the Michigan Department of Transportation is responsible for remedying the situation. The Township is working with MDOT on this problem. Currently the pathway is closed.
  - The north side of Grand River is the optimal route for the pathway since it has fewer curb cuts and intersections than the south side of Grand River
  - CATA's proposed BRT route is relevant:
    - Some stages of CATA's planning includes pedestrian oriented design features
    - If the BRT is funded, there may be the opportunity that CATA could contribute to the cost of re-building the pathway
- Questions for Director Perry:
  - There is concern about having adequate bike & pedestrian crossings if the BRT is built on Grand River. The current design will have such crossings at existing traffic lights plus three additional signalized crossings.

- The Dobie Reserve natural pathway will complement the Township's rapidly developing water trail and form the eastward extension of the River Trail to the Township boundary at Eastgate Park, following the course of the Wolverine pipeline. It could be eventually be constructed with Ingham County Trails funds
- There was a study of whether a bike lane on Mt Hope would have been preferable to a pathway. The pathway has more advantages.
- Trail Visions – We then broke into a map exercise in which people indicated their top three priorities. This information will be collated and analyzed. It will be used in the decision process for the Master Plan.
- Julie Brixie, Meridian Charter Township Treasurer--MSU's relationship with surrounding governments has changed; it has now adopted a regional outlook. For Meridian Township, this means a real partnership in making connections with pathways and trails.
- Renewal of the Pathway Millage:
  - The Township Board has to decide whether to have it on the ballot for the August 2 Primary or the November 8 General Election.
  - Past renewals have received overwhelming support. Township residents like their trails and pathways, especially parents of children who walk to school
  - Once the Township has decided on when to have the millage vote, the Facebook page will be used for strategizing. The Friends will likely call a planning meeting.
  - Possible actions:
    - Contacting schools
    - Word of mouth
    - Speaking to groups
- Q & A:
  - Is there a Township Policy for naming bridges, pathways, other features? Not really. In the past it has proved to be a hot potato.
  - Meridian Township can pay for bike lane signs on County roads such as Lake Lansing
  - This year the Township plans to install a rapid flash beacon at the Interurban Pathway/Okemos Road crossing.
  - Wayfinding measures (signs, etc.) are needed to publicize the gems of our system
- Andy Kilpatrick, Transportation Engineer for the City of Lansing, mentioned that the Lansing Walk/Bike Task Force has begun meeting again. He suggested

that it could be expanded into a broader coalition that could include groups such as the Friends of Meridian Township Pathways.

- Wrap-up—The Friends of Meridian Pathways will continue to be an informal group. Facebook will be the main means of discussion and communication. Public meetings will be held as the need arises.

To be presented to the Trustees, probably May 17:

The Friends of Meridian Pathways met on April 7<sup>th</sup>. We discussed ways to improve the pathways themselves, and we've reported on this activity separately. We also discussed better signage as a key way to expand awareness and use of the pathway system. As a way to begin, we ask the Township to install identifying signs on major roads crossing the Interurban Pathway (Park Lake Road, Okemos Road and Marsh Road) and to install wayfinding signs on the pathway itself indicating nearby destinations. The Interurban Pathway is a premier public asset, so it seems to be the most promising place to install the first of these signs, with other pathways to follow as soon as possible.

Friends of Meridian Pathways

Suggested Pathway System Enhancements

7-Apr-16

Between

Map Section 1s 2s 3s Scores

Repairs to Existing Pathways

Sidepath on east side of Marsh Road	Lake Drive	Haslett Road	10	1	0	0
Sidepath on north side of Grand River Avenue	Nakoma Drive	Montrose Avenue	21	0	1	0

Closing Gaps in Existing Pathways

Sidepath (boardwalk) on east side of Okemos Road	Gaylord Smith Drive	Central Park Drive	15	2	1	0
Sidepath on Mount Hope Road	Okemos Road	Maumee Drive	29	1	0	0
Sidepath on north side of Grand River Avenue	Powell Road	Cornell Road	23	0	1	0
Sidepath on north side of Lake Lansing Road	Okemos Road	Marsh Road	4	0	1	0
Sidepath on north side of Mount Hope Road	Comanche Drive	Hawthorne Lane	20	0	0	1
Sidepath on south side of Lake Lansing Road	Lac du Mont Drive	Bois Ile Drive	4	0	1	0
Sidepath on west side of Okemos Road	Raby Road	Power Station	9	0	0	1
Sidepath on west side of Okemos Road	Inter-urban Pathway	Banyon Trail	16	0	2	0

New Pathways

Off-road extension of River Trail 1	Hagadorn Road	Grand River Avenue	20	1	0	1
Off-road extension of River Trail 2	Grand River Avenue	Okemos Road	16	1	0	1
Off-road extension of River Trail 3	Marsh Road	Haslett Road	10	5	1	1
Off-road extension of River Trail 4	Carlton Road	Green Road	1	0	1	0
Off-road extension of River Trail 5	Dobie Road	Sander Farm Preserve	27	1	2	0
Off-road pathway	Van Atta Road	Meridian Road	13	0	1	0
Off-road pathway	Hanna Boulevard	Tonapah Trail	20	0	0	2
Off-road pathway	Cornell Road	Van Atta Road	23	0	1	0
Off-road pathway	Okemos Road	Cavalier Drive	33	1	0	0
Off-road pathway	Dobie Road	Van Atta Road	31	2	0	0
Sidepaths on Newman Road	Saginaw Highway	Lake Lansing Road	4	1	0	0
Sidepaths on Cornell Road	Grand River Avenue	Haslett Road	14	0	1	0
Sidepaths on Hulett Road	Okemos Road	Bennett Road	29	1	0	0

**MEMORANDUM**

**TO:** Township Board

**FROM:** Miriam Mattison  
Miriam Mattison, Finance Director

**DATE:** May 11, 2016

**RE:** **2015 Audit Report**

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Attached for the Board's approval is the 2015 Audited Financial Statements. An annual audit, required by state statute, of accounts, financial records, and transactions has been completed by the independent certified public accounting firm of Andrews Hooper Pavlik PLC. The firm was appointed by the Township through an open bid process in 2012.

The following motion is prepared for Board consideration:

**MOVE TO APPROVE THE 2015 AUDITED FINANCIAL STATEMENTS AS PRESENTED BY ANDREW HOOPER PAVLIK PLC.**

**Attachment:**

1. 2015 Audited Financial Statements

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Mark Kieselbach  
Director of Community Planning and Development

**DATE:** May 11, 2016

**RE:** Zoning Amendment #14010 (Township Board),

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Attached for the Board's approval is a resolution for final adoption of Zoning Amendment #14010 Medical Marihuana. As directed by the Board, the Clerk has had the proposed ordinance published as required

- Attachments:**
1. Resolution

**RESOLUTION TO APPROVE**

**Zoning Amendment #14010  
(Township Board)  
Final Adoption**

**RESOLUTION**

At the 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 17th day of May 2016, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Township Board initiated Zoning Amendment #14010 to establish definitions and standards for the medical use of marihuana; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on February 10, 2014, and recommended denial of the proposed zoning amendment at its regular meeting on September 28, 2015; and

WHEREAS, the Township Board, discussed the Planning Commission's recommendation and staff material forwarded under cover memorandum dated March 31, 2016; and

WHEREAS, the purpose of the proposed zoning amendment is not to exclude the use and handling of medical marihuana consistent with the Michigan Medical Marihuana Act (MMMA) MCL 333.26421 et seq, but to designate the specific locations for medical marihuana; and

WHEREAS, the proposed zoning amendment will place standards for a home occupation and establish a distance the medical marihuana caregiver grow and transfer facilities must be located away from public or private institution of learning which will lessen the potential impact to surrounding properties, and

WHEREAS, the Township Board believes regulations that regulate the location of medical marihuana is necessary for the health, safety and welfare of Township residents; and

WHEREAS, the Township Board introduced Zoning Amendment #14010 for publication and subsequent adoption on May 3, 2016.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2016-07, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article I by amending Section 86-2 and Section 86-5, Chapter 86, Article IV, Division 2 by adding Section 86-368 (b)(2) a.5 and amending Section 86-368 (b)(2) b.4, Chapter 86, Article IV, Division 3 by adding Section 86-403 (d)(5) and Section 86-404 (c)(15), and Chapter 86, Article IV, Division 4, by adding Section 86-435 (b)(4).

**RESOLUTION TO APPROVE  
ZA #14010 (Township Board)  
Page 2**

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17th day of May, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

ORDINANCE NO. 2016-07

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP  
OF MERIDIAN, INGHAM COUNTY, MICHIGAN,

CHAPTER 86, ARTICLE I IN GENERAL BY AMENDING SECTION 86-2 DEFINITIONS AND  
SECTION 86-5

AND

CHAPTER 86, ARTICLE IV, DIVISION 2 BY ADDING SECTION 86-368 (b)(2) a.5 AND  
SECTION 86-368 (b)(2) b.4

AND

CHAPTER 86, ARTICLE IV, DIVISION 3 BY ADDING SECTION 86-403 (d)(5) AND SECTION  
86-404 (c)(15)

AND

CHAPTER 86, ARTICLE IV, DIVISION 4, BY ADDING SECTION 86-435 (b)(4)

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Section 86-2 Article I In General. Section 86-2 entitled Definitions of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following definitions to reads as follows:

**Section 86-2 Definitions.**

Farm – Any parcel of land containing at least 10 acres which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within prescribed properties boundaries and the storage of farm equipment used. It excludes the keeping of fur-bearing animals, riding academies, livery or boarding stables, and dog kennels. The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana - the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility - a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected through the state registration system as permitted by the MMMA. The term "medical marihuana caregiver grow and transfer facility" does not include medical marihuana home occupations.

Michigan Medical Marihuana Act - Initiated Law 1 of 2008, being MCL 333.26421 et seq. ("MMMA").

Medical Use of Marihuana - the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA.

Medical Marihuana Home Occupation - one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver's dwelling. Also see "home occupation" and Section 86-368(b)(2).

Primary Caregiver - a person who is at least twenty-one (21) years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Qualifying Patient - a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

- B. Amendment to Section 86-5 Article I In General. Section 86-5 entitled Purpose of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following:

**Section 86-5 Purpose.**

(1) Through (10) remain as written.

The purpose of the Medical Marihuana regulations are to regulate the location, but not exclude the use and handling, of medical marihuana consistent with the Michigan Medical Marihuana Act, (MMMA) MCL 333.26421 et seq, by designating the specific locations for the medical use of marihuana. Under no circumstances is the use or handling of marihuana that is inconsistent with the Michigan Medical Marihuana Act permissible in the Charter Township of Meridian. In creating these regulations, the Charter Township of Meridian acknowledges that the majority of voters in Michigan have approved a law that finds and declares that medical research has discovered beneficial uses for marihuana in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions; that changing state law regarding the medical use of marihuana will have the practical effect of protecting from arrest the vast majority of seriously ill people who have a medical need for that use; and that, although federal law currently prohibits any use of marihuana except under very limited circumstances, states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.

- C. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368 (b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-368 (b)(2)a.5 to read as follows:

**Section 86-368(b)(2)a.**

a. remain as written

a.1 through a.4 remain as written

- a.5. Medical Marihuana home occupation, which consists of one primary caregiver who serves more than one, but not more than five (5), qualifying patient(s) in addition to themselves with the medical use of marihuana consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs.

- D. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368(b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-368 (b)(2)b.4 to read as follows:

**Section 86-368(b)(2)b. Home occupations shall satisfy the following conditions:**

(1) through (3) remain as written.

(4) Except for Medical Marihuana home occupations, which shall operate consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs, all activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.

(5) through (10) remain as written.

- E. Amendment to Section 86-403 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3. Section 86-403(d) entitled Permitted conditional uses of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-403(d)(5) to read as follows:

**Section 86-403(d). Permitted conditional uses.**

(1) – (4) remain as written.

(5) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- F. Amendment to Section 86-404 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3, Section 86-404(c) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-404(c)(15) to read as follows:

**Section 86-404(c) Uses permitted by right.**

(1) through (14) remain as written.

(15) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- G. Amendment to Section 86-435 Article IV, Division 4 Other Districts, Section 86-435(b) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-435(b)(4) to read as follows:

**Section 86-435(b). Uses permitted by right.**

(1) - (3) remain as written.

(4) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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 herewith 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 upon the expiration of seven days after publication.

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Elizabeth LeGoff, Township Supervisor

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Brett Dreyfus, CMMC, Township Clerk

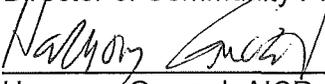
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Stephen O. Schultz, Township Attorney

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Mark Kieselbach  
Director of Community Planning and Development

  
Harmony Gmazel, AICP  
Associate Planner

**DATE:** May 11, 2016

**RE:** Essential Wetland Determination: Towner Road Park

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The essential wetland determination for Towner Road Park was discussed at the Township Board's May 3, 2016 meeting. The Township Environmental Consultant delineated a previously unmapped wetland approximately 0.43 acre in size on the site and recommended that the Township Board declare the wetland essential. A resolution consistent with the Township Wetland Consultant's recommendation has been provided for the Board's consideration.

**Attachments**

1. Resolution

**RESOLUTION TO APPROVE**

**Essential Wetland Determination  
Towner Road Park**

**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 17th day of May 2016, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Township Environmental Consultant delineated a previously unmapped wetland approximately 0.43 acre in size located at 2055 Towner Road; and

WHEREAS, the activities impacting the Township regulated wetland include the placement of fill and grading; and

WHEREAS, Section 22-156 of the Township Code of Ordinances requires the Township Board to determine whether a wetland less than two acres in size is essential to the preservation of the natural resources of the Township; and

WHEREAS, the Township Board, at its regular meeting held on May 3, 2016, reviewed staff material forwarded under cover memorandum dated April 27, 2016 and discussed the essential wetland determination; and

WHEREAS, the Township's Environmental Consultant found that the wetland met five of the ten essential wetland criteria by providing flood and stormwater control, wildlife habitat, the protection of subsurface water resources, watershed and groundwater supplies, and by providing pollution treatment and soil erosion control,

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Section 22-156 of the Township Code of Ordinances, hereby identifies Wetland A at Towner Road Park, located at 2055 Towner Road in Haslett as essential to the preservation of the natural resources of the Charter Township of Meridian.

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

**Resolution to Approve  
Essential Wetland Determination (Towner Rd Park)  
Page 2**

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

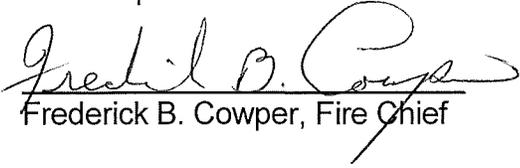
I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17th day of May 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**MEMORANDUM**

12. D

**TO:** Township Board

**FROM:**   
Frederick B. Cowper, Fire Chief

**DATE:** May 10, 2016

**RE:** **2015 Fire Prevention and Safety Grant Program**

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The Fire Department is proposing that Meridian Township participate in the Department of Homeland Security's 2015 Fire Prevention and Safety Grant Program. The Fire Department has been successful in past efforts to obtain funding and desires to continue those efforts. The proposal includes funding for a door-to-door smoke detector installation program geared towards senior citizens and hearing impaired residents. Additionally, the proposal includes funding for fire inspection software and computer hardware to provide building data to personnel in the field.

The total cost of this grant request is \$41,300.00. The Meridian Township share would be 5% (\$2,065.00). We are proposing to fund the \$2,065.00 from the 2016 general fund.

The following motion is prepared for Board consideration:

**MOVE TO AUTHORIZE THE FIRE DEPARTMENT TO APPLY FOR AND ACCEPT A FIRE PREVENTION AND SAFETY GRANT THROUGH THE DEPARTMENT OF HOMELAND SECURITY IN THE AMOUNT OF \$41,300.00 WITH THE TOWNSHIP'S 5% SHARE BEING \$2,065.00 COMING FROM THE 2016 GENERAL FUND.**

# MEMORANDUM

# 13 - A

TO: Township Board

FROM: Mark Kieselbach  
Mark Kieselbach  
Director of Community Planning and Development

Gail Oranchak  
Gail Oranchak, AICP  
Principal Planner

DATE: May 11, 2016

RE: Special Use Permit #16051 (New Hope Church), request to construct a church which is greater than 25,000 square feet in gross floor area.

---

New Hope Church has requested a special use permit to construct an approximate 42,000 square foot church located at the northeast corner of Saginaw Highway (I-69 BR) and Newton Road, currently addressed as 6322 Newton Road. The site plan shows the proposed church will contain 805 seats in the auditorium, along with associated Sunday school classrooms, meeting rooms, and offices. Although future additions are shown the current request only applies to the 42,000 square foot building and associated parking. The approximate 13.51 acre site is currently undeveloped and is comprised of five parcels which are zoned C-2. Churches are a use permitted by right in the C-2 zoning district thus the request is to permit a building greater than 25,000 square feet in size.

The Planning Commission held the public hearing for Special Use Permit #16051 on April 11, 2016 and voted 9-0 to recommend approval for a building greater than 25,000 square feet on April 25, 2016. The reasons cited by the Planning Commission in its recommendation for approval of a building greater than 25,000 square feet were:

1. The structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site.
2. The surrounding road system has sufficient capacity to absorb the additional traffic projected to result from the church.
3. The approximately 13.51 acre site, exceeds the minimum lot area and minimum lot width requirements of the C-2 (Commercial) district.
4. The proposed building meets the required setbacks for the C-2 (Commercial) district,
5. The proposed site is approximately 34.42 percent impervious and the maximum impervious surface coverage for a commercial zoned site is 70 percent.

**SUP #16051 (New Hope Church)**

**Township Board (5/11/16)**

**Page 2**

6. The proposed development will be served by public water and sanitary sewer.

Copies of the staff memorandums dated April 8, 2016 and April 22, 2016 and minutes of the Planning Commission's April 11, 2016 (approved) and April 25, 2016 (draft) meetings are attached.

**Township Board Options**

The Township Board may approve, approve with conditions or deny the request for a building greater than 25,000 square feet in gross floor area. A resolution will be provided for consideration at a future meeting.

**Attachments**

1. Staff memorandums dated April 8, 2016 and April 22, 2016
2. Planning Commission minutes dated April 11, 2016 (public hearing) and April 25, 2016 (decision)
3. Site Plans dated March 18, 2016
4. Floor Plans and Building Elevations

**Special Use Permit #16051  
(New Hope Church)  
April 8, 2016**

**APPLICANT:** New Hope Church  
1340 Haslett Road  
Haslett, MI 48840

**STATUS OF APPLICANT:** Option to Purchase

**REQUEST:** Special use permit for size of building

**CURRENT ZONING:** C-2 (Commercial)

**LOCATION:** Southeast corner of Saginaw Highway and Newton Road  
(6322 Newton Road)

**AREA OF SUBJECT SITE:** 13.51 acres

**EXISTING LAND USE:** Undeveloped

**FUTURE LAND USE:** Commercial and Residential 3.5 -5.0 DU/A

**EXISTING LAND USES  
IN AREA:** North: Residential  
South: Undeveloped  
East: Commercial  
West: Vacant (former cinema site)

**CURRENT ZONING IN AREA:** North: RR (Rural Residential)  
South: C-2 (Commercial)  
East: C-2 (Commercial)  
West: RD (Multiple Family, Low Density)

**FUTURE LAND USE MAP:** North: Commercial, Residential 1.25-3.5 DU/A,  
& Residential 3.5 -5.0 DU/A  
South: Residential 1.25-3.5 DU/A  
East: Residential 1.25-3.5 DU/A  
West: Residential 8.0-14.0 DU/A

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM

  
Martha K. Wyatt  
Associate Planner/Landscape Architect

DATE: April 8, 2016

RE: Special Use Permit #16051 (New Hope Church), request to construct a church which is greater than 25,000 square feet in gross floor area.

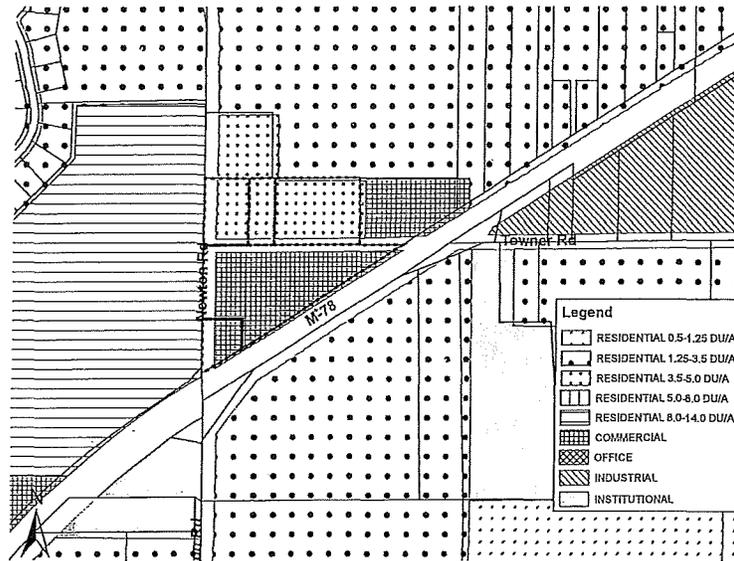
New Hope Church has requested a special use permit to construct an approximate 42,000 square foot church located at the northeast corner of Saginaw Highway (I-69 BR) and Newton Road, currently addressed as 6322 Newton Road. Currently New Hope Church is located at 1340 Haslett Road. The proposed church will contain 805 seats in the auditorium, along with associated Sunday school classrooms, meeting rooms, and offices. The approximate 13.51 acre site is currently undeveloped and is comprised of five parcels which are zoned C-2. The site is located in Section 4 of the Township. The plan also show future additions to the building and expansion of the parking area, however the current request only includes the building footprint (42,000 square feet) and parking areas as shown on the plans.

A church is a permitted use by right in the C-2 zoning district. A special use permit is required for any building or group of buildings totaling more than 25,000 square feet in gross floor area located on a lot, per Section 86-404(e)(9). The Planning Commission will make a recommendation to the Township Board regarding the special use permit for a structure greater than 25,000 square feet in gross floor area.

**Master Plan**

The 2005 Master Plan designates the subject property in the Commercial category.

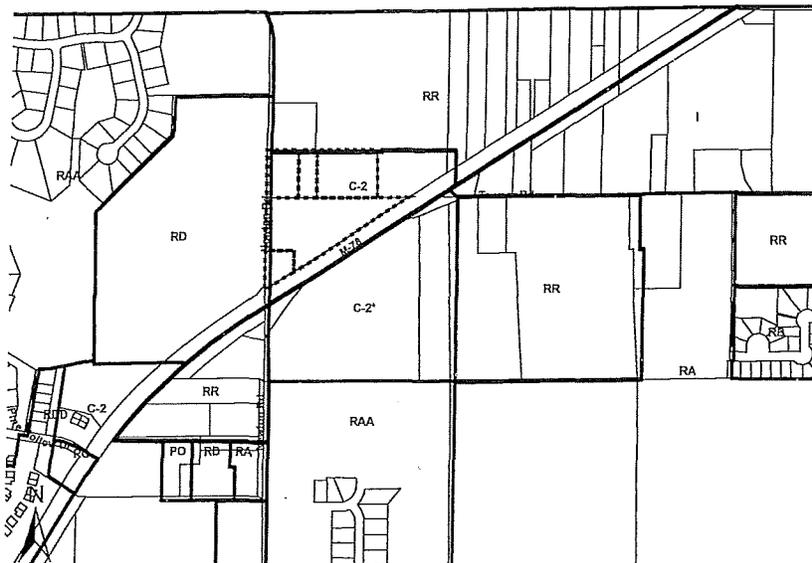
### FUTURE LAND USE MAP



### Zoning

The subject site consists of five parcels zoned C-2 (Commercial). The C-2 zoning district requires a minimum lot area of 4,000 square feet and 100 feet of lot width. Upon the properties being combined, the site will have approximately 1,200 feet of frontage along Saginaw Highway and 900 feet along Newton Road. The lot area of 13.51 acres complies with C-2 zoning area requirement.

### ZONING MAP



### **Physical Features**

The overall site consists of five properties. Three of the properties are located along the vacated portion of Towner Road. Two of those properties (addressed as 2246 and 2224 Newman Road) currently contain single family homes which are unoccupied, plus accessory buildings. The applicant intends to raze those buildings. The previously existing single family home on the third property has been razed from the site at some point in the past. The fourth and fifth parcels at (addressed as 6322 Newton Road) had at one time contained a truck stop/restaurant facility and gas station (between 1941 to 1950) at the corner of Newton Road and Saginaw Highway. All buildings were removed years ago.

The site is generally flat, rising from the southwest to the highest elevation of 875 feet above mean sea level in the middle of the site and then sloping towards a wetland in the northwest corner of the site to an elevation of 864 feet above mean sea level. Vegetation on the site includes lawn and some mature trees. A soil pile is located near the existing eastern driveway on Saginaw Highway. As this site has been previously developed, a natural features assessment was not required; however the applicant intends to preserve several mature trees along the frontage on Newton Road. There is no floodplain present on or around the property.

### **Wetlands**

The Township Wetland Map indicates the presence of wetlands on the subject site. In February of 2016 the applicant's consultant Marx Wetlands, LLC investigated the wetlands to determine location and regulatory status, finding three wetlands present. Following is a summary of the findings from the applicant's wetland delineation report.

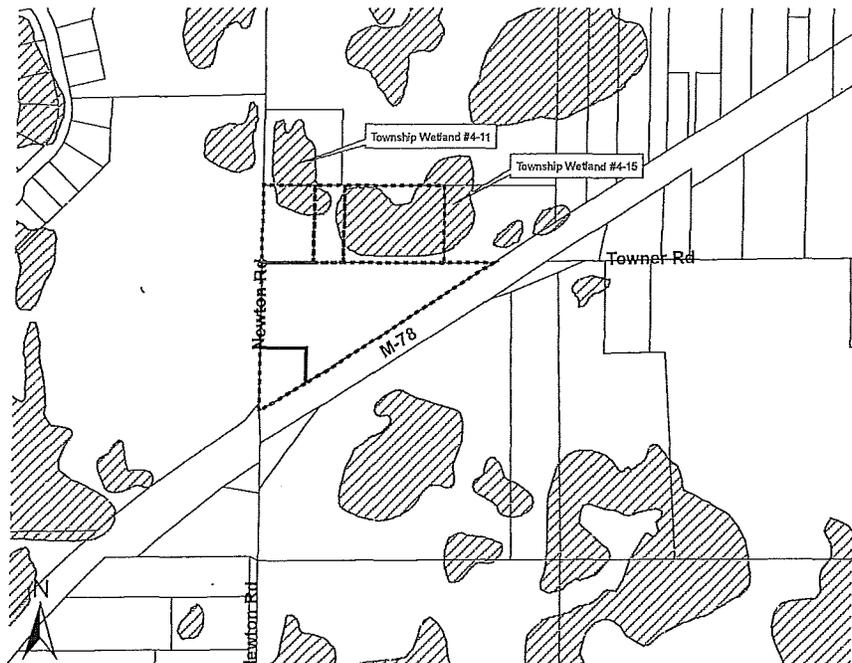
The first wetland (labeled as Wetland A on the site plans and Township Wetland #4-11) is approximately 0.34 acres in size for the area located in the northwest corner of the subject site. The wetland extends off-site and is approximately 1.84 acres in total size per the Township wetland map. Wetland A is regulated by the Township and most likely by the Michigan Department of Environmental Quality (MDEQ) as it is within 500 feet of nearby ponds. The second wetland (labeled as Wetland B on the site plans and Township Wetland #4-15) is located in the northeast corner of the site and is approximately 1.47 acres in size for the area located on the subject site. Wetland B also extends off-site and is approximately 3.56 acres per the Township wetland map. Wetland B is also regulated by the Township and MDEQ due to its proximity to the off-site pond. The third wetland identified (Wetland C) is located in the southeast part of the site along Saginaw Highway and consist of a shallow swale, approximately 0.04 acres in size. Wetland C is not on the Township wetland map and is not regulated as it is less than 0.25 acres in size and is not contiguous with any other water body, based on the wetland delineation plan from Marx Wetlands, LLC.

The Township's environmental consultant completed a wetland review of the site on March 29, 2016 evaluating the regulatory status of wetlands and wetland boundaries as determined by Marx Wetlands, LLC. The Township's wetland consultant concurred with the determination of regulatory status of the wetlands, but did recommend changes to the wetland boundaries.

The Township's environmental consultant was observed a fourth wetland on the site which was not delineated by Marx Wetlands, LLC. It is generally located south of Wetland B in the area designated as "Future Parking" and "Future Addition" on the site plans for the proposed church. Per the Township's environmental consultant the fourth wetland appears to be hydrologically connected to Wetland B via a metal culvert pipe under the abandoned Towner Road. It is the opinion of the Township's environmental consultant a delineation of the fourth wetland should be done in the growing season to determine its size and regulatory status.

Based on the information presented at this time, the site plans for the current request do not indicate work in Wetland A or B, such as stormwater drainage or fill, nor is work proposed in the associated 40-foot structure and grading setbacks associated with the regulated wetlands (Wetland A and B), although a grading plan was not provided. Revisions to the plans may be required after the delineation of the fourth wetland is completed and verified by the Township's environmental consultant. Future parking and building additions would be reviewed under a separate application submittal.

**WETLAND MAP**



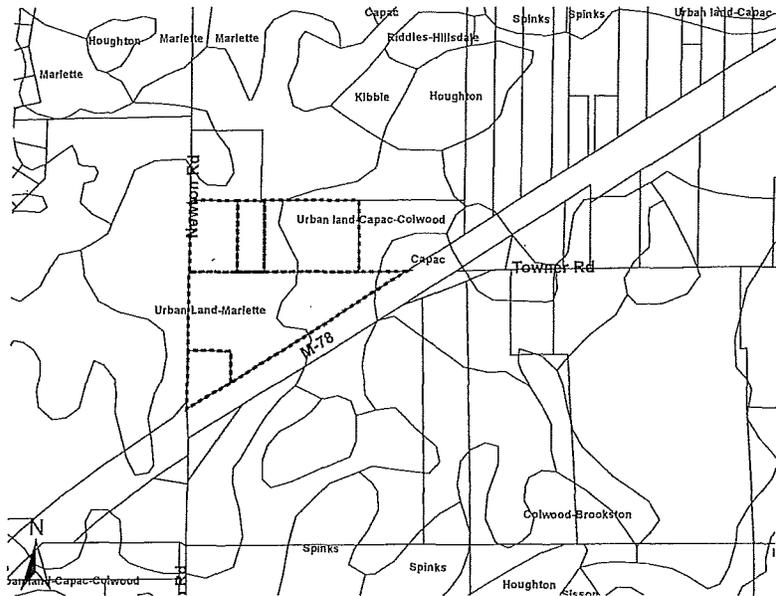
*Soils*

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
CaA (Capac)	Wetness
Co (Colwood-Brookston)	Ponding
Mab/MaC (Marlette)	Slope

Source: Soil Survey of Ingham County, Michigan. 1992.

### SOILS MAP

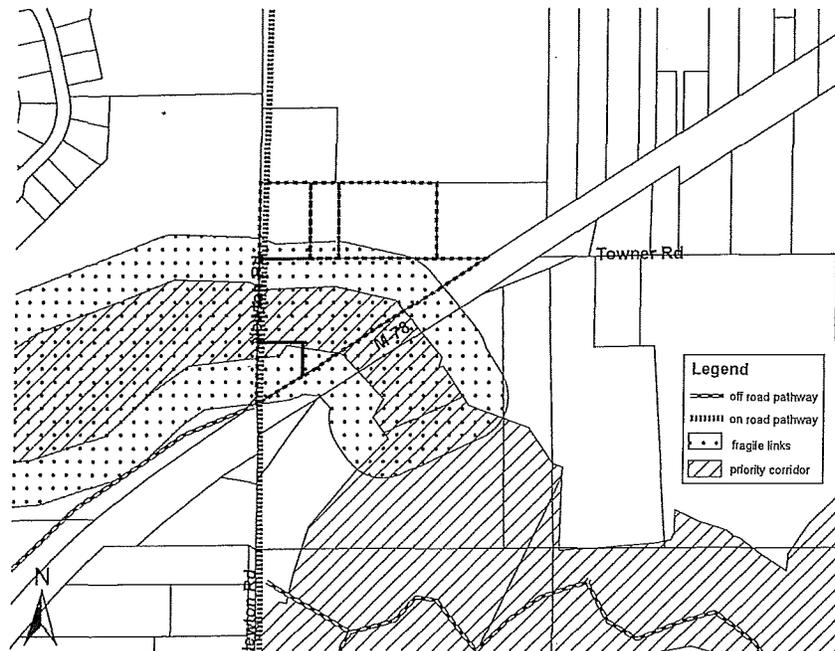


### ***Greenspace Plan***

The Township's Greenspace Plan indicates a priority conservation corridor and fragile link covering the portion of the site located primarily south of vacated Towner Road. Both on and off-road pathways generally border the site. The Greenspace Plan Map, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide when assessing potential impacts of development projects. In this case the priority conservation corridor and fragile link do not indicate a location of wetlands, floodplains, or other significant natural features but serves as a connection between wetland areas located west of Newton Road, and south of Saginaw Highway.

An on-road pathway is shown on Newton Road which could include a bike lane or sidewalk on or adjacent to the roadway. An off-road pathway is shown on Saginaw Highway, west of the subject site.

### GREENSPACE MAP



#### ***Other site issues***

As noted previously a truck stop/restaurant facility was located on the site at the southwest corner of the site, including a gas station operating from 1941 to 1950. A development plan for the site, a proposed mixed use planned unit development (MUPUD #08014), was submitted by a different company and was reviewed by the Township in 2007 and 2008. As part of that project a Phase I and Phase II Environmental Site Analysis (ESA) were conducted in 2007 by AKT Peerless for contamination related to the former uses on the site. The mixed use project was approved by the Township Board on March 4, 2008. In 2008 the former applicant/ property owner had applied for and received approval of a brownfield plan from the Ingham County Brownfield Redevelopment Authority (BRA). The Township Board approved the brownfield plan in December 2007. The project did not progress to the construction phase and the brownfield plan and funds have expired.

During the 2007 site analysis by AKT Peerless, no underground storage tanks (USTs) were discovered near the location of the former gas station. Also the soil and groundwater samples showed no detectable concentrations above the MDEQ's Part 201 Generic Residential Cleanup Criteria or applicable MDEQ Target Detection Limits (TDLs). This is the location where the proposed detention area is shown for the current church project.

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A Phase I ESA was conducted in March 2016 by AKT Peerless for the New Hope Church project. A summary of the findings was provided by the applicant. AKT Peerless identified the presence of a petroleum product (1, 2, 4-trimethylbenzene) in shallow soil beneath the central portion of the site as well as lead in groundwater in the west-central portion of the site.

AKT Peerless concluded the contamination is not migrating elsewhere and there are no known unacceptable exposure risks at the property that cannot be managed through reasonable precautions that will be part of a Due Care Compliance Plan that is to be developed by AKT Peerless for the site remediation. The MDEQ will be the governing agency that will monitor the plan and clean-up.

### **Streets and Traffic**

Saginaw Highway is a four lane divided highway, without curb and gutter, classified as a Principal Arterial in the 2005 Master Plan. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 55 miles per hour in the project area. A traffic count taken in 2014 by MDOT on Saginaw Highway, 100 feet northeast of Lake Lansing Road (approximately 3,800 feet southwest of the subject site), indicates an average of approximately 13,900 vehicles traveling both northeast and southwest in a 24 hour period.

Newton Road is a two lane paved road, without curb and gutter, classified as a Local Road in the 2005 Master Plan. The posted speed is 45 miles per hour and Newton Road is under the jurisdiction of the Ingham County Road Department (ICRD). A traffic count taken in 2008 by the ICRD on Newton Road, north of Saginaw Highway and south of vacated Towner Road, indicates an average of 1,734 total vehicles traveled that stretch of road in a 24 hour period.

In August of 2007, the Board of Ingham County Road Commissioners approved the abandonment of Towner Road in the area of the subject site. Towner Road had bisected the site, connecting Saginaw Highway to Newton Road. Towner Road is no longer open for vehicular traffic and will not be utilized in the proposed project as a road.

Two proposed driveways provide access to the subject site from Newton Road. A third access driveway is located on Saginaw Highway which is designed to have one (1) right-in and right-out only.

The applicant's consultant, Traffic Engineering Associates, Inc. (TEA), has provided a Traffic Impact Study, dated March 2016 for the proposed project using rates for Church (Land Use Code 560) as the land use type from the ITE Trip Generation Manual, 9th Edition. The study is based on the current project proposal and not future additions to the church building.

TEA conducted vehicle counts during the midweek, of a non-holiday week in the month of February, 2016 and also during a non-holiday Sunday morning of the intersection of Saginaw Highway and Newton Road. The weekday A.M. and P.M. peak hours of existing traffic on the adjoining road system are 7:15-8:15 A.M. and 4:45-5:45 P.M. respectively. The Sunday morning peak hour time is 11:30 A.M.-12:30 P.M.

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Based on the traffic study the proposed church will generate 22 vehicle trips in the weekday A.M. peak hour (7:15-8:15 A.M.), 22 vehicle-trips in the weekday P.M. peak hour (4:45-5:45 P.M.), with a weekday total volume of 364 trips. The Sunday peak hour traffic will generate 461 vehicle trips. The existing level of service (LOS) at the studied intersection operates at a good level of service (LOS C).

The applicant's traffic consultant offered the following conclusions and recommendations:

- Traffic issues to the existing public streets are not anticipated with additional traffic associated with the proposed church.
- The level of service (LOS) at the studied intersection for future traffic conditions is expected to operate at a good level of service (LOS C) during both the weekday A.M. and P.M. peak hours and the Sunday peak hour.
- The Ingham County Road Department should consider a northbound, right-turn taper at both of the site driveways on Newton Road.
- Consideration should be given to the construction of an exclusive right turn lane on Saginaw Highway at the proposed new entrance drive.

The TEA Traffic Impact study was forwarded to the Township's traffic consultant who noted concerns with the existing intersection of Saginaw Highway and Newton Road and conflicting left turns for both northbound and southbound traffic on Newton Road. The Township's traffic consultant suggested prohibiting left turns on eastbound Saginaw Highway and provide a one-way crossover at the proposed church entrance on eastbound Saginaw Highway. Since the time when the plans were submitted, MDOT has noted to staff a new crossover is proposed in the median of Saginaw Highway, east of the proposed driveway. The driveway is to be moved approximately 85 feet closer to Newton Road and the new crossover is approximately 120 feet easterly towards the City Limits Bowling facility at 2120 Saginaw Highway. The design has not been finalized at this time. MDOT makes the final decision relative to required improvements.

The plans and the Traffic Impact Study were sent to the Ingham County Road Department (ICRD), which has jurisdiction on Newton Road. The locations of the two proposed driveways are acceptable to the ICRD subject to their review and approval. The ICRD noted improvements to roadside drainage on the east side of Newton Road should be discussed as part of this project.

The Township's Pedestrian and Bicycle Master Plan is currently in the process of being updated including the recommendation to increase the width of the pedestrian/bicycle pathway along north side of Saginaw Highway from seven feet to ten feet wide. The submitted plans show a seven foot wide pedestrian/bicycle pathway along the frontage of the site on Saginaw Highway. A five foot wide sidewalk is shown along the frontage of the site on Newton Road, in the street right-of-way. The current version of the Township's Pedestrian and Bicycle Master Plan shows a paved shoulder along the east side of Newton Road. Further discussion will occur during site plan review as to the final plans for the pathway, paved shoulder, and sidewalks associated with the site.

### **Utilities**

Public water and sanitary sewer services are available to serve the site. The final design of the utility plans will be addressed during site plan review. Stormwater plans include the construction of an on-site detention area in the southwest corner of the site, which will outlet to an existing storm drain in the right-of-way of Saginaw Highway, which is under the jurisdiction of MDOT.

### **Staff Analysis**

The applicant is requesting a special use permit to construct a building which is greater than 25,000 square feet in area. A special use permit is evaluated using the nine general special use permit criteria listed in Section 86-126 of the Code of Ordinances.

The plans show an approximate 42,000 square foot building with two future additions to the building, as well as additional parking. The current request does not include the future build-out phase. If the project is approved future additions will require an amendment to the original special use permit.

Weekend worship services are at 6:00 P.M. Saturday with approximately 120 attendees, and Sunday at 9:15 A.M. and 11:00 A.M. with approximately 450 or so in attendance between the two services. Additional activities include youth group meetings on Sunday night and various bible study groups and ministry training Monday through Thursday (daytime and evening hours). The office hours for the church is 8 A.M. to 5 P.M., Monday through Thursday and with generally three to six staff members at the church at any one time. Four full time and twelve part time staff people work at the church.

Neither daycare programs nor a school are proposed for the church at this time. Should either of those be proposed in the future an amendment to Special Use Permit #16051 would be required.

The main entrances to the building are provided on the west and south sides of the building, which includes a drop-off lane and canopy on the south side of the building. A service drive is located on the north side of the building which provides access to a screened dumpster. Parking is provided on the west and south sides of the building. Parking is required in the amount of one parking space per every five seats or one parking space per ten feet of pew length. The auditorium has 805 seats thus 161 parking spaces are required. The plan shows 208 parking spaces. The applicant has provided a parking analysis regarding parking needs for the proposed church.

Bicycle parking is required at a rate of one bicycle parking space per ten motor vehicle parking spaces. Eleven bicycle racks (or 22 bicycle parking spaces) are required and six bicycle racks are provided on the west side of the building. Five additional bicycle racks will be added to the plans during site plan review.

The maximum allowed building height in the C-2 district is 35 feet and the proposed height of the building is 35 feet. The building materials include stacked stone and grey 20 gauge metal siding with a Kynar finish (protective resin product). The metal siding runs both horizontally and vertically.

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The siding and stacked stone are used on the south and west elevations, equating to approximately 25% stacked stone and 75% metal siding, exclusive of the windows on each elevation. The building materials on the north and east elevations are comprised of 100% metal siding (exclusive of the windows). The review criteria for a special use permit states the project should be designed and constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general area. The Planning Commission should review the proposed building materials for consistency with this criterion.

A five foot wide sidewalk is proposed along the east side of Newton Road as noted previously. Five foot wide sidewalks are provided internally and connect to the pathway along Saginaw Highway near the entrance drive on Saginaw Highway. As mentioned previously, a seven foot wide pedestrian/bicycle pathway is required along the frontage of the site on Saginaw Highway, which is shown on the plans.

The maximum allowed impervious coverage is 70% and the proposed impervious surface area is 34.42% which does not include the future expansion of the building or parking areas.

The required front yard setback for the building is 100 feet from the centerline of the westbound lane of Saginaw Highway. For Newton Road the required setback is 25 feet from the street right-of-way of Newton Road. The side yard setback is 15 feet on the east. The rear yard setback for the building and any parking areas or drive aisles is 100 feet, or 60 feet with additional landscaping, where adjacent to residential zoning (north property line of the subject site). The building and parking/drive aisles meets all the required setbacks.

A 20 foot wide landscaped buffer is required along the parking areas located on Newton Road and Saginaw Highway and the plan complies. Where adjacent to the same or other nonresidential zoning the required parking setback is 15 feet, which the plan meets on the east side of the site.

A landscape plan has been provided. A more detailed review will occur during site plan review. Landscaping requirements are outlined in Section 86-473 and Section 86-758 of the Code of Ordinances. Site lighting must comply with the Township's Lighting Ordinance, Chapter 38-171, of the Code of Ordinances. Site lighting will be evaluated during site plan review.

Comments from the Township's Development Review Committee have been incorporated into this memorandum.

The Planning Commission should take into consideration issues related to the church use, including hours of operation, number of employees, lighting, and noise. The Planning Commission may place appropriate conditions on an approval to address these topics.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions or denial of the special use permit for building size to the Township Board. A resolution will be provided for a future meeting.

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**Attachments**

1. Special Use Permit Application and Attachments
2. Special Use Permit Standards (Section 86-126)
3. Site Plans dated March 18, 2016
4. Floor Plans and Building Elevations

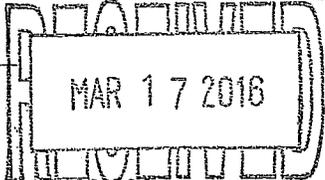
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CHARTER TOWNSHIP OF MERIDIA  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

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 New Hope Church  
Address of Applicant 1340 Haslett Road, Haslett, MI 48840  
Telephone - Work (517) 339-9000 Home (517) 896-2119 Fax (517) 339-7774 Email gary@newhopehaslett.com  
Interest in property (circle one):      Owner      Tenant      Option      Other: Purchaser  
(Please attach a list of all persons with an ownership interest in the property.)  
Owner: Shaw's on Newton, LLC; Contact Person: Doug Austin, (517) 377-0838
- B. Site address / location / parcel number Northeast corner of Saginaw Hwy (M-78) and Newton Rd.  
Legal description (please attach if necessary) See attached  
Current zoning C-2  
Use for which permit is requested / project name Construction of new church facility  
Corresponding ordinance number § 86-658
- C. Developer (if different than applicant) Wieland  
Address 4162 English Oak Dr, Lansing, MI 48911  
Telephone - Work (517) 372-8650 Home \_\_\_\_\_ Fax (517) 372-8961
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name KEBS, Inc.  
Address 2116 Haslett Road, Haslett, MI 48840  
Telephone - Work (517) 339-1014 Home \_\_\_\_\_ Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 13.51 acres Net \_\_\_\_\_
- F. Explain the project and development phases:  
  
This project will include the construction of a church building of approximately 42,000 square feet, for use in weekend worship services, children's and youth ministry activities, and weekday and evening adult Christian education and ministry opportunities. Worship space seating capacity will be 900 and 296 parking spaces are provided for in the plan.
- G. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
Proposed: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage:      existing buildings \_\_\_\_\_ proposed buildings 42,000 sq. ft.  
Usable Floor area:    existing buildings \_\_\_\_\_ 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: Approximately 10 employees and 800 weekend attendees

J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

K. If Multiple Housing:  
 Total acres of property \_\_\_\_\_  
 Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_  
 Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_  
 Total dwelling units \_\_\_\_\_  
 Dwelling unit mix: Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of townhouses: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of garden style apartments: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of other dwellings: for Rent \_\_\_\_\_ Condo \_\_\_\_\_

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.

c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

**Part II**

**SUP REQUEST STANDARDS  
Township Code of Ordinances, Section 86-126**

**Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.**

- (1) The project is consistent with the intent and purposes of this chapter.

This project is consistent with the intent and purpose of the applicable township ordinance. A church building with a gross floor area over 25,000 square feet is a use permitted by right in a C-2 Commercial district as a special use under. [§86-404 (c)(4)]

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

This church construction project is consistent with the "institutional land use" provisions of the Master Plan, as articulated in Chapter 10: *Future Land Use*. The location of the church will serve the rapidly growing population centers adjacent to the Saginaw Highway (M-78) corridor.

- (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.

This church building is designed to be aesthetically appealing in a manner that complements existing and future commercial and residential development in the area. The plan also addresses Master Plan Goal 6 by supporting a "Multi-Modal Transportation Network" through the extension of the Pedestrian/Bicycle Pathway linkage along the project's Saginaw Highway (M-78) frontage, in addition to a new sidewalk along the Newton Road frontage.

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

This project will not adversely affect or be hazardous to the existing nearby commercial and residential properties. Because of the nature of church operations and the location of this project, any additional vehicular traffic will occur during weekends and other off-peak times.

- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.

The combination of the aesthetic appeal of this church facility and surrounding green space, as well as the influx of new customers for nearby commercial establishments, will only enhance the property values and economic welfare of the surrounding property owners.

- (6) The project is adequately served by public facilities, such as existing roads, schools, storm water 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 church will be served by public road access from Saginaw Highway (M-78) and Newton Road. Storm water drainage will be handled by catch basins in the parking area which will drain to a storm water detention pond in the southwest corner of the property and into an 18" MDOT drain along M-78. Access is provided for public safety agencies and pathways will provide ready access to neighborhoods, commercial establishments and recreation.

(7) The project is adequately served by public sanitation facilities it is 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 long term needs of the proposed project.

This project will be adequately served by existing public water and sewer facilities readily accessible to the property at the intersection of Newton Road and the M-78 right of way, as detailed in the attached engineering plan.

(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.

Any increase in traffic volume will occur during off-peak hours on weekends when normal work week traffic is not a factor. This facility will not produce excessive 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.

This church facility will not have a substantial adverse impact on the natural resources of the township. Wetlands have been delineated and have been taken into consideration in the plans developed for this project and in the natural features assessment included with this application. Great care has been taken not to disturb or discharge storm drainage directly into existing wetlands and to conserve wetlands and other water retention areas. There are no lakes, rivers, streams, or major forests on this property.

**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

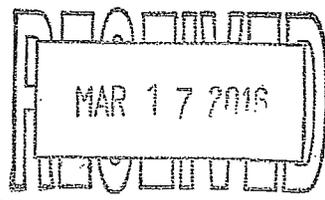
Gary M Post  
Signature of Applicant

3/10/16  
Date

Gary M. Post  
Type/Print Name

Fee: \$1,066.00

Received by/Date: E. Ormrod 3/17/16

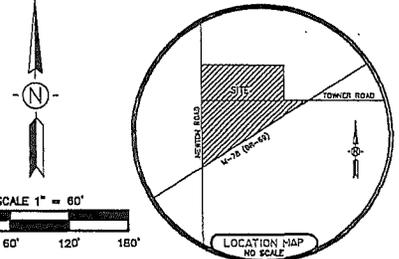


# S.U.P. PLAN FOR: New Hope Church of Haslett

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**CLIENT:**  
NEW HOPE CHURCH OF HASLETT  
1340 HASLETT RD.  
HASLETT, MI. 48849  
PH: (517) 338-0000  
CIVIL POST

**ENGINEER/SURVEYOR:**  
KEBS, INC.  
3116 HASLETT RD.  
HASLETT, MI. 48849  
PH: (517) 338-1014  
FAX: (517) 338-0047



**LEGAL DESCRIPTION**  
A parcel of land in the Northeast 1/4 of Section 4, T4N, R1E, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as Commencing at the North 1/4 corner of said Section 4; thence S27°17'17" along the North-South 1/4 line of said Section 4 a distance of 862.02 feet to the Northeast corner of the South 1/2 corner of the Northeast 1/4 of said Northeast 1/4 of said Section 4 as described; thence S89°49'04" along the North line of the South 1/2 corner of the Northeast 1/4 of said Northeast 1/4 of said Section 4 a distance of 112.80 feet to the South line of the Northeast 1/4 of said Northeast 1/4 of said Section 4 as described; thence S89°49'04" along the North line of the Northeast 1/4 of said Northeast 1/4 of said Section 4 a distance of 112.80 feet to the North-South 1/4 line of the Northeast 1/4 of said Northeast 1/4 of said Section 4 as described; thence S27°17'17" along the North-South 1/4 line of the Northeast 1/4 of said Northeast 1/4 of said Section 4 a distance of 862.02 feet to the North 1/4 corner of said Section 4; containing 13.51 acres more or less, said parcel subject to right-of-way for road purposes subject to all easements and restrictions if any.

**PERVIOUS/IMPERVIOUS CALCULATIONS:**

TOTAL PROPERTY	= 588,495 S.F. (13.51 AC.)
397,690 S.F. GROSS PERVIOUS AREA	= 1/2 OF DETENTION = 1,178.5 S.F.
385,609 S.F. NET PERVIOUS AREA	= 65.58%
202,586 S.F. IMPERVIOUS AREA	= 34.42%

**SITE DATA**

PROPOSED CHURCH	TOTAL SITE AREA = 13.51 ACRES
ZONED C-2 (COMMUNITY SERVICE)	
MAX. IMPERVIOUS 70%	
<b>BUILDING SETBACKS</b>	
FRONT (SAGINAW) - 100 FEET FROM C/A	
FRONT (NEWTON) - 25' OFF R.O.W.	
SIDE RE - 10 FEET	
REAR - 100' (OR 80' IF DOUBLE ROW INTERLOCKING EVERGREEN TREES)	
<b>BUILDING/SHED DATA</b>	
PROPOSED CHURCH FLOOR AREA = 42,000 S.F.	
MAXIMUM BUILDING HEIGHT = 35 FT.	
PROPOSED HEIGHT OF SLUGS = 30 FT.	
<b>PARKING REQUIRED:</b>	
CHURCH 1 SPACE PER EVERY 5 SEATS OR 1 SPACE PER 10 FT. OF PER LENGTH	
805 SEATS/S = 161 SPACES REQUIRED	
TOTAL REQUIRED = 161 SPACES	
TOTAL PROVIDED = 204 SPACES	

**GENERAL NOTES**

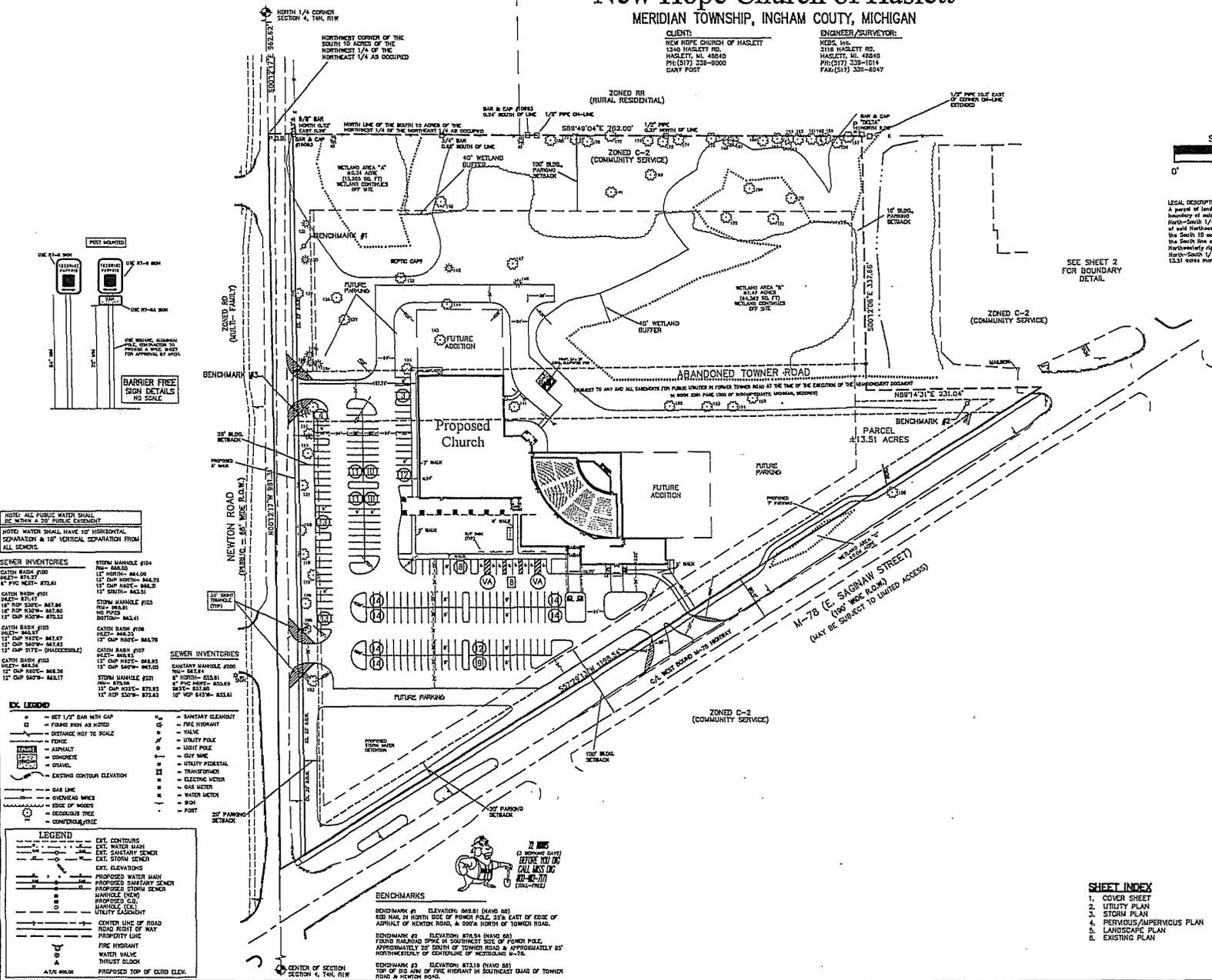
- ALL OUTDOOR LIGHTS SHALL BE REQUIRED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF DRIVERS ON ADJACENT ROADWAYS AT ALL TIMES.
- ALL SIGNS SHALL MEET LOCAL HEIGHT AND CLEARANCE REQUIREMENTS.

- Ⓜ DENOTES NUMBER OF P/T SPACES
- Ⓧ DENOTES VAN ACCESS P/T SPACES
- Ⓧ DENOTES PROPOSED NUMBER OF 5' x 20' PARKING SPACES

**SHEET INDEX**

1. COVER SHEET	
2. UTILITY PLAN	
3. STORM PLAN	
4. PERVIOUS/IMPERVIOUS PLAN	
5. LANDSCAPE PLAN	
6. EXISTING PLAN	

REVISIONS	DATE	BY	NOTES
1	3-18-14	MSH/ML	NOTES DURING SURVEY
<b>KEBS, INC.</b> 3116 HASLETT ROAD, HASLETT, MI 48849 PH: 517-338-1014 FAX: 517-338-0047 Meridian Office PH: 248-781-0500			
<b>New Hope Church of Haslett</b> COVER SHEET			
SCALE 1" = 60'	DATE 3-18-14	PROJECT NO.	APPROVED BY:
			AS
			DATE 3-18-14
			PROJECT MGR.
			DATE 3-18-14
			SHEET 1 OF 6
			APPROVED BY:
			DATE 3-18-14
			PROJECT MGR.
			DATE 3-18-14
			SHEET 1 OF 6
			APPROVED BY:
			DATE 3-18-14
			PROJECT MGR.
			DATE 3-18-14
			SHEET 1 OF 6



**NOTE: ALL PUBLIC WATER SHALL BE WITHIN A 20' PUBLIC EASEMENT.**  
**NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.**

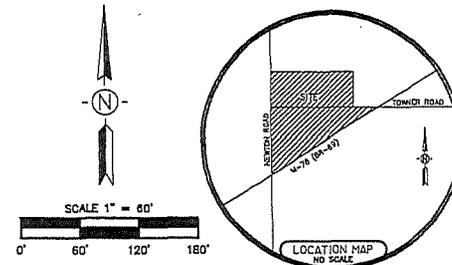
**SEWER INVENTORIES**

CATCH BASIN #01	12" CUP 5078 - 872.41
CATCH BASIN #02	12" CUP 5079 - 872.33
CATCH BASIN #03	12" CUP 5080 - 872.25
CATCH BASIN #04	12" CUP 5081 - 872.17
CATCH BASIN #05	12" CUP 5082 - 872.09
CATCH BASIN #06	12" CUP 5083 - 872.01
CATCH BASIN #07	12" CUP 5084 - 871.93
CATCH BASIN #08	12" CUP 5085 - 871.85
CATCH BASIN #09	12" CUP 5086 - 871.77
CATCH BASIN #10	12" CUP 5087 - 871.69
CATCH BASIN #11	12" CUP 5088 - 871.61
CATCH BASIN #12	12" CUP 5089 - 871.53
CATCH BASIN #13	12" CUP 5090 - 871.45
CATCH BASIN #14	12" CUP 5091 - 871.37
CATCH BASIN #15	12" CUP 5092 - 871.29
CATCH BASIN #16	12" CUP 5093 - 871.21
CATCH BASIN #17	12" CUP 5094 - 871.13
CATCH BASIN #18	12" CUP 5095 - 871.05
CATCH BASIN #19	12" CUP 5096 - 870.97
CATCH BASIN #20	12" CUP 5097 - 870.89
CATCH BASIN #21	12" CUP 5098 - 870.81
CATCH BASIN #22	12" CUP 5099 - 870.73
CATCH BASIN #23	12" CUP 5100 - 870.65
CATCH BASIN #24	12" CUP 5101 - 870.57
CATCH BASIN #25	12" CUP 5102 - 870.49
CATCH BASIN #26	12" CUP 5103 - 870.41
CATCH BASIN #27	12" CUP 5104 - 870.33
CATCH BASIN #28	12" CUP 5105 - 870.25
CATCH BASIN #29	12" CUP 5106 - 870.17
CATCH BASIN #30	12" CUP 5107 - 870.09
CATCH BASIN #31	12" CUP 5108 - 870.01
CATCH BASIN #32	12" CUP 5109 - 869.93
CATCH BASIN #33	12" CUP 5110 - 869.85
CATCH BASIN #34	12" CUP 5111 - 869.77
CATCH BASIN #35	12" CUP 5112 - 869.69
CATCH BASIN #36	12" CUP 5113 - 869.61
CATCH BASIN #37	12" CUP 5114 - 869.53
CATCH BASIN #38	12" CUP 5115 - 869.45
CATCH BASIN #39	12" CUP 5116 - 869.37
CATCH BASIN #40	12" CUP 5117 - 869.29
CATCH BASIN #41	12" CUP 5118 - 869.21
CATCH BASIN #42	12" CUP 5119 - 869.13
CATCH BASIN #43	12" CUP 5120 - 869.05
CATCH BASIN #44	12" CUP 5121 - 868.97
CATCH BASIN #45	12" CUP 5122 - 868.89
CATCH BASIN #46	12" CUP 5123 - 868.81
CATCH BASIN #47	12" CUP 5124 - 868.73
CATCH BASIN #48	12" CUP 5125 - 868.65
CATCH BASIN #49	12" CUP 5126 - 868.57
CATCH BASIN #50	12" CUP 5127 - 868.49
CATCH BASIN #51	12" CUP 5128 - 868.41
CATCH BASIN #52	12" CUP 5129 - 868.33
CATCH BASIN #53	12" CUP 5130 - 868.25
CATCH BASIN #54	12" CUP 5131 - 868.17
CATCH BASIN #55	12" CUP 5132 - 868.09
CATCH BASIN #56	12" CUP 5133 - 868.01
CATCH BASIN #57	12" CUP 5134 - 867.93
CATCH BASIN #58	12" CUP 5135 - 867.85
CATCH BASIN #59	12" CUP 5136 - 867.77
CATCH BASIN #60	12" CUP 5137 - 867.69
CATCH BASIN #61	12" CUP 5138 - 867.61
CATCH BASIN #62	12" CUP 5139 - 867.53
CATCH BASIN #63	12" CUP 5140 - 867.45
CATCH BASIN #64	12" CUP 5141 - 867.37
CATCH BASIN #65	12" CUP 5142 - 867.29
CATCH BASIN #66	12" CUP 5143 - 867.21
CATCH BASIN #67	12" CUP 5144 - 867.13
CATCH BASIN #68	12" CUP 5145 - 867.05
CATCH BASIN #69	12" CUP 5146 - 866.97
CATCH BASIN #70	12" CUP 5147 - 866.89
CATCH BASIN #71	12" CUP 5148 - 866.81
CATCH BASIN #72	12" CUP 5149 - 866.73
CATCH BASIN #73	12" CUP 5150 - 866.65
CATCH BASIN #74	12" CUP 5151 - 866.57
CATCH BASIN #75	12" CUP 5152 - 866.49
CATCH BASIN #76	12" CUP 5153 - 866.41
CATCH BASIN #77	12" CUP 5154 - 866.33
CATCH BASIN #78	12" CUP 5155 - 866.25
CATCH BASIN #79	12" CUP 5156 - 866.17
CATCH BASIN #80	12" CUP 5157 - 866.09
CATCH BASIN #81	12" CUP 5158 - 866.01
CATCH BASIN #82	12" CUP 5159 - 865.93
CATCH BASIN #83	12" CUP 5160 - 865.85
CATCH BASIN #84	12" CUP 5161 - 865.77
CATCH BASIN #85	12" CUP 5162 - 865.69
CATCH BASIN #86	12" CUP 5163 - 865.61
CATCH BASIN #87	12" CUP 5164 - 865.53
CATCH BASIN #88	12" CUP 5165 - 865.45
CATCH BASIN #89	12" CUP 5166 - 865.37
CATCH BASIN #90	12" CUP 5167 - 865.29
CATCH BASIN #91	12" CUP 5168 - 865.21
CATCH BASIN #92	12" CUP 5169 - 865.13
CATCH BASIN #93	12" CUP 5170 - 865.05
CATCH BASIN #94	12" CUP 5171 - 864.97
CATCH BASIN #95	12" CUP 5172 - 864.89
CATCH BASIN #96	12" CUP 5173 - 864.81
CATCH BASIN #97	12" CUP 5174 - 864.73
CATCH BASIN #98	12" CUP 5175 - 864.65
CATCH BASIN #99	12" CUP 5176 - 864.57
CATCH BASIN #100	12" CUP 5177 - 864.49
CATCH BASIN #101	12" CUP 5178 - 864.41
CATCH BASIN #102	12" CUP 5179 - 864.33
CATCH BASIN #103	12" CUP 5180 - 864.25
CATCH BASIN #104	12" CUP 5181 - 864.17
CATCH BASIN #105	12" CUP 5182 - 864.09
CATCH BASIN #106	12" CUP 5183 - 864.01
CATCH BASIN #107	12" CUP 5184 - 863.93
CATCH BASIN #108	12" CUP 5185 - 863.85
CATCH BASIN #109	12" CUP 5186 - 863.77
CATCH BASIN #110	12" CUP 5187 - 863.69
CATCH BASIN #111	12" CUP 5188 - 863.61
CATCH BASIN #112	12" CUP 5189 - 863.53
CATCH BASIN #113	12" CUP 5190 - 863.45
CATCH BASIN #114	12" CUP 5191 - 863.37
CATCH BASIN #115	12" CUP 5192 - 863.29
CATCH BASIN #116	12" CUP 5193 - 863.21
CATCH BASIN #117	12" CUP 5194 - 863.13
CATCH BASIN #118	12" CUP 5195 - 863.05
CATCH BASIN #119	12" CUP 5196 - 862.97
CATCH BASIN #120	12" CUP 5197 - 862.89
CATCH BASIN #121	12" CUP 5198 - 862.81
CATCH BASIN #122	12" CUP 5199 - 862.73
CATCH BASIN #123	12" CUP 5200 - 862.65
CATCH BASIN #124	12" CUP 5201 - 862.57
CATCH BASIN #125	12" CUP 5202 - 862.49
CATCH BASIN #126	12" CUP 5203 - 862.41
CATCH BASIN #127	12" CUP 5204 - 862.33
CATCH BASIN #128	12" CUP 5205 - 862.25
CATCH BASIN #129	12" CUP 5206 - 862.17
CATCH BASIN #130	12" CUP 5207 - 862.09
CATCH BASIN #131	12" CUP 5208 - 862.01
CATCH BASIN #132	12" CUP 5209 - 861.93
CATCH BASIN #133	12" CUP 5210 - 861.85
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CATCH BASIN #135	12" CUP 5212 - 861.69
CATCH BASIN #136	12" CUP 5213 - 861.61
CATCH BASIN #137	12" CUP 5214 - 861.53
CATCH BASIN #138	12" CUP 5215 - 861.45
CATCH BASIN #139	12" CUP 5216 - 861.37
CATCH BASIN #140	12" CUP 5217 - 861.29
CATCH BASIN #141	12" CUP 5218 - 861.21
CATCH BASIN #142	12" CUP 5219 - 861.13
CATCH BASIN #143	12" CUP 5220 - 861.05
CATCH BASIN #144	12" CUP 5221 - 860.97
CATCH BASIN #145	12" CUP 5222 - 860.89
CATCH BASIN #146	12" CUP 5223 - 860.81
CATCH BASIN #147	12" CUP 5224 - 860.73
CATCH BASIN #148	12" CUP 5225 - 860.65
CATCH BASIN #149	12" CUP 5226 - 860.57
CATCH BASIN #150	12" CUP 5227 - 860.49
CATCH BASIN #151	12" CUP 5228 - 860.41
CATCH BASIN #152	12" CUP 5229 - 860.33
CATCH BASIN #153	12" CUP 5230 - 860.25
CATCH BASIN #154	12" CUP 5231 - 860.17
CATCH BASIN #155	12" CUP 5232 - 860.09
CATCH BASIN #156	12" CUP 5233 - 860.01
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CATCH BASIN #160	12" CUP 5237 - 859.69
CATCH BASIN #161	12" CUP 5238 - 859.61
CATCH BASIN #162	12" CUP 5239 - 859.53
CATCH BASIN #163	12" CUP 5240 - 859.45
CATCH BASIN #164	12" CUP 5241 - 859.37
CATCH BASIN #165	12" CUP 5242 - 859.29
CATCH BASIN #166	12" CUP 5243 - 859.21
CATCH BASIN #167	12" CUP 5244 - 859.13
CATCH BASIN #168	12" CUP 5245 - 859.05
CATCH BASIN #169	12" CUP 5246 - 858.97
CATCH BASIN #170	12" CUP 5247 - 858.89
CATCH BASIN #171	12" CUP 5248 - 858.81
CATCH BASIN #172	12" CUP 5249 - 858.73
CATCH BASIN #173	12" CUP 5250 - 858.65
CATCH BASIN #174	12" CUP 5251 - 858.57
CATCH BASIN #175	12" CUP 5252 - 858.49
CATCH BASIN #176	12" CUP 5253 - 858.41
CATCH BASIN #177	12" CUP 5254 - 858.33
CATCH BASIN #178	12" CUP 5255 - 858.25
CATCH BASIN #179	12" CUP 5256 - 858.17
CATCH BASIN #180	12" CUP 5257 - 858.09
CATCH BASIN #181	12" CUP 5258 - 858.01
CATCH BASIN #182	12" CUP 5259 - 857.93
CATCH BASIN #183	12" CUP 5260 - 857.85
CATCH BASIN #184	12" CUP 5261 - 857.77
CATCH BASIN #185	12" CUP 5262 - 857.69
CATCH BASIN #186	12" CUP 5263 - 857.61
CATCH BASIN #187	12" CUP 5264 - 857.53
CATCH BASIN #188	12" CUP 5265 - 857.45
CATCH BASIN #189	12" CUP 5266 - 857.37
CATCH BASIN #190	12" CUP 5267 - 857.29
CATCH BASIN #191	12" CUP 5268 - 857.21
CATCH BASIN #192	12" CUP 5269 - 857.13
CATCH BASIN #193	12" CUP 5270 - 857.05
CATCH BASIN #194	12" CUP 5271 - 856.97
CATCH BASIN #195	12" CUP 5272 - 856.89
CATCH BASIN #196	12" CUP 5273 - 856.81
CATCH BASIN #197	12" CUP 5274 - 856.73
CATCH BASIN #198	12" CUP 5275 - 856.65
CATCH BASIN #199	12" CUP 5276 - 856.57
CATCH BASIN #200	12" CUP 5277 - 856.49
CATCH BASIN #201	12" CUP 5278 - 856.41
CATCH BASIN #202	12" CUP 5279 - 856.33
CATCH BASIN #203	12" CUP 5280 - 856.25
CATCH BASIN #204	12" CUP 5281 - 856.17
CATCH BASIN #205	12" CUP 5282 - 856.09
CATCH BASIN #206	12" CUP 5283 - 856.01
CATCH BASIN #207	12" CUP 5284 - 855.93
CATCH BASIN #208	12" CUP 5285 - 855.85
CATCH BASIN #209	12" CUP 5286 - 855.77
CATCH BASIN #210	12" CUP 5287 - 855.69
CATCH BASIN #211	





S.U.P. PLAN FOR:  
**New Hope Church of Haslett**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTION:**  
 A parcel of land in the Northwest 1/4 of Section 4, T14, R18, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 4; thence S20°12'17"E along the North-South 1/4 line of said Section 4 a distance of 862.85 feet to the northeast corner of the South 10 acres of the Northwest 1/4 of said Northwest 1/4 of said Section 4; thence S89°12'07"E along the North line of the South 10 acres of the Northwest 1/4 of said Northwest 1/4 of said Section 4 an assumed 733.00 feet; thence S04°52'00"E 337.66 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 4; thence S89°12'07"E along said South line 321.06 feet to the Northwest 1/4 line of said Section 4; thence S27°02'12"W along said North-South line 154.34 feet to said North-South 1/4 line; thence N02°12'17"E along said North-South 1/4 line 862.85 feet to the point of beginning; said parcel containing 13.31 acres more or less; said parcel subject to right-of-way for road purposes; subject to all easements and restrictions if any.

**PERVIOUS/IMPERVIOUS CALCULATIONS:**  
 TOTAL PROPERTY = 585,435 S.F. (13.51 AC.)  
 307,650 S.F. GROSS PERVIOUS AREA  
 - 1/2 OF DETENTION = 11,781 S.F.  
 385,909 S.F. NET PERVIOUS AREA = 65,566  
 202,586 S.F. IMPERVIOUS AREA = 34,422

NOTE: ALL PUMP WATER SHALL BE RETURNED TO SOURCE.  
 NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

**SEWER INVENTORIES**

**SEWER INVENTORIES**

- EX. LEGEND**
- = SET 1/2" DIA W/TH CAP
  - = FOUND FROM AS NOTED
  - = DRAINAGE HOLE TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = EXISTING CONTAINER ELEVATION
  - = GAS LINE
  - = CHANGED WATER
  - = EDGE OF WOODS
  - = DECIDUOUS TREE
  - = CONIFERUS TREE
  - = SANITARY ELEVATION
  - = FIRE HYDRANT
  - = WALK
  - = UTILITY POLE
  - = LIGHT POLE
  - = CITY NAME
  - = UTILITY PIEDestal
  - = TRANSFORMER
  - = ELECTRIC METER
  - = GAS METER
  - = WATER METER
  - = SIGN
  - = POST

- LEGEND**
- = EXT. CONTIGOUS
  - = EXT. WATER MAIN
  - = EXT. SANITARY SEWER
  - = EXT. STORM SEWER
  - = EXT. ELEVATIONS
  - = PROPOSED WATER MAIN
  - = PROPOSED SANITARY SEWER
  - = PROPOSED STORM SEWER
  - = MANHOLE (H/W)
  - = PROPOSED C/S
  - = UTILITY FACILITY
  - = CENTER LINE OF ROAD
  - = ROAD RIGHT OF WAY
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = THRUST BLOCK
  - = AT&T HOLE
  - = PROPOSED TOP OF CURB ELEV.

- BENCHMARKS**
- BENCHMARK #1 ELEVATION: 866.61 (NAVD 88)  
 100 MAIL IN NORTH SIDE OF FENCE POLE, 25.8' EAST OF EDGE OF ASPHALT OF NEWTON ROAD, & 200' N NORTH OF TOWNER ROAD.
  - BENCHMARK #2 ELEVATION: 878.54 (NAVD 88)  
 18" DIA ROUNDED PIPE IN NORTHWEST CORNER OF FENCE POLE, APPROXIMATELY TO CORNER OF TOWNER ROAD & APPROXIMATELY 35' NORTHWEST OF CENTERLINE OF NEWTON ROAD.
  - BENCHMARK #3 ELEVATION: 874.8 (NAVD 88)  
 TOP OF 6" DIA PIPE OF FIRE HYDRANT IN SOUTHWEST CORNER OF TOWNER ROAD & NEWTON ROAD.



REVISIONS	DATE	BY	REVISIONS
1-18-14	08/14	JAP	ISSUE FOR PERMITS
<b>KEBS, INC.</b> <small>INTELLIGENT SURVEYING</small>			
2118 HASLETT ROAD, HASLETT, MI 48840 PH: 517-336-1074 FAX: 517-336-0417			
Market Office PH: 313-721-0900			
<b>New Hope Church of Haslett</b>			
REVISIONS/APPROVALS PLAN			
SCALE: 1" = 60'	DESIGNED BY: JAP	APPROVED BY: JAP	DATE: 2-28-14
DATE: 2-28-14	PROJECT MGR: JAP	SHEET: 4 OF 8	AUTHORIZED BY: JAP
NEW HOPE CHURCH OF HASLETT		JOB #: 90219	



FOR:  
**NEW HOPE CHURCH OF HASLETT**

# BOUNDARY & TOPOGRAPHICAL SURVEY

## "VACANT LAND M-78 & NEWTON ROAD"

### EXISTING PLAN

**SURVEYOR'S NOTES**

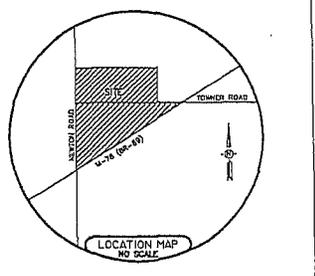
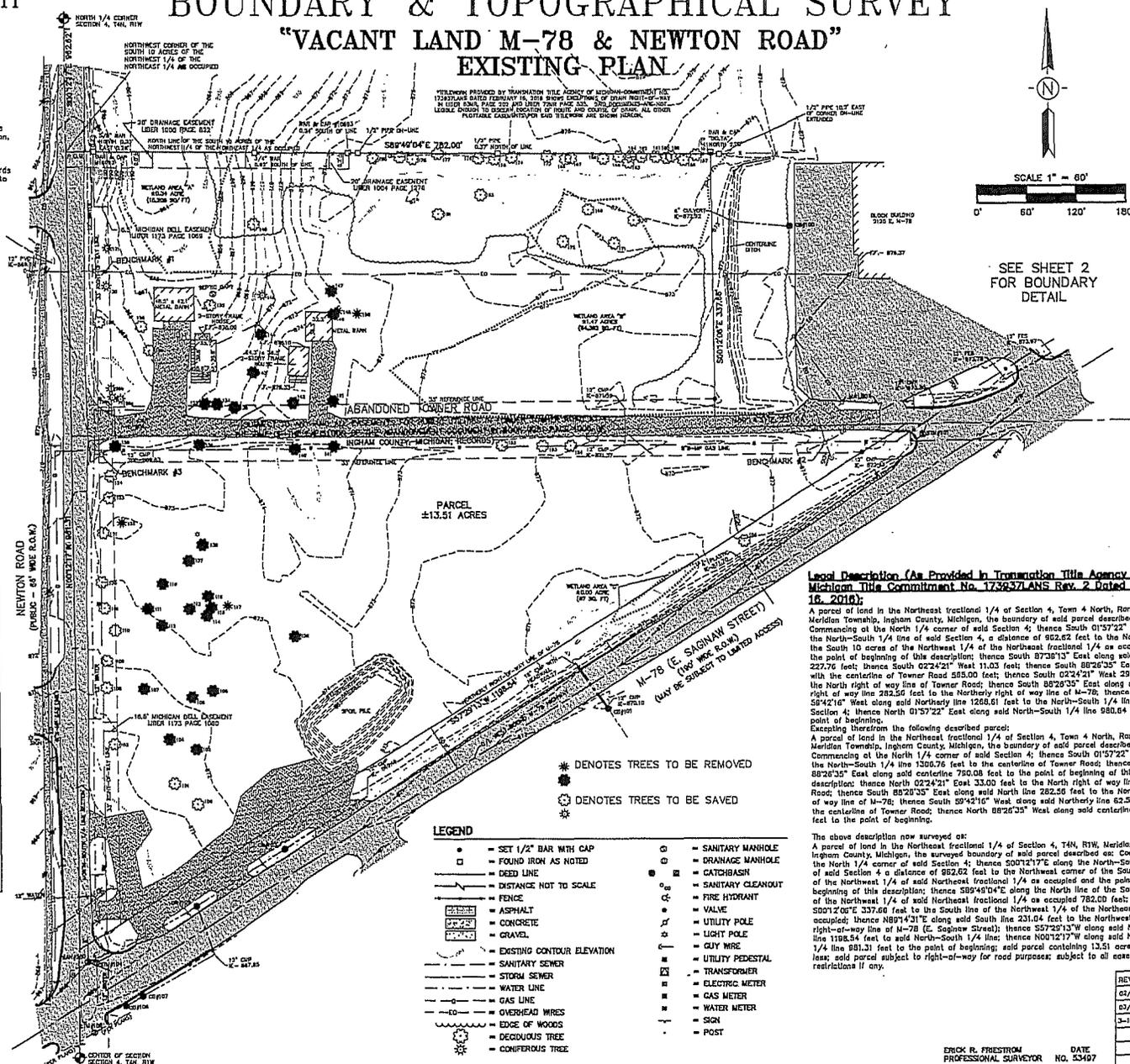
- Survey prepared from fieldwork performed in February 2016.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations with corrections obtained from the Lansing C.G.R.S.
- All dimensions are in feet and decimals thereof.
- By stated map location and graphic plotting only, this property lies entirely within Flood Zone "X" according to the National Flood Insurance Program, Flood Insurance Rate map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0043 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 verification in the field by the appropriate authorities prior to use for construction.
- Welland delineation and tree identification were completed by Gary Marx of Marx Wellands, LLC on February 23, 2016. Trees and welland flagging were located by Keb, Inc. on February 24, 2016.

Tree count: 85

ID	TAX	COMMENTS	CLASSIFICATION	HEIGHT (FT)	DBH (IN)	SPR
1	101	Black Maple	Acet. saccharinum	27.0	10.0	10
2	101	Black Maple	Acet. saccharinum	27.0	10.0	10
3	101	Black Maple	Acet. saccharinum	27.0	10.0	10
4	101	Black Maple	Acet. saccharinum	27.0	10.0	10
5	101	Black Maple	Acet. saccharinum	27.0	10.0	10
6	101	Black Maple	Acet. saccharinum	27.0	10.0	10
7	101	Black Maple	Acet. saccharinum	27.0	10.0	10
8	101	Black Maple	Acet. saccharinum	27.0	10.0	10
9	101	Black Maple	Acet. saccharinum	27.0	10.0	10
10	101	Black Maple	Acet. saccharinum	27.0	10.0	10
11	101	Black Maple	Acet. saccharinum	27.0	10.0	10
12	101	Black Maple	Acet. saccharinum	27.0	10.0	10
13	101	Black Maple	Acet. saccharinum	27.0	10.0	10
14	101	Black Maple	Acet. saccharinum	27.0	10.0	10
15	101	Black Maple	Acet. saccharinum	27.0	10.0	10
16	101	Black Maple	Acet. saccharinum	27.0	10.0	10
17	101	Black Maple	Acet. saccharinum	27.0	10.0	10
18	101	Black Maple	Acet. saccharinum	27.0	10.0	10
19	101	Black Maple	Acet. saccharinum	27.0	10.0	10
20	101	Black Maple	Acet. saccharinum	27.0	10.0	10
21	101	Black Maple	Acet. saccharinum	27.0	10.0	10
22	101	Black Maple	Acet. saccharinum	27.0	10.0	10
23	101	Black Maple	Acet. saccharinum	27.0	10.0	10
24	101	Black Maple	Acet. saccharinum	27.0	10.0	10
25	101	Black Maple	Acet. saccharinum	27.0	10.0	10
26	101	Black Maple	Acet. saccharinum	27.0	10.0	10
27	101	Black Maple	Acet. saccharinum	27.0	10.0	10
28	101	Black Maple	Acet. saccharinum	27.0	10.0	10
29	101	Black Maple	Acet. saccharinum	27.0	10.0	10
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37	101	Black Maple	Acet. saccharinum	27.0	10.0	10
38	101	Black Maple	Acet. saccharinum	27.0	10.0	10
39	101	Black Maple	Acet. saccharinum	27.0	10.0	10
40	101	Black Maple	Acet. saccharinum	27.0	10.0	10
41	101	Black Maple	Acet. saccharinum	27.0	10.0	10
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43	101	Black Maple	Acet. saccharinum	27.0	10.0	10
44	101	Black Maple	Acet. saccharinum	27.0	10.0	10
45	101	Black Maple	Acet. saccharinum	27.0	10.0	10
46	101	Black Maple	Acet. saccharinum	27.0	10.0	10
47	101	Black Maple	Acet. saccharinum	27.0	10.0	10
48	101	Black Maple	Acet. saccharinum	27.0	10.0	10
49	101	Black Maple	Acet. saccharinum	27.0	10.0	10
50	101	Black Maple	Acet. saccharinum	27.0	10.0	10
51	101	Black Maple	Acet. saccharinum	27.0	10.0	10
52	101	Black Maple	Acet. saccharinum	27.0	10.0	10
53	101	Black Maple	Acet. saccharinum	27.0	10.0	10
54	101	Black Maple	Acet. saccharinum	27.0	10.0	10
55	101	Black Maple	Acet. saccharinum	27.0	10.0	10
56	101	Black Maple	Acet. saccharinum	27.0	10.0	10
57	101	Black Maple	Acet. saccharinum	27.0	10.0	10
58	101	Black Maple	Acet. saccharinum	27.0	10.0	10
59	101	Black Maple	Acet. saccharinum	27.0	10.0	10
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66	101	Black Maple	Acet. saccharinum	27.0	10.0	10
67	101	Black Maple	Acet. saccharinum	27.0	10.0	10
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71	101	Black Maple	Acet. saccharinum	27.0	10.0	10
72	101	Black Maple	Acet. saccharinum	27.0	10.0	10
73	101	Black Maple	Acet. saccharinum	27.0	10.0	10
74	101	Black Maple	Acet. saccharinum	27.0	10.0	10
75	101	Black Maple	Acet. saccharinum	27.0	10.0	10
76	101	Black Maple	Acet. saccharinum	27.0	10.0	10
77	101	Black Maple	Acet. saccharinum	27.0	10.0	10
78	101	Black Maple	Acet. saccharinum	27.0	10.0	10
79	101	Black Maple	Acet. saccharinum	27.0	10.0	10
80	101	Black Maple	Acet. saccharinum	27.0	10.0	10
81	101	Black Maple	Acet. saccharinum	27.0	10.0	10
82	101	Black Maple	Acet. saccharinum	27.0	10.0	10
83	101	Black Maple	Acet. saccharinum	27.0	10.0	10
84	101	Black Maple	Acet. saccharinum	27.0	10.0	10
85	101	Black Maple	Acet. saccharinum	27.0	10.0	10

1. The inventory included an aerial photo taken on a geotagged 12-megapixel camera at a resolution of 1000x1000 pixels. The inventory was completed on February 24, 2016. The tree count is based on the aerial photo. The tree count is not a total count of trees in the area. The tree count is based on the aerial photo. The tree count is not a total count of trees in the area. The tree count is based on the aerial photo. The tree count is not a total count of trees in the area.

2. The data for trees with multiple stems was taken by using the survey and setting up an improved tree count. The tree count for multiple stems was taken by using the survey and setting up an improved tree count. The tree count for multiple stems was taken by using the survey and setting up an improved tree count. The tree count for multiple stems was taken by using the survey and setting up an improved tree count.



**BENCHMARKS**

**BENCHMARK #1** ELEVATION: 858.61 (NAVD 88) TOP OF BIG NAIL IN NORTH SIDE OF POWER POLE, 25' OF EDGE OF ASPHALT OF NEWTON ROAD, & 200' OF TOWER ROAD.

**BENCHMARK #2** ELEVATION: 878.54 (NAVD 88) FOUND RAILROAD SPIKE IN SOUTHWEST SIDE OF POWER POLE, APPROXIMATELY 20' SOUTH OF TOWER ROAD & APPROXIMATELY 125' NORTHWESTLY OF CENTERLINE OF WESTBOUND M-78.

**BENCHMARK #3** ELEVATION: 873.18 (NAVD 88) TOP OF BIG ARM OF FIRE HYDRANT IN SOUTHEAST QUAD OF TOWER ROAD & NEWTON ROAD.

**SEWER INVENTORIES**

**CATCH BASIN #100**  
INLET- 874.23  
8" PVC WEST- 872.61

**CATCH BASIN #101**  
INLET- 871.47  
18" RCP S30E- 867.86  
18" RCP N30W- 867.80  
12" CMP N30W- 872.22

**CATCH BASIN #102**  
INLET- 868.07  
12" CMP N80E- 867.87  
12" CMP S20W- 867.02  
12" CMP S17E- (UNACCESSIBLE)

**CATCH BASIN #103**  
INLET- 862.50  
12" CMP N80E- 868.28  
12" CMP S20W- 858.17

**STORM MANHOLE #104**  
RIM- 868.05  
12" NORTH- 864.00  
12" CMP NORTH- 864.22  
12" CMP N80E- 868.21  
12" CMP N60E- 868.51

**STORM MANHOLE #105**  
RIM- 868.81  
NO PIPES  
BOTTOM- 863.41

**CATCH BASIN #106**  
INLET- 865.33  
12" CMP N80E- 868.70

**CATCH BASIN #107**  
INLET- 868.03  
12" CMP N80E- 868.85  
12" CMP S20W- 867.05

**STORM MANHOLE #201**  
RIM- 875.00  
12" RCP N20E- 872.85  
12" RCP S50W- 872.62

**SANITARY MANHOLE #200**  
RIM- 867.84  
8" NORTH- 855.81  
8" PVC N80E- 855.86  
8" PVC S20E- 857.60  
10" PVC S45W- 855.61

**Legal Description (As Provided in Transaction Title Agency of Michigan Title Commitment No. 1729571-ANS Rev. 2 Dated February 16, 2016)**

A parcel of land in the Northeast fractional 1/4 of Section 4, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 4; thence South 01°57'22" West along the North-South 1/4 line of said Section 4, a distance of 852.82 feet to the North line of the South 10 acres of the Northwest 1/4 of the Northeast fractional 1/4 as occupied and the point of beginning of this description; thence South 87°38'13" East along said North line 227.76 feet; thence South 02°24'21" West 11.03 feet; thence South 89°28'35" East parallel with the centerline of Tower Road 585.00 feet; thence South 02°24'21" West 287.00 feet to the North right of way line of Tower Road; thence South 89°28'35" East along said North right of way line 282.50 feet to the North-South 1/4 line of M-78; thence South 58°42'16" West along said North-South 1/4 line of M-78 980.64 feet to the point of beginning.

Excepting therefrom the following described parcel:  
A parcel of land in the Northeast fractional 1/4 of Section 4, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 4; thence South 01°57'22" West along the North-South 1/4 line 1300.76 feet to the centerline of Tower Road; thence South 88°28'35" East along said centerline 750.00 feet to the point of beginning of this description; thence North 02°24'21" East 33.00 feet to the North right of way line of Tower Road; thence South 89°28'35" East along said North line 282.50 feet to the North-South 1/4 line of M-78; thence South 58°42'16" West along said North-South 1/4 line 980.64 feet to the point of beginning.

The above description now surveyed on:  
A parcel of land in the Northeast fractional 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 4; thence South 01°57'22" West along the North-South 1/4 line of said Section 4, a distance of 852.82 feet to the Northwest corner of the South 10 acres of the Northwest 1/4 of the Northeast fractional 1/4 as occupied and the point of beginning of this description; thence North 02°24'21" East along the North line of the South 10 acres of the Northwest 1/4 of the Northeast fractional 1/4 as occupied 782.00 feet; thence South 01°57'22" East 337.66 feet to the South line of the Northwest 1/4 of the Northeast 1/4 as occupied; thence North 89°28'35" East along said South line 231.04 feet to the Northwest-South 1/4 line of said Section 4; thence South 89°28'35" East along said North-South 1/4 line 981.31 feet to the point of beginning; said parcel containing 13.51 acres more or less, said parcel subject to right-of-way for road purposes, subject to all easements and restrictions if any.

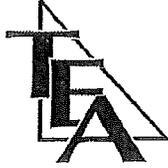
- \* DENOTES TREES TO BE REMOVED
  - DENOTES TREES TO BE SAVED
- LEGEND**
- - SET 1/2" BAR WITH CAP
  - - FOUND IRON AS NOTED
  - - DEED LINE
  - - DISTANCE NOT TO SCALE
  - - FENCE
  - - ASPHALT
  - - CONCRETE
  - - GRAVEL
  - - EXISTING CONTOUR ELEVATION
  - - SANITARY SEWER
  - - WATER SEWER
  - - WATER LINE
  - - GAS LINE
  - - OVERHEAD WIRES
  - - EDGE OF WOODS
  - - DECIDUOUS TREE
  - - CONIFEROUS TREE
  - - SANITARY MANHOLE
  - - DRAINAGE MANHOLE
  - - CATCHBASIN
  - - SANITARY CLEANOUT
  - - FIRE HYDRANT
  - - VALVE
  - - UTILITY POLE
  - - LIGHT POLE
  - - CLAY MISC
  - - TRANSFORMER
  - - UTILITY PEDESTAL
  - - ELECTRIC METER
  - - GAS METER
  - - WATER METER
  - - SIGN
  - - POST

ERICK R. FRESTROM  
PROFESSIONAL SURVEYOR  
DATE NO. 53497

REVISIONS	COMMENTS	DATE
02/28/2016	ORIGINAL	
03/04/2016	ADMINISTRATIVE CORRECTIONS	
3-18-16	SUBMITTAL	

**KEBS, INC.**  
2118 HASLETT ROAD, HASLETT, MI 48850  
PH. 517-338-1014 FAX. 517-338-0647  
MORNING DRIVE  
PH. 248-771-2800

DRAWN BY: SSF SECTION 4, T4N, R1W  
FIELD WORK BY: R/F/A/H JOB NUMBER:  
SHEET 6 OF 6 90219.BND



# TRAFFIC IMPACT STUDY

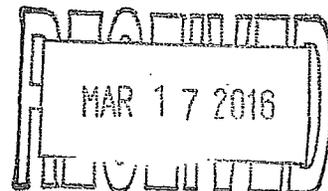
For The Proposed

New Hope Church

Meridian Charter Township  
Ingham County, MI

March, 2016

Prepared by:



**Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881  
517/627-6028 FAX: 517/627-6040

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## EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the distribution of new traffic generated by the proposed New Hope Church in Meridian Charter Township, Ingham County, Michigan. The project site is located on the northeast corner of Saginaw Highway and Newton Road. The proposed project site is vacant land.

The proposed New Hope Church will consist of a 40,000 square foot church and parking lot. The site plan shows three (3) new driveway access points; one (1) right-in and right-out only on Saginaw Highway and two (2) full access driveways on Newton Road. The site plan also shows two (2) future additions to the building. The proposed additions will be constructed at a future time when the church growth is to the point where the space is needed; therefore, they were not included in this analysis.

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of February, 2016, and also during a non-holiday Sunday morning at the intersection of Saginaw Highway and Newton Road. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 7:15 – 8:15 AM and 4:45 – 5:45 PM, respectively, and the Sunday morning peak time is 11:30 AM – 12:30 PM.

A level of service analysis for existing traffic at the studied intersection during the weekday AM and PM peak hours, and the Sunday peak hour was conducted. All existing turning movements operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.

Discussions with the Meridian Charter Township Planning Department determined that for this project a population growth rate of three percent (3.0%) should be used. All background turning movements at the studied intersection operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.

The trip generation rates for the proposed New Hope Church were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Church (Land Use Code 560) were selected as representing the proposed 40,000 square foot church. It is projected that the New Hope Church will generate 22 vehicle trips in the weekday AM peak hour, 22 vehicle trips in the weekday PM peak hour and 364 vehicle weekday trips daily. It is projected that the Sunday peak hour traffic will be 461 vehicles.

For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersection are expected to operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.

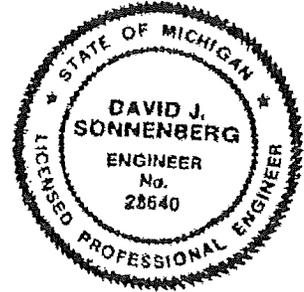
The Ingham County Road Department should consider a northbound right turn taper at both of the site driveways on Newton Road, and the Michigan Department of Transportation should



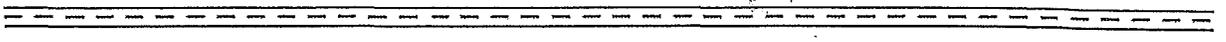
consider the construction of an exclusive westbound right turn lane on Saginaw Highway at the proposed new site driveway.

Respectfully Submitted,

*David Sonnenberg*  
David J. Sonnenberg, PE



# INTRODUCTION



## PROJECT DESCRIPTION

The purpose of this study is to determine the impact from the new traffic generated by the proposed New Hope Church in Meridian Charter Township, Ingham County, Michigan. The project site is located on the northeast corner of Saginaw Highway and Newton Road. The proposed project site is vacant land.

The proposed New Hope Church will consist of a 40,000 square foot church and parking lot. The site plan shows three (3) new driveway access points; one (1) right-in and right-out only on Saginaw Highway and two (2) full access driveways on Newton Road. The site plan also shows two (2) future additions to the building. The proposed additions will be constructed at a future time when the church growth is to the point where the space is needed; therefore, they were not included in this analysis. The project has an anticipated completion, and full occupancy, by the summer of 2018 (two years).

## SCOPE OF WORK

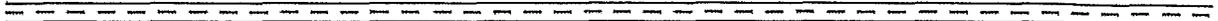
The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system including the intersection of Saginaw Highway and Newton Road.
- Analysis of background traffic conditions for the future year (summer of 2018) volumes without the proposed New Hope Church.
- Projection of future traffic volumes to be generated by the proposed New Hope Church.
- Evaluation of the impact of future traffic with the proposed New Hope Church.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future (summer 2018) traffic volumes.

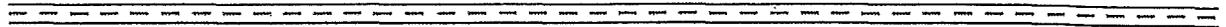




Aerial Photo



**EXISTING CONDITIONS**



## ROADWAYS AND INTERSECTIONS

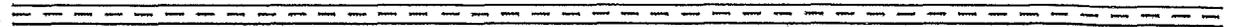
### Roadways

Saginaw Highway is a northeast to southwest four-lane roadway with paved shoulders and a grass boulevard with a posted speed limit of 55 mph in the project area. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT).

Newton Road is a north-south two (2) lane roadway with gravel shoulders and a sidewalk on the west side of the roadway. The posted speed limit is 45 mph. Newton Road is under the jurisdiction of the Ingham County Road Department.

### Intersections

The intersection of Saginaw Highway and Newton Road is a four-way intersection, and is stop controlled with Newton Road stopping for Saginaw Highway. The east and west approaches are five (5) lanes with a center boulevard; one (1) exclusive left turn lane, one (1) thru-right lane, one thru lane and two (2) outbound lanes. The north and south approaches on Newton Road are two (2) lanes; one left-thru-right lane and one (1) outbound lane.



## LAND USE

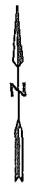
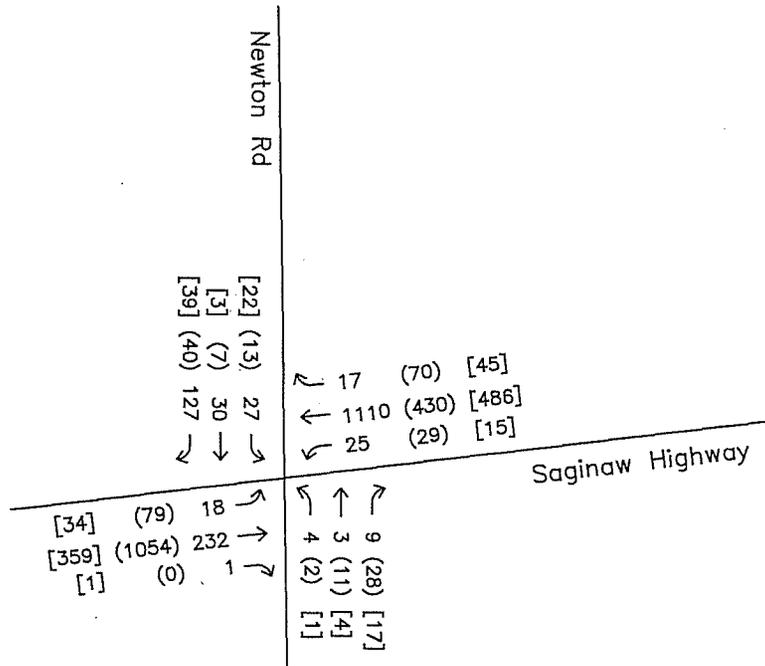
The proposed New Hope Church will be located at the northeast corner of Saginaw Highway and Newton Road. The proposed project site is vacant land. The surrounding land use is mostly residential with some commercial along Saginaw Highway east of Newton Road.

## EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of February, 2016, and also during a non-holiday Sunday morning at the intersection of Saginaw Highway and Newton Road.

The weekday AM and PM peak hours of existing traffic on the adjoining road system are 7:15 – 8:15 AM and 4:45 – 5:45 PM, respectively, and the Sunday morning peak time is 11:30 AM – 12:30 PM. The existing peak hour volumes are illustrated in **Figure 1**.





TRAFFIC ENGINEERING  
ASSOCIATES, INC.  
PO Box 100  
Saranac, MI 48881  
PHONE: (517) 627-6028  
FAX: (517) 627-6040

**LEGEND**  
 XXX AM Pk Hr (7:15-8:15 AM) Volumes  
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes  
 [XXX] Sunday Pk Hr (11:30-12:30) Volumes

FIGURE 1: Existing Traffic - Peak Hours

DATE: March, 2016

SCALE: NTS

PAGE: 7

## LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the "Level of Service" of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of service are expressed in a range from "A" to "F," with "A" being the highest LOS and "F" representing the lowest LOS. Level of service "D" is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service "A" through "F" for non-signalized and signalized intersections, respectively.

All level of service computations contained in this report were based upon the Synchro 8 software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The level of service analysis for existing traffic at the subject intersection during the weekday AM and PM peak hours is summarized in **Table 1**. The level of service analysis for existing traffic at the subject intersection during the Sunday peak hour is summarized in **Table 2**.

All existing turning movements at the studied intersection operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.



**Table 1**  
**Level of Service (LOS) Summary**  
**Existing Weekday AM and PM Peak Hour Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-	Free	-
	EB Thru-Right	Free	-	Free	-
	WB Left	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	NB Left-Thru-Right	9.0	A	14.4	B
	SB Left-Thru-Right	22.9	C	10.7	B
Intersection	3.4	A	1.5	A	

Note: Delay = Average control delay per vehicle in seconds.  
LOS = Level of Service



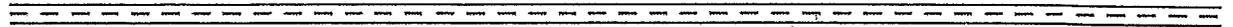
**Table 2**  
**Level of Service (LOS) Summary**  
**Existing Sunday Peak Hour Traffic**

Location	Movement	Sunday Peak Hour	
		Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-
	EB Thru-Right	Free	-
	WB Left	Free	-
	WB Thru-Right	Free	-
	NB Left-Thru-Right	9.7	A
	SB Left-Thru-Right	11.2	B
	Intersection	1.3	A

Note: Delay = Average control delay per vehicle in seconds.  
LOS = Level of Service



## BACKGROUND CONDITIONS



## BACKGROUND TRAFFIC GROWTH VOLUMES

Background traffic represents future volumes without the traffic generated by the proposed New Hope Church. The target year for completion is the summer of 2018

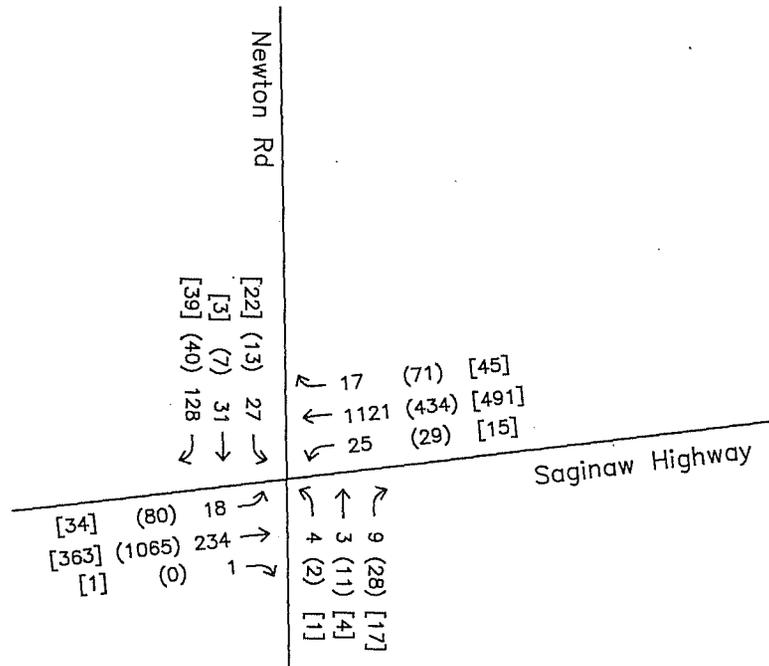
According to the US Census Bureau, the population growth for Ingham County from 2000 to 2010 was zero point five percent (0.5%) over the ten (10) year period. Meridian Charter Township population growth from 2000 to 2010 was one point five percent (1.5%). The US Census Bureau also shows that from 2010 to 2014 Meridian Charter Township had a growth rate of five point three percent (5.3%). Discussions with the Meridian Charter Township Planning Department determined that for this project a population growth rate of three percent (3.0%) would be appropriate.

The 3.0% growth rate was used to determine the annual average rate for the background period (two years to full buildout) to project traffic to the build out date of the summer of 2018. The weekday background traffic growth volumes during the peak hours are shown in **Figure 2**.

## BACKGROUND DEVELOPMENT TRAFFIC VOLUMES

There were no new developments with completed traffic impact studies identified by Meridian Charter Township that would have an impact on background development traffic at the Saginaw Highway and Newton Road intersection. Therefore, background development traffic volumes were not included in this study.





TRAFFIC ENGINEERING  
ASSOCIATES, INC.  
PO Box 100  
Sarasota, MI 48881  
PHONE: (517) 827-6028  
FAX: (517) 627-6040

LEGEND  
XXX AM Pk Hr (7:15-8:15 AM) Volumes  
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes  
[XXX] Sunday Pk Hr (11:30-12:30) Volumes

FIGURE 2: Background Traffic - Peak Hours

DATE: March, 2016

SCALE: NTS

PAGE: 13

## LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

For background traffic conditions, all existing geometrics and traffic control were used. The Level of service analysis for background traffic at the subject intersection during the weekday AM and PM peak hours is summarized in **Table 3**. The level of service analysis for background traffic at the subject intersection during the Sunday peak hour is summarized in **Table 4**.

All background turning movements at the studied intersection are expected to operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.



**Table 3**  
**Level of Service (LOS) Summary**  
**Background Weekday AM and PM Peak Hour Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-	Free	-
	EB Thru-Right	Free	-	Free	-
	WB Left	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	NB Left-Thru-Right	9.1	A	14.5	B
	SB Left-Thru-Right	23.4	C	10.8	B
	Intersection	3.4	A	1.5	A

Note: Delay = Average control delay per vehicle in seconds.

LOS = Level of Service



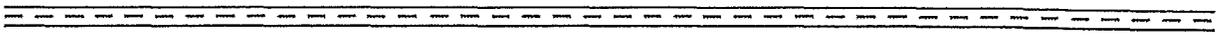
**Table 4**  
**Level of Service (LOS) Summary**  
**Background Sunday Peak Hour Traffic**

Location	Movement	Sunday Peak Hour	
		Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-
	EB Thru-Right	Free	-
	WB Left	Free	-
	WB Thru-Right	Free	-
	NB Left-Thru-Right	9.8	A
	SB Left-Thru-Right	11.2	B
	Intersection	1.3	A

Note: Delay = Average control delay per vehicle in seconds.  
LOS = Level of Service



**FUTURE CONDITIONS**



## SITE TRAFFIC GENERATION

The proposed New Hope Church will consist of a new 40,000 square foot church and parking lot. There are also two (2) proposed future building additions on the site plan that will be approximately 20,000 square feet. The proposed additions will be constructed at a future time when the church grows to the point where the space is needed; therefore, they were not included in this analysis.

The trip generation rates for the New Hope Church were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Church (Land Use Code 560) were selected as representing the proposed 40,000 square foot church. The ITE description of Church is as follows:

*A church is a building in which a public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms and, occasionally, dining, catering, or party facilities.*

It is projected that the New Hope Church will generate 22 vehicle trips in the weekday AM peak hour, 22 vehicle trips in the weekday PM peak hour and 364 vehicle weekday trips daily. It is projected that the Sunday peak hour traffic will be 461 vehicles. The projected traffic to be generated by the proposed development is summarized in **Table 5**.



**Table 5**  
**Vehicle Trip Generation Summary**  
**Proposed New Hope Church**

<b>ITE Code</b>	Church (Code 560)
<b>Size</b>	40,000 sq. ft.
<b>AM Peak Hour Trips</b>	22
<b>In</b>	14
<b>Out</b>	8
<b>PM Peak Hour Trips</b>	22
<b>In</b>	11
<b>Out</b>	11
<b>Weekday Daily Trips</b>	364
<b>Sunday Peak Hour Trips</b>	461
<b>In</b>	226
<b>Out</b>	235



## FUTURE SITE TRAFFIC DISTRIBUTION

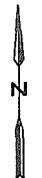
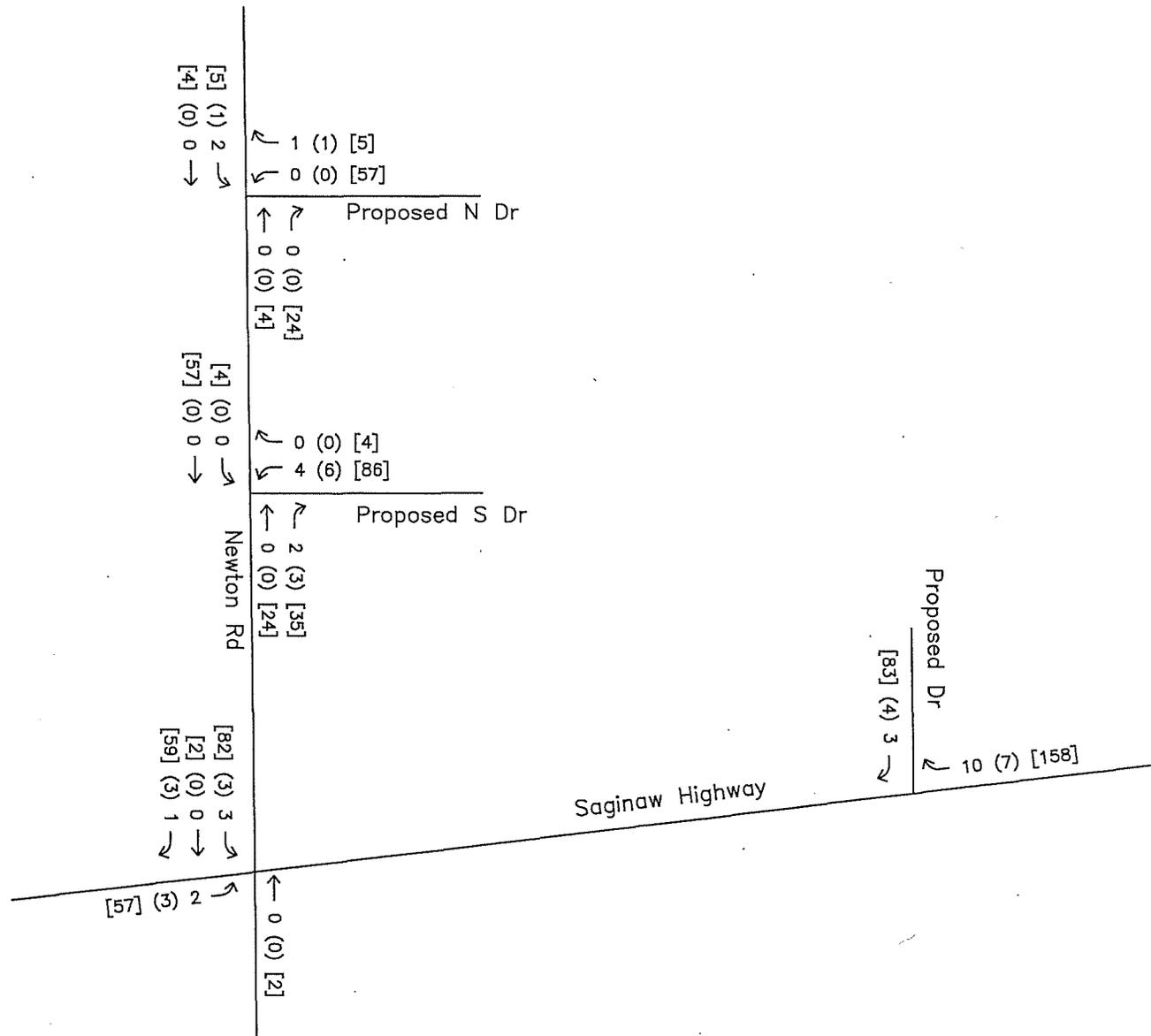
Distribution for the weekday peak hours was based on existing traffic volumes on the surrounding roadway system. Typically, weekday traffic for a church during peak hours is the office and administration staff. Therefore, the weekday traffic distribution was based on traffic volumes that entered the roadway system in the morning and exited the system in the evening.

For the Sunday peak hour, TEA was informed that approximately seventy percent (70%) of the parishioners will travel north on Marsh Road and then west on Saginaw Highway to the proposed New Hope Church; therefore, seventy percent (70%) of the Sunday traffic was distributed to and from the east on Saginaw Highway. The remaining thirty percent (30%) of the Sunday traffic was distributed based on existing traffic volumes on the surrounding roadways.

Direction of Approach and Departure	AM Peak Hour	PM Peak Hour	Sunday Peak Hour
To/From the NORTH on Newton Road	10%	10%	4%
To/From the SOUTH on Newton Road	2%	2%	1%
To/From the EAST On Saginaw Highway	72%	62%	70%
To/From the WEST On Saginaw Highway	16%	26%	25%

The distribution of traffic volumes to be generated by the proposed New Hope Church development during the future peak hours is illustrated in **Figure 3**. Adding the site traffic (Figure 3) to the background traffic (Figure 2) generates the total traffic volumes for the future weekday peak hours, which are illustrated in **Figure 4**.

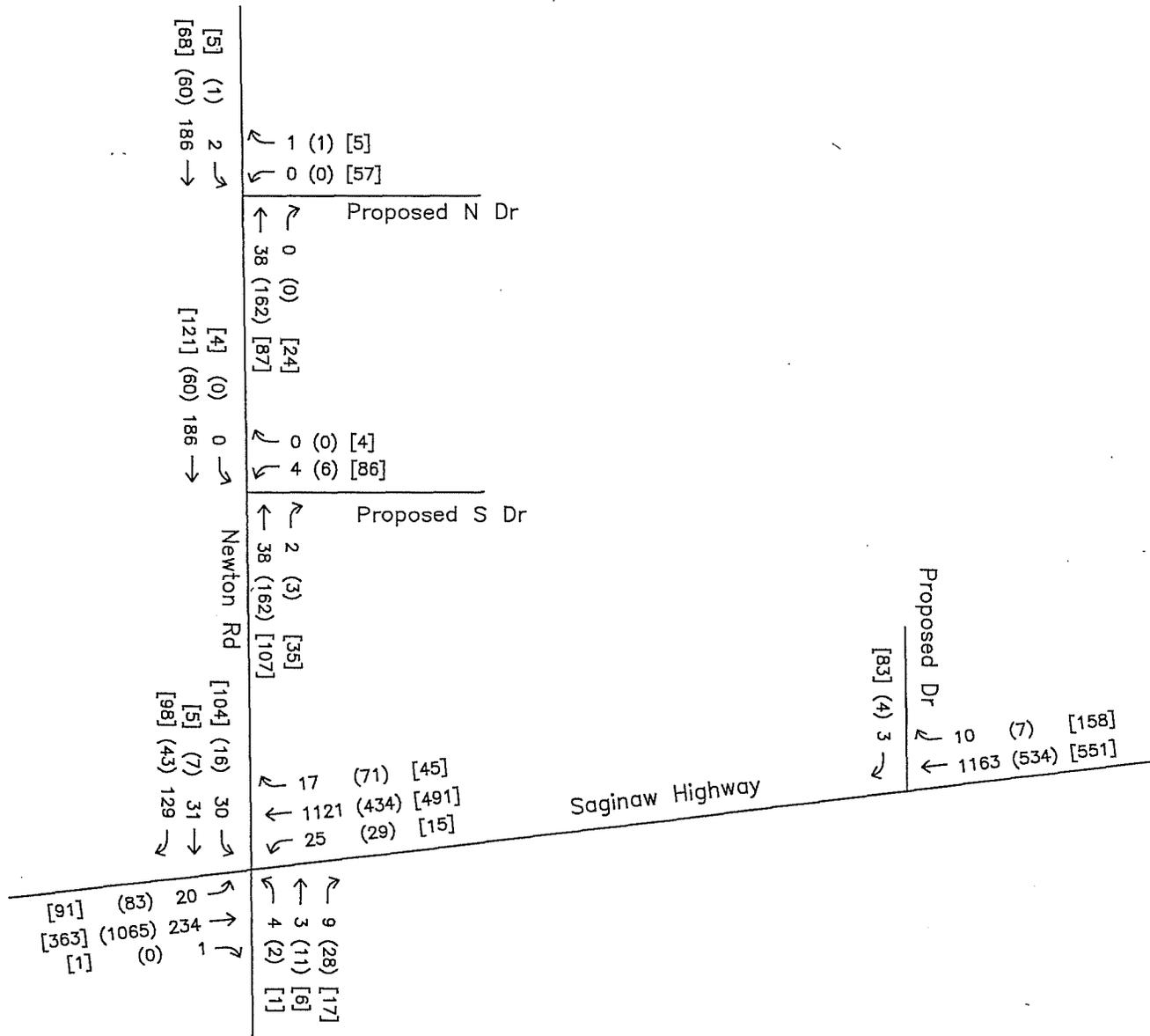




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 XXX AM Pk Hr (7:15-8:15 AM) Volumes  
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes  
 [XXX] Sunday Pk Hr (11:30-12:30) Volumes

<b>FIGURE 3: Site Traffic - Peak Hours</b>		
DATE: March, 2016	SCALE: NTS	PAGE: 21



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 PO Box 100  
 Saranac, MI 48881  
 PHONE: (517) 627-6028  
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 XXX AM Pk Hr (7:15-8:15 AM) Volumes  
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes  
 [XXX] Sunday Pk Hr (11:30-12:30) Volumes

**FIGURE 4: Future Traffic - Peak Hours**

DATE: March, 2016      SCALE: NTS      PAGE: 22

## LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

For future traffic conditions, all existing geometrics and traffic control were used. The level of service analysis for future traffic at the subject intersection and proposed site driveways during the weekday AM and PM peak hours is summarized in **Table 6**. The level of service analysis for future traffic at the subject intersection and proposed site driveways during the Sunday peak hour is summarized in **Table 7**.

All future turning movements at the studied intersection and site driveways are expected to operate at a good level of service (LOS C or better) during both the weekday AM and PM peak hours and the Sunday peak hour.



**Table 6**  
**Level of Service (LOS) Summary**  
**Future Weekday AM and PM Peak Hour Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-	Free	-
	EB Thru-Right	Free	-	Free	-
	WB Left	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	NB Left-Thru-Right	9.1	A	14.5	B
	SB Left-Thru-Right	23.9	C	10.8	B
	Intersection	3.6	A	1.6	A
Saginaw Highway and Proposed Driveway	WB Thru-Right	Free	-	Free	-
	SB Right	13.9	B	10.1	B
	Intersection	0.0	A	0.1	A
Newton Road and Proposed North Driveway	WB Left-Right	8.5	A	9.5	A
	NB Thru-Right	Free	-	Free	-
	SB Left-Thru	7.3	A	7.7	A
	Intersection	0.1	A	0.1	A
Newton Road and Proposed South Driveway	WB Left-Right	10.0	B	10.5	B
	NB Thru-Right	Free	-	Free	-
	SB Left-Thru	0.0	A	0.0	A
	Intersection	0.2	A	0.2	A

Note: Delay = Average control delay per vehicle in seconds.  
LOS = Level of Service



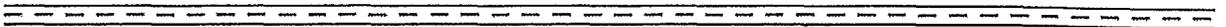
**Table 7**  
**Level of Service (LOS) Summary**  
**Future Sunday Peak Hour Traffic**

Location	Movement	Sunday Peak Hour	
		Avg. Delay	LOS
Saginaw Highway and Newton Road	EB Left	Free	-
	EB Thru-Right	Free	-
	WB Left	Free	-
	WB Thru-Right	Free	-
	NB Left-Thru-Right	9.8	A
	SB Left-Thru-Right	14.3	B
	Intersection	4.2	A
Saginaw Highway and Proposed Driveway	WB Thru-Right	Free	-
	SB Right	12.5	B
	Intersection	1.2	A
Newton Road and Proposed North Driveway	WB Left-Right	10.2	B
	NB Thru-Right	Free	-
	SB Left-Thru	7.5	A
	Intersection	2.3	A
Newton Road and Proposed South Driveway	WB Left-Right	11.4	B
	NB Thru-Right	Free	-
	SB Left-Thru	7.6	A
	Intersection	2.5	A

Note: Delay = Average control delay per vehicle in seconds.  
LOS = Level of Service



## SIGNIFICANT FINDINGS



## INTERSECTION IMPROVEMENT CONSIDERATIONS

### Saginaw Highway and Newton

There will be no significant changes in the level of service or vehicle delay at this intersection after the New Hope Church is operational in 2018. There are no recommendations for this intersection.

## DRIVEWAY ANALYSIS FOR A LEFT TURN LANE OR RIGHT TURN LANE/TAPER

### Site Driveways and Newton Road

The Ingham County Road Department (ICRD) has roadway standards to determine the necessity of left turn lanes or right turn lanes/tapers at intersections. These standards are found in their "Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way". Using these standards an analysis was conducted for the proposed New Hope Church driveways on Newton Road.

Using the ICRD guidelines for right turn lanes or tapers and plotting the future peak hour right turns versus two-way 24 hour volume on the ICRD graph, the results shows that the combination of right turning traffic and the 24 hour volumes justify the consideration of a northbound right turn taper on Newton Road at both of the site driveways.

Using the ICRD guidelines for left turn lanes, and plotting the future peak hour left turns versus two-way 24 hour volume on the ICRD graph, the results shows that the combination of left turning traffic and the 24 hour volumes, do not justify the installation of a southbound left turn lane or left turn passing lane on Newton Road at the two (2) site driveways.

### Site Driveway and Saginaw Highway

Using the Michigan Department of Transportation (MDOT) guidelines for right turn lanes, and plotting the future peak hour right turns versus approach volume, the results show that the combination of right turning traffic and the approach volumes justify the consideration of a westbound right turn lane on Saginaw Highway at the site driveway. As Saginaw Highway is a four-lane divided highway with a grass boulevard, a left turn lane analysis was not conducted for the site driveway.

## NON-MOTORIZED TRANSPORTATION

Saginaw Highway has a marked paved shoulder on both the east and west side of the roadway which can be used by bicycles. The west side of Newton Road has an existing sidewalk, but no distinguishing paved shoulders for non-motorized transportation.

The proposed New Church site plan shows a new seven (7) foot pathway along the Saginaw Highway frontage and a new five (5) foot sidewalk along the Newton Road frontage.



## CONCLUSIONS

The findings of this report are as follows:

- The Ingham County Road Department should consider a northbound right turn taper at both of the site driveways on Newton Road.
- Consideration should be given to the construction of an exclusive westbound right turn lane on Saginaw Highway at the proposed new site driveway.





## Martha Wyatt

---

**From:** Gary Post <gary@newhopehaslett.com>  
**Sent:** Wednesday, April 06, 2016 2:52 PM  
**To:** Martha Wyatt  
**Cc:** Peter Menser; Gail Oranchak  
**Subject:** Re: Summary of Existing Contamination and Remediation Plans  
**Attachments:** Lifeway Architecture - Parking Ratios.pdf

Greetings, Martha:

You asked me to elaborate on the need for more parking spaces than the township ordinance calls for. The ordinance is based on a 5:1 people-to-car ratio, which may be sufficient for a retail establishment, but will not meet the needs of a church. The proposed floor plan provides for 805 seats in the auditorium. At a 5:1 ratio, that equates to 161 parking spaces, per the ordinance. We have provided for 208 parking spaces in the site plan, which may be insufficient, given the size of the auditorium. The standard recommendation from architects and engineers familiar with church planning is for a ratio closer to 2.5:1; that is, 2.5 people per car. At that ratio, our 805 seat auditorium would require 322 parking spaces. From our experience at New Hope and other churches, the 2.5 to 1 ratio is the reality we see in our parking lots from week to week. While there are those families who come to church with five in a car, there are more who come with just one or two per car. We regularly have weekend attendance of 550-600 of the 750 plus people who call New Hope their church home. The 161 parking spaces provided for under the ordinance, at a 2.5 to 1 ratio, would only allow for 402 people to attend, which is far below our current weekend attendance. We will probably hold two Sunday morning services at the new location to begin with, which will allow us to function for a time with less than 322 parking spaces, but many new churches grow as much as 25 percent in attendance during the first year after a relocation like this, so we may outgrow our 208 space parking capacity over a relatively short period of time.

In the book *Preparing to Build: Practical Tips and Experienced Advice to Prepare Your Church for a Building Program*, Author Stephen Anderson advises, "Plan for one parking space for every 2.25 people on [the church] campus at one time. This is probably more than the minimum parking required by the city or county, but will more accurately reflect *real need*. Initially a church can get away with fewer parking spaces; however, it will need to plan to provide adequate parking to meet the needs of the total design capacity of the facilities, even if the church decides to grow into it over time." (p.120)

Along the same lines, Lifeway Architecture is a division of Lifeway Christian Resources that provides architectural expertise to churches all over the U.S. In their *Rules of Thumb* site planning document (attached), they recommend, "One space for every 2.0 to 2.5 people in attendance on site at one time." I recognize that this ratio is significantly different than the 5:1 ratio prescribed in the ordinance, but we would appreciate the township's consideration for the unique needs for parking capacity that are required by a growing *church*, as opposed to a commercial establishment. I hope this explanation helps. Please contact me with any additional questions you may have.

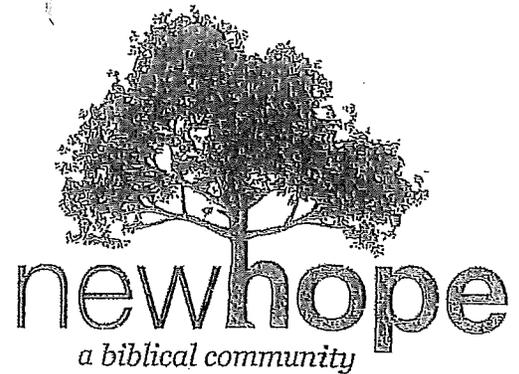
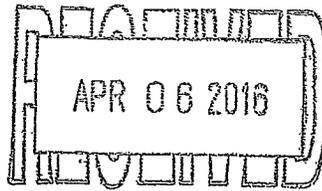
Gary Post

On Wed, Apr 6, 2016 at 1:41 PM, Martha Wyatt <[wyatt@meridian.mi.us](mailto:wyatt@meridian.mi.us)> wrote:

Thanks Gary.

Mr. Peter Menser  
Associate Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864-1198

April 6, 2016



Dear Mr. Menser:

The following summary is in response to your request for information regarding any known contamination on the property at M-78 and Newton Road that New Hope is proposing to purchase, as well as the remediation plans in place to deal with contamination issues.

AKT Peerless has done extensive investigation into environmental issues on the property at the northeast corner of M-78 and Newton Roads, first as part of their Phase I and Phase II Environmental Site Analyses (ESA) in 2007, and more recently in a March, 2016 Phase I ESA for New Hope Church. In those evaluations, AKT Peerless has identified the presence of 1,2,4-Trimethylbenzene in shallow soil "located beneath the central portion of the subject property," as well as lead in groundwater "located in the west-central portion of the subject property." (See attached sketches.) AKT Peerless has concluded that the contamination is not "migrating" elsewhere, and that there are "no currently known unacceptable exposure risks" at the property that cannot be managed through "reasonable precautions" such as:

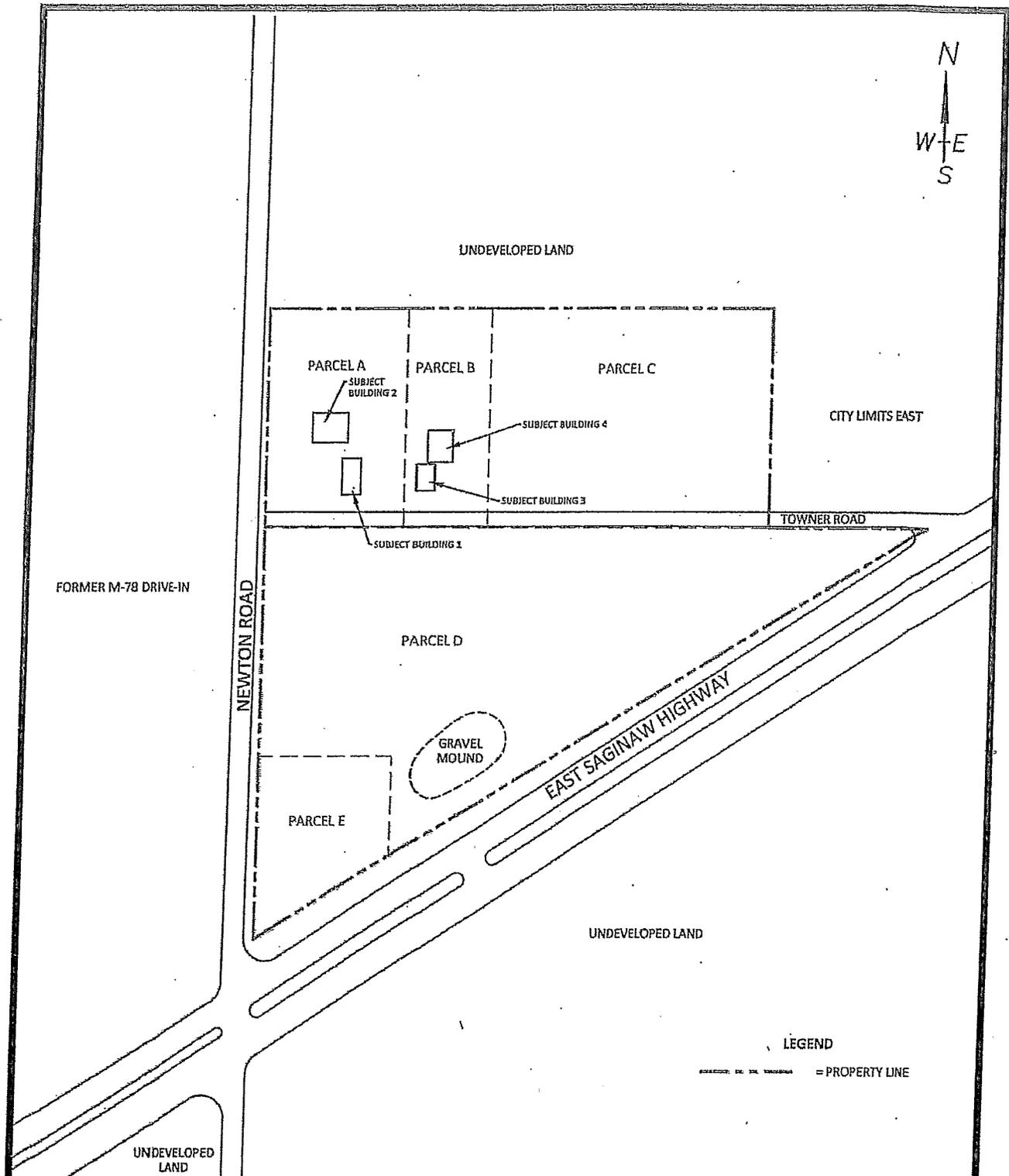
- Transporting excavated soil in the contaminated area to a Type II landfill or replacing it in the same general area on the construction site.
- Providing contractors with a Disclosure Statement to notify workers that certain contamination is present on the site, and that certain activities are restricted.
- Utilizing available public sources of water as opposed to well water.
- Utilizing available public sanitation disposal as opposed to septic tanks.

As part of their 2007 investigation, AKT Peerless also conducted an analysis of the area at the southwest corner of the property (6322 Newton Road address) because of previous reports that a gas station had been located there from 1941 to 1950. Their investigation included a geophysical survey, soil borings, groundwater monitoring wells, and the use of ground penetrating radar to locate any underground tanks. No underground storage tanks (USTs) were discovered and the soil and groundwater samples showed "no detectable concentrations above the MDEQ Part 201 Generic Residential Cleanup Criteria or applicable MDEQ Target Detection Limits (TDLs)." This is the area included in our site plan as a proposed storm water detention area.

If New Hope's proposed purchase of the property proceeds, we anticipate working with AKT Peerless to develop a Due Care Compliance Plan to guide the further development of the property. I hope this summary is helpful in understanding the environmental safeguards that we intend to follow. Please contact me if I can be of further assistance.

Sincerely,

Gary M. Post  
Associate Pastor  
New Hope Church



**AKT** PEERLESS

ILLINOIS MICHIGAN OHIO GEORGIA  
www.aktpeerless.com

**SUBJECT PROPERTY MAP**

FIVE PARCELS  
MERIDIAN TOWNSHIP, MICHIGAN  
PROJECT NUMBER : 11061B-1-17

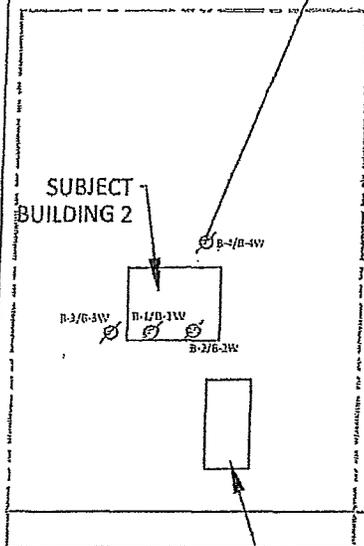
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DATE: 02/26/2016

0 100 200  
SCALE: 1" = 200'

FIGURE 2



B-4 (2.0-4.0')	
2/19/2007	
1,2,4-Trinitrobenzene	700 ug/kg (1)



NEWTON ROAD

LEGEND

- - - = PROPERTY LINE
- ⊗ = SOIL BORING

CRITERIA NOTE

(1) - Exceeds Groundwater Surface Water Interface Protection Criteria and RBSLs



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SITE MAP WITH SOIL RESULTS EXCEEDING  
MDEQ NRCC

2246 TOWNER ROAD  
MERIDIAN TOWNSHIP, MICHIGAN  
PROJECT NUMBER : 11061B-3-27

DRAWN BY: OGO  
DATE: 03/18/2016

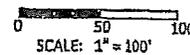
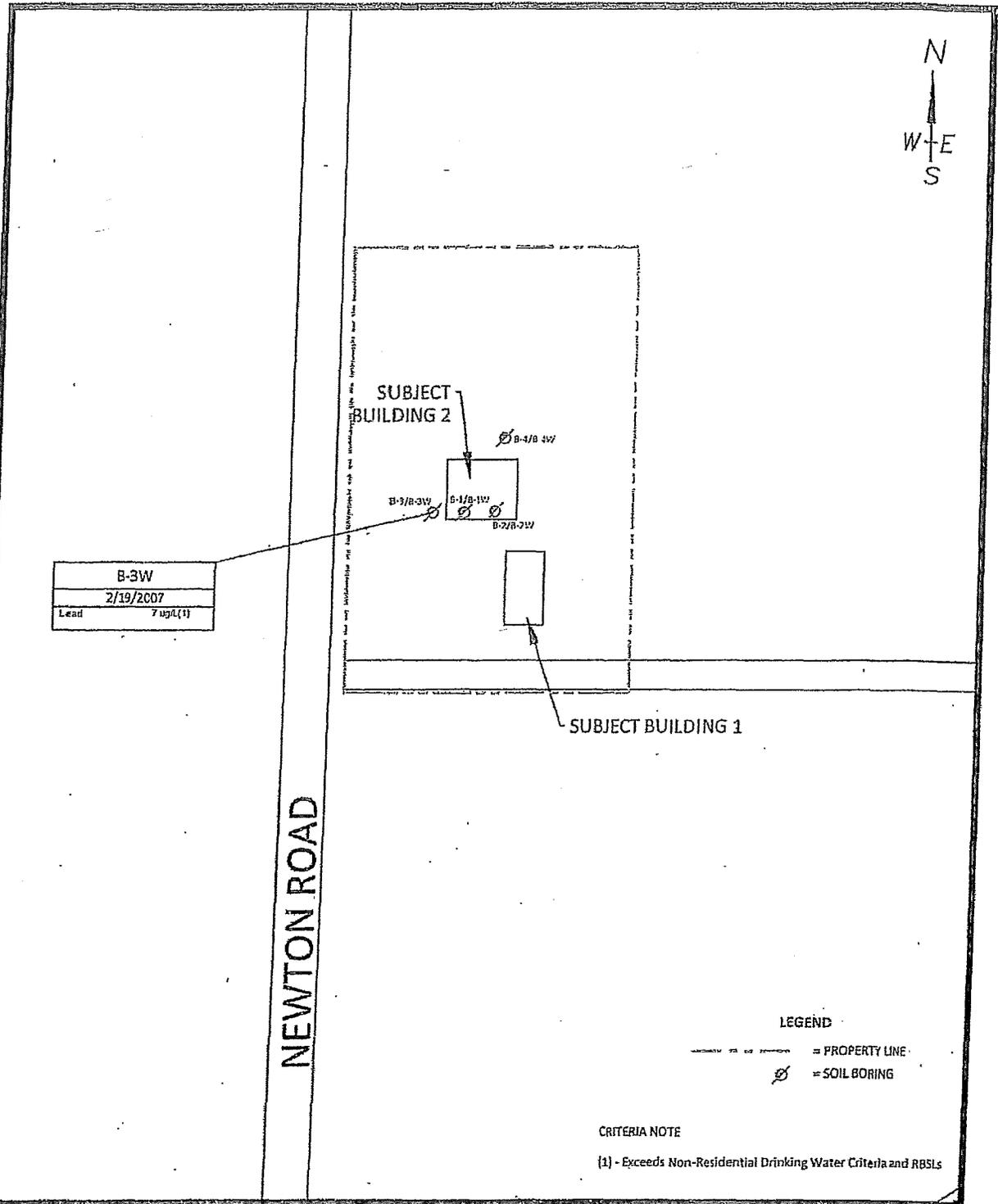


FIGURE 3



LEGEND

- - - - - = PROPERTY LINE
- ⊗ = SOIL BORING

CRITERIA NOTE

(1) - Exceeds Non-Residential Drinking Water Criteria and RBSLs



ILLINOIS MICHIGAN OHIO GEORGIA  
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SITE MAP WITH GROUNDWATER RESULTS  
EXCEEDING MDEQ NRCC  
2246 TOWNER ROAD  
MERIDIAN TOWNSHIP, MICHIGAN  
PROJECT NUMBER : 11061B-3-27

DRAWN BY: OGO  
DATE: 03/18/2015

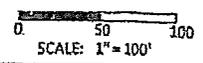


FIGURE 4

**Sec. 86-126. Review criteria.**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

(Code 1974, § 81-3.2(F))

**Sec. 86-127. Conditions.**

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
  - a. Special yards, open spaces, or buffers.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Martha K. Wyatt  
Associate Planner/Landscape Architect

DATE: April 22, 2016

RE: Special Use Permit #16051 (New Hope Church), request to construct a church which is greater than 25,000 square feet in gross floor area.

The Planning Commission held a public hearing on April 11, 2016 for Special Use Permit #16051. The applicant, New Hope Church, is requesting a special use permit to construct a church, which exceeds 25,000 square feet in gross floor area. The approximate 42,000 square foot New Hope Church is to be located at the northeast corner of Saginaw Highway and Newton Road in Section 4 of the Township.

At the public hearing, the Planning Commission requested additional information on the Brownfield plan that was associated with the subject site as part of a different project (Mixed Use Planned Unit Development #08014). The Brownfield plan for the 2008 proposed mixed use project, known as Shaw's on Newton Brownfield Plan, allotted a portion of the money for Due Care Activities to address contamination found on the site for 1, 2, 4-trimethylbenzene in the soil and lead in the groundwater. Approximately \$75,000 out of the \$7.6 million Brownfield plan was allocated to the Due Care Activities for addressing the contamination issues. As noted in the staff memorandum dated April 8, 2016, the mixed use project did not proceed and the Brownfield plan and funds have expired.

The applicant explained at the public hearing the contamination issues will be addressed during the construction phase of the church and will be paid for by the church. A Due Care Compliance Plan is to be developed by AKT Peerless for the site remediation; however the plan has not been finalized at this time or the cost of the remediation. The Michigan Department of Environmental Quality (MDEQ) will be the governing agency that will monitor the plan and clean-up.

The Planning Commission may recommend approval, approval with conditions or denial of the special use permit for building size to the Township Board. A separate resolution to recommend approval of the building size is attached.

**Attachments**

1. Resolution to recommend approval for building size
2. Special Use Permit standards (Section 86-126)

**RESOLUTION TO APPROVE**

**SUP #16051  
(New Hope Church)**

**Northeast corner of Saginaw Highway and Newton Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 25th day of April at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, New Hope Church has requested a special use permit to construct an approximate 42,000 square foot church, to be located at the northeast corner of Saginaw Highway and Newton Road in Section 4 of the Township; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 11, 2016; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated April 8, 2016 and April 22, 2016; and

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from the church; and

WHEREAS, the approximately 13.51 acre site, exceeds the minimum lot area and minimum lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed building meets the required setbacks for the C-2 (Commercial) district; and

WHEREAS, the proposed site is approximately 34.42 percent impervious and the maximum impervious surface coverage for a commercial zoned site is 70 percent; and

WHEREAS, the proposed development will be served by public water and sanitary sewer.



**Sec. 86-126. Review criteria.**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

(Code 1974, § 81-3.2(F))

**Sec. 86-127. Conditions.**

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
  - a. Special yards, open spaces, or buffers.

5. Communications (None)

6. Public hearings

- A. Special Use Permit #16051 (New Hope Church), request to construct a 42,000 square foot church on 13.5 acres addressed as 2170 Saginaw Highway (M-78), the northeast corner of Saginaw Highway and Newton Road

Chair Scott-Craig opened the public hearing at 7:09 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Associate Planner Wyatt summarized the special use permit (SUP) request as outlined in staff memorandum dated April 8, 2016.

- Applicant  
Mark Kring, Senior Pastor, New Hope Church, 1340 Haslett Road, Haslett, addressed the rapid growth of the church since its inception in the fall of 2007, approximating 10% per year. He indicated the church researched available property within Meridian Township which would allow New Hope to continue to expand as needed. Pastor Kring stated New Hope's future vision is to have the church continue to serve the community (e.g., open the facility to Women, Infants and Children (WIC) recipients). He believed the designated piece of land will fit the church's need well.

- Public  
Leonard Provencher, 5824 Buena Parkway, Haslett, believed it will be necessary to increase bicycle parking in the future if the church's long-term mission is to provide education services. He requested to be noticed when the site plan review for this project is held.

Mike Bristor, 649 Earliglow Lane, Haslett, an elder for New Hope Church, urged the Planning Commission to support the SUP request.

Marina Ionescu, 6233 W. Lake Drive, Haslett, inquired where the contamination is coming from and how long the Township has known about it.

- Planning Commission discussion:  
Commissioner Cordill believed the site lends itself to a church. She voiced concern with the ingress and egress off Saginaw Highway due to the 55 mile per hour speed limit. Commissioner Cordill was satisfied the Michigan Department of Transportation (MDOT) will address this issue through creation of a deceleration/acceleration lane, as evidenced by the proposed taper road reference. She requested the exterior have more of a masonry look which would blend better with the nearby residential area. Commissioner Cordill noted she will be following the proposed project as there is a priority conservation corridor covering the portion of the site located primarily south of vacated Towner Road.

Commissioner Jackson requested an explanation of the change in the contamination data from 2007 to now.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, indicated that based on the last available report, there is minor contamination on the site which is not migrating, adding that type of contamination can be moved around on the site as long as it is protected and a cap is placed over it. He noted the Township will be provided with a better report on how to handle it in the near future. Mr. Kyes added he has spoken with MDOT and the department plans to make changes on Saginaw Highway, requesting the driveway for the proposed development be shifted 85 feet to accommodate the change, identified as a crossover. He added the fifty (50) foot taper is being constructed at MDOT's request. Mr. Kyes stated the next plan submitted to the Township will show the required 26 foot drive aisles

Chair Scott-Craig inquired about the intent of the Township's Pathway Plan to expand the pathway along Saginaw Highway to ten (10) feet, although the submitted plan shows only seven (7) feet in width.

Mr. Kyes replied the current Township Pedestrian-Bicycle Pathway Plan clearly requires seven (7) feet, which is shown on the site plan. He indicated he will speak with both the Township engineering staff and his client regarding construction of a ten (10) foot pathway. Mr. Kyes offered there is sufficient space for the desired pathway expansion, noting the pathways will end one (1) foot inside the MDOT right-of-way. He stated there is already a nine (9) foot paved shoulder on M-78, currently located outside of the travel lane.

Chair Scott-Craig stated there needs to be sufficient room for turn off as the speed limit on Saginaw Highway is 55 miles per hour.

Mr. Kyes added the proposed curb is 4-1/2 feet off the existing asphalt.

Gary Post, Associate Pastor at New Hope Church, 1340 Haslett Road, Haslett, indicated AKT Peerless conducted a Phase I Environmental Site Analysis (ESA) for new Hope Church and was the same company which performed a Phase I and Phase II ESA in 2007 related to the former uses on the site. He noted remediation for the low level of contamination discovered is covered in the draft due compliance plan explaining remediation can be either transportation of the soil to a Type 2 facility from the subject site or leaving it on site in the same general area. Mr. Post added the Phase I ESA states there is "no unacceptable exposure risk" at the property that cannot be managed through reasonable precautions. He believed the issue relative to the previous brownfield plan may have been that brownfield money was available for the previous project. Mr. Post stated New Hope Church is not eligible for brownfield money, nor are they interested in trying to obtain brownfield money, adding if there is a cost for remediation, New Hope Church will cover that cost.

Mr. Bristor pointed out the contaminated areas are contained on the two northern parcels. He stated since the original Phase I and Phase II ESA's were conducted in 2007, they were too old for prospective buyers in 2016. Mr. Bristor believed the new ESA especially important given the known contaminants on the parcel to the west which previously housed the old movie theater, and the necessity of determining those contaminants had not migrated to the subject parcel.

Chair Scott-Craig added the Michigan Department of Environmental Quality (MDEQ) will oversee the environmental issues and will be the final arbiter.

John Scott-Craig addressed the fourth wetland on site in an area proposed for future parking.

Jeff Kyes replied there is an existing culvert under the old Towner Road and it appears the water will be confined in the ditch. He stated the culvert is not something the applicant will consider during this phase of the project.

John Scott-Craig inquired as to the number designated in the ordinance for required parking spaces. He asked if the designated number was the minimum required or the maximum allowed.

Associate Planner Wyatt believed the number to be the minimum required.

Chair Scott-Craig believed one of the Township's goals is to limit the number of parking spaces in an effort to reduce the impervious surface generated by parking.

Associate Planner Wyatt indicated, based on the parking calculations supplied by staff from plans of five (5) other churches in Meridian Township, it appears the formula used to calculate parking is not "up to speed" with church needs. She added the Township has not required any of the five (5) churches listed to obtain a variance to exceed the minimum number of parking spaces.

Principal Planner Oranchak added churches built in recent years have also stated the same thing. She acknowledged this section of the ordinance is very old, written at a time when families were larger and traveled to church together in one (1) vehicle. Ms. Oranchak stated this is one of several issues in the zoning ordinance which need to be revised.

Chair Scott-Craig pointed out the impervious surface percentage for this first phase is very low, but calculations for future phases on this same site will change.

Commissioner DeGroff inquired if the applicant would need to come before the Planning Commission or Township Board for approval if they chose to construct an addition(s) in the future.

Associate Planner Wyatt responded if the request was for an addition over 2,000 square feet, it would need to go to the Planning Commission and Township Board through the major amendment process. She noted if the request was for an addition less than 2,000 square feet, it would be reviewed by the Director of Community Planning and Development for approval or denial.

Commissioner DeGroff asked if the applicant desired additional parking to coincide with the future additions, would that request come before the appropriate approving bodies.

Associate Planner Wyatt's recollection was if the request is for an increase in the use which generates more than ten percent (10%) additional parking, it would necessitate going through the major amendment process.

Commissioner DeGroff asked what would be the impervious ratio on the site if all future anticipated additions and parking were added.

Mr. Kyes responded he did not believe the ratio would exceed 50%, well below the 70% impervious surface limit.

Commissioner DeGroff inquired of the applicant if they had knowledge of the intended uses for future additions.

Mr. Bristol responded the church does not intend to house any children's education programs during the week, but will continue with bible studies during the week and services on the weekends. He stated the additions are anticipated to deal solely with anticipated growth.

Dr. Pairolero pointed to the layout on the overhead projector, demonstrating how the architect designed the church for anticipated future growth relative to seating in the sanctuary and administrative offices.

Commissioner DeGroff noted there was earlier mention of opening up the church for use by various groups, and inquired as to those types of uses.

Dr. Pairolero replied WIC is currently allowed to use the church as a "distribution" center, where formula, diapers, etc. are given to individuals in need. He added it is the church's intent to continue that practice at the new location.

Chair Scott-Craig closed the public hearing at 8:08 P.M.

- B. Special Use Permit #16041 (Meridian Township), request to work in the 100-year floodplain of the Smith Drain associated with improvements to the drain

Chair Scott-Craig opened the public hearing at 8:08 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated April 8, 2016.
- Planning Commission discussion:  
Chair Scott-Craig stated there is water which currently spills onto Jolly Road from businesses to the south. He hopes the enlarged pipe will be of adequate size and strength to address the current conditions

Principal Planner Oranchak stated the Smith Drain flows from south of I-96, so a very large area is encompassed in the Smith Drain which impacts the subject location.

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 25, 2016

DRAFT

5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig,  
Tenaglia, Van Coevering  
ABSENT: None  
STAFF: Principal Planner Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

**2. Approval of agenda**

**Commissioner DeGroff moved to approve the agenda. Seconded by Commissioner Cordill.**

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

**Commissioner Honicky moved to approve the Regular Meeting Minutes of April 11, 2016. Seconded by Commissioner Opsommer.**

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Mike Bristor, 649 Earliglow Lane, Haslett, representative for New Hope Church, availed himself and members of his team for questions by Planning Commissioners relative to Special Use Permit #16051.

Chair Scott-Craig closed public remarks.

**5. Communications (None)**

**6. Public hearings (None)**

**7. Unfinished Business**

A. Special Use Permit #16051 (New Hope Church), request to construct a 42,000 square foot church on 13.5 acres addressed as 2170 Saginaw Highway (M-78), the northeast corner of Saginaw Highway and Newton Road

**Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #16051 (New Hope Church) to construct a single building totaling approximately 42,000 square feet in gross floor area, subject to the following conditions:**

1. **Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated March 18, 2016, subject to revisions as required.**
2. **Special Use Permit #16051 is subject to approval and all conditions placed by the Township Board.**

**Seconded by Commissioner Van Coevering.**

Planning Commission discussion:

- Concern with the siding being harmonious with the residential architecture of nearby homes
- Not much surrounds the subject site
- Planning Commissioner preference for more masonry/stone or appearance of masonry/stone on the building
- Landscaping may markedly change the look of the church once the plans go through the site plan review process
- Planning Commissioner will carefully follow the parking situation on site in the future
- Continued concern with the nature of the remediation which will take place and the standards which will be applied to that remediation

**Commissioner Jackson offered the following friendly amendments:**

- **Add condition #3 which states: "3. Approval of SUP #16051 is conditioned on any needed environmental remediation being approved by the MDEQ.**

Continued Planning Commission and applicant discussion:

- Inquiry if the Michigan Department of Environmental Quality (MDEQ) has oversight of private remediation as there is no brownfield application
- Applicant's environmental consultant (ADP Peerless) will compile a due care package
- Some of the known contaminants on the site are not governed by the state
- Brownfield remediation plan numbers contained in a spreadsheet for the previous proposed project included the cost to install necessary infrastructure and do not apply to the project before the Planning Commission this evening
- Environmental issues for the current proposed project are related to the two houses on the north portion of the site and will be addressed through either removal or tapping based on the due care plan

**Chair Scott-Craig restated the friendly amendment as follows:**

- **Add condition #3 which states: Approval of SUP #16051 is conditioned that any needed environmental remediation comply with PA 451 of 1994.**
- **Amend condition #2 by deleting the word "Board"**

Continued Planning Commission discussion:

- What type and degree of onsite contamination and whether it is moved or not determines whether the contamination can remain as long as it is not leeching into the groundwater
- No building is being constructed on the residential portion of the site which is the area where the contamination exists
- Planning Commissioner inquiry as to where the standard exists for the remediation and who ensures those standards are met to confirm the property is safe for the use proposed
- Residential standard cleanup criteria comes from the MDEQ with the onus on the owner to meet those standards

- The owner is required to provide MDEQ with a baseline environmental assessment (BEA) which states the known contaminants
- MDEQ provides the owner with a letter acknowledging receipt of the BEA and the remediation plan
- Level of contamination is not significant enough for MDEQ to monitor the site
- Due care plan prepared by the environmental consultant is followed to implement the cleanup
- Due care plan is part of the BEA

**The restated friendly amendment was accepted by the maker and seconder of the main motion.**

ROLL CALL VOTE YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson,  
ON THE MAIN Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig  
MOTION: NAYS: None  
Motion carried unanimously.

- B. Special Use Permit #16041 (Meridian Township), request to work in the 100-year floodplain of the Smith Drain associated with improvements to the drain

**Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16041 subject to the following conditions:**

1. Approval is subject to the plans and application materials submitted as part of Special Use Permit #16041, subject to revisions as required.
2. Approval is subject to the approval of Wetland Use Permit #16-01 for enhancements to wetlands associated with improvements to the Smith Drain.
3. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

**Seconded by Commissioner Opsommer.**

Planning Commission discussion:

- Wetland Use Permit has already been approved by staff after Environmental Commission review
- Retention ponds intended to allow for some percolation

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson,  
Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig  
NAYS: None  
Motion carried unanimously.

**8. Other Business**

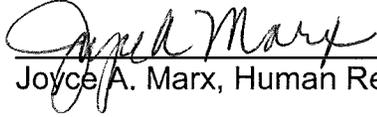
- A. Pedestrian-Bicycle Pathway Master Plan review

**It was the consensus of Planning Commissioners to send the memorandum drafted by their Chair to Assistant Township Manager/Director of Public Works and Engineering Derek Perry regarding recommendations to the Pedestrian-Bicycle Pathway Master Plan.**

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Joyce A. Marx, Human Resources Director

**DATE:** May 12, 2016

**RE:** **Travel and Expense Policy**

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Please find the newest draft of the Travel and Expense Policy, with supporting documents, attached.

**Attachments:**

1. Travel and Expense Policy – Draft
2. Travel and Expense Report Form – Draft
3. Petty Cash Form
4. Mileage Reimbursement Request Form
5. Hand Check Requisition Form

# **MERIDIAN CHARTER TOWNSHIP TRAVEL AND EXPENSE POLICY**

## **DRAFT 5/11/16**

### **Purpose**

It is the policy of Meridian Charter Township to reimburse employees and appointed or elected officials for necessary and reasonable expenses incurred in performing their duties.

### **Official's Business**

Reimbursement includes travel expenses to job-related conferences and trainings. Mileage for statutory duties such as Township Board and Commission meetings, fundraisers, business grand openings, and similar events, are not eligible for reimbursement. The Township Supervisor shall approve the reimbursable expenses for Township board and commission members. The Township Manager shall approve the reimbursable expenses of the Township Supervisor and Township employees.

### **Authorization and Reimbursement Procedure**

Travel must be approved in advance. For overnight travel, a Travel and Expense Report form must also be completed and submitted to the Department Director and Township Manager for approval. All travel expenses are to be submitted within 30 calendar days of the event. All travel expenses incurred are to be included on the Travel and Expense Report. The Travel and Expense Report must be accompanied by original receipts. The Department Director and Finance Director will review the final expenses and reserve the right to withhold reimbursement if there is reason to believe that the expenses are inappropriate. Travel and Expense Reports not submitted within the 30 calendar days may be reimbursed after review of the Township Manager.

### **Personal Funds**

Personal funds expended for Township business may be reimbursed under this policy. The Department Director, Township Manager, and/or the Finance Director reserve the right to deny reimbursement of personal expenditures not in compliance with this policy.

### **Vacation in Conjunction with Official Township Business Travel**

With Township business travel, vacation time may not be included as part of a reimbursable Township business trip. Submitted receipts shall not include charges for personal time, such as extended hotel stays.

### **No Reimbursement for Non-employees or Officials**

There is no reimbursement of expenses for Non-Township employees or officials who accompany Township employees or officials on Township business trips.

### **Township Credit Cards**

A Township credit card should be used to pay approved travel-related costs whenever possible. All Township credit card charges, with original receipts are to be included on the Travel and Expense Report.

### **Permissible Prepaid Expenses**

The Township may issue prepayments for transportation, lodging, or registration. These prepayments also may be paid using a Township credit card.

### **Registration Fees not Pre-Paid**

If a conference or training fee was not prepaid by the Township, this fee will be reimbursed, including business-related meals or events that are part of the conference or training registration. Original receipts to support the payment are required. If the conference or training does not provide a receipt, then a cancelled check, credit card slip, statement, or documentation that the amount was paid is required for reimbursement.

### **Travel Advances**

Cash advances for the purpose of travel for approved Township business may be authorized by the Township Manager. The eligible individual must repay the Township for any advances in excess of the approved travel expenses within 14 calendar days.

### **Meal Reimbursements**

A daily maximum of up to \$39.00 is reimbursable for approved overnight travel where meals otherwise are not included in conference fees or hotel rates. A daily reimbursement where overnight travel is not required is as follows: Breakfast \$7.50; Lunch \$12.50; Dinner \$19.00 including gratuities.

### **Mileage Reimbursement**

Whenever possible, a Township vehicle should be used for Township business travel. If no Township vehicle is available, or if an employee chooses to drive a personal vehicle, the approved mileage will be reimbursed at the applicable Internal Revenue Service mileage rate.

All employees must have a valid driver's license and auto insurance coverage for personal vehicles.

Personal vehicle mileage reimbursement covers only those miles incurred above and beyond the employee's commute to the Township offices. Reimbursement requests must indicate the purpose of the request and include the points of travel and the miles eligible for reimbursement. The reimbursement rate is determined annually in January using the business rate per mile as established by the Internal Revenue Service.

When mileage is incurred in conjunction with out of town travel, it should be reported on the Travel and Expense Report along with all other travel related expenses.

When mileage is incurred for approved local or single day travel, the Mileage Reimbursement Request form must be filled out and approved by the Department Director. Mileage Reimbursement Requests should be filled out as mileage is incurred. For frequent travel, the form must be completed on a monthly basis. If the total reimbursement request is \$30.00 or less it can be paid out of petty cash. If the total reimbursement is greater than \$30.00, a check request will be processed through the Accounts Payable Department. The approved Mileage Reimbursement Request must be attached to the approved petty cash form or the Hand Check Requisition Form.

### **Non-reimbursable Items**

Alcohol is not to be included on any receipts being submitted for reimbursement, including charges to a Township credit card. Personal expenses incurred while on Township business travel will not be reimbursed. Commuting between work and home, parking tickets, moving violations and other fines will not be reimbursed.

### **Exceptions**

Requests for exceptions to this policy must be submitted in writing to the Township Manager for approval.

### **Taxation**

Determining which travel expense reimbursements are taxable is outside the scope of the Meridian Charter Township Travel and Expense Policy. This policy does not increase, lessen, or eliminate any tax liability imposed by the Internal Revenue Service. Reimbursements are subject to tax reporting and withholding based on applicable tax regulations. For guidance the appropriate tax treatment of expense reimbursements please refer to the Internal Revenue Service Guidelines or personal accountant.



## Travel and Expense Report

### DRAFT

INSTRUCTIONS: Fill out **PART I** and the Estimated Expenses column of **PART II**. Submit to the Township Manager for approval. A copy will be sent to the Finance Department and the original copy will be returned to the requesting department. Upon return from the trip, complete **PART II** on the original copy. Attach all receipts and submit to the Finance Department for reimbursement. Please reference the Travel and Expense Policy for what is reimbursable.

#### PART I – Travel Authorization Request

Name of Requesting Employee or Official:	Title:	Department:
Name of Traveling Employee or Official: <small>(if different than individual requesting)</small>	Title:	Department:

Date of Trip:	Total Estimated Expenses:
Purpose of Travel Request:	

Is an advance being requested?  YES _____ NO _____	Amount:
Is prepayment being requested?  YES _____ NO _____	Purpose:  Amount:



I certify that the foregoing expenses were incurred in the conduct of approved official Township business		Total Actual Expenses:
_____	_____	Amount Prepaid:
Traveling Employee or Official	Date	Amount in Advance:
_____	_____	Due to Township:
Finance Director	Date	Due to Traveling Employee or Official:

**For Finance Department Use Only**

DATES	PAYEE	CHECK #	AMOUNT

DATE: \_\_\_\_\_ NUMBER \_\_\_\_\_

PETTY CASH

NAME: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

FOR: \_\_\_\_\_

CHARGE TO ACCOUNT: \_\_\_\_\_

AUTHORIZED BY: \_\_\_\_\_

Department Head

PAID OUT BY: \_\_\_\_\_



# Charter Township of Meridian HAND Check Requisition Form

*To be used for payment of Purchases where no Purchase Order is issued by Purchasing Department  
This request will be processed for approval at the next Township Board Meeting, unless otherwise indicated*

Payable to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: " \_\_\_\_/\_\_\_\_/\_\_\_\_

Amount \$ \_\_\_\_\_

Account No. \_\_\_\_\_

Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Invoices Attached: (Circle One) Yes or No

\_\_\_\_\_  
Reviewed by Department Head (Date)

\_\_\_\_\_  
Authorized by Twp Manager/Fin Dir (Date)

## MEMORANDUM

TO: Township Board

FROM:   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

DATE: May 12, 2016

RE: Sierra Ridge Lift Station Payback Extension Request

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Sanitary sewer service for the Sierra Ridge Estates development required a sanitary sewage lift station when it was constructed in 2006. Because there was and is vacant property surrounding the subdivision without existing sewer infrastructure, the Department of Public Works & Engineering requested the lift station for the Sierra Ridge development be built with the capacity to serve these additional areas in the future.

In June of 2006, the Township Board approved a ten (10) year agreement that allowed the developer, G.S. Fedewa Builders, Inc., to be reimbursed for the portion of lift station costs that were incurred by them beyond the needs of Sierra Ridge Estates. Since 2006, the surrounding area has not developed to the point where the developer has been able to recoup his costs of constructing the additional capacity of the lift station that was originally anticipated by both parties.

Earlier this year the developer requested that the Township Board consider extending the agreement an additional ten (10) years. The attached draft resolution and agreement extension would grant the 10 year extension if the Township Board desires to proceed with the request.

# DRAFT

## CHARTER TOWNSHIP OF MERIDIAN

### RESOLUTION TO AMEND TERMS OF SIERRA RIDGE LIFT STATION BENEFIT CHARGE & REIMBURSEMENT

At a regular meeting of the CHARTER TOWNSHIP OF MERIDIAN, Ingham County, Michigan, held at the Township Hall Chambers, 5151 Marsh Road, Okemos, Michigan, on the 7th day of June, 2016, at 7:00 p.m., Eastern Daylight Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_  
and supported by \_\_\_\_\_:

**WHEREAS**, the Township and G.S. Fedewa Builders, Inc (“Proprietor”) entered into a payback agreement on or about June 20, 2006, as authorized by Resolution No. X, attached as Exhibit A. The Township agreed to reimburse the Proprietor for lift station oversizing costs that benefited properties beyond the needs of Sierra Ridge Estates for 10 years from the effective date of adopting the resolution authorizing such; and

**WHEREAS**, the 10-year reimbursement period is set to expire this year and the Proprietor has requested that the reimbursement period be extended for an additional 10 years. During this 10-year reimbursement period, the Township shall retain \$50.00 for each Residential Equivalent Unit (REU) reimbursement charge collected as specified in the payback agreement; and

**WHEREAS**, the Township has no objection to extending the payback agreement.

# DRAFT

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board approves an amendment to the Sierra Ridge Lift Station Payback Agreement to extend the 10-year reimbursement period set to expire this year for an additional 10 years. During this additional 10-year reimbursement period, the Township shall retain \$50.00 for each Residential Equivalent Unit (REU) reimbursement charge collected as specified in the payback agreement. All other terms of the Sierra Ridge Lift Station Payback Agreement as previously approved shall remain in effect.

2. The Township Board authorizes and directs the Township Manager, Frank L. Walsh, to execute the attached amendment to the payback agreement and such documents as are necessary to effect the amendment of the Sierra Ridge Lift Station Payback Agreement as described in paragraph 1 above.

3. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

# DRAFT

STATE OF MICHIGAN            )  
  ) ss  
COUNTY OF INGHAM         )

I, the undersigned, the duly qualified and acting Clerk for the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Charter Township of Meridian Township Board at a meeting held on the 7th day of June, 2016, and further certify that the above Resolution was adopted at said meeting.

---

Brett Dreyfus, CMMC, Township Clerk  
Charter Township of Meridian

# DRAFT

## AMENDMENT NO. 1 TO SIERRA RIDGE LIFT STATION PAYBACK AGREEMENT

This Agreement is to be part of and incorporated into the Sierra Ridge Lift Station Payback Agreement between **G. S. Fedewa Builders, Inc. (PROPRIETOR)** and the **Charter Township of Meridian (TOWNSHIP)** for the Sierra Ridge Lift Station.

The above referenced **PAYBACK AGREEMENT** is amended as follows:

1. Paragraph 2 of the Payback Agreement is amended as follows:

The TOWNSHIP will provide reimbursement for lift station oversizing beyond the needs of Sierra Ridge Estates to the PROPRIETOR from permit charges collected from PROPERTIES that will be serviced by the Sierra Ridge Lift Station. The reimbursement shall be \$759 for each Residential Equivalent Unit (REU) that connects beginning in 2006, effective from the date of the Sierra Ridge Lift Station Payback District resolution. A 5% flat rate increases will apply every year thereafter, beginning with 2007. The reimbursement period will last for a total of 20 years. In years 7-20, \$50 of the \$759 (as adjusted by rate increases) will be kept as an administrative fee by the TOWNSHIP. The fees will be collected by the TOWNSHIP on the permit and the Township will remit the reimbursement to the PROPRIETOR.

All other terms and conditions of the **PAYBACK AGREEMENT** are in full force and effect and remain unchanged.

**Date: June 7, 2016**

**MERIDIAN CHARTER TOWNSHIP:**

**G. S. FEDEWA BUILDERS, INC.**

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**Frank L. Walsh**  
Township Manager

---

**Gerald S. Fedewa**  
Owner

# EXHIBIT A (Current Agreement)

COPY

## SIERRA RIDGE LIFT STATION BENEFIT CHARGE & REIMBURSEMENT

### RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000, on Tuesday, June 20, 2006, at 6:00 p.m.

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Trustees Such, Veenstra, Woiwode

ABSENT: Treasurer Hunting, Trustee Brixie

The following resolution was offered by Trustee Woiwode and supported by Trustee Such.

**WHEREAS**, Section 78-154 of the Code of Ordinances of the Charter Township of Meridian provides for establishment by resolution of a benefit charge to be paid by the owner of premises to be connected to Township sanitary sewers when the premises to be connected has not been specially assessed for the construction of said sanitary sewer; and,

**WHEREAS**, G.S. Fedewa Builders, Inc. was requested by Meridian Township Department of Public Works & Engineering to upsize the sanitary sewer lift station for Sierra Ridge Estates to serve additional areas beyond Sierra Ridge Estates subdivision, as shown on the attached map, which include Lake Lansing Estates and Sleepy Hollow Subdivision; and,

**WHEREAS**, on January 20, 2004, the Township Board evaluated the request by G.S. Fedewa Builders, Inc. to be reimbursed for the portion of lift station costs that were incurred by them beyond the needs of Sierra Ridge Estates; and the Board requested it be brought back before them once the costs were established; and,

**WHEREAS**, the Sierra Ridge Lift Station has been constructed by G.S. Fedewa Builders, Inc. at 2170 Lake Lansing Road to service Sierra Ridge Estates and surrounding properties; and,

**WHEREAS**, the Department of Public Works & Engineering has determined the area that can be serviced by the Sierra Ridge lift station, and determined the cost of construction of the Sierra Ridge lift station, thus determining the amount of reimbursement to G.S. Fedewa Builders, Inc.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Sierra Ridge Lift Station service area has been determined to include 220 residential equivalent units (REU).
2. The Sierra Ridge Lift Station cost of construction shall be set at \$166,879.
3. Therefore, the cost per REU for the Sierra Ridge Lift Station Benefit Charge is hereby established at \$759.00, plus 5% flat rate (\$37.95) annual increase. This benefit charge is for the lift station only and is in addition to any benefit charge for the construction of sanitary sewer mains.
4. The Sierra Ridge Lift Station Benefit Charge established herein shall have immediate effect.
5. The Sierra Ridge Lift Station Benefit Charge will be collected by the Township for a period of ten years only from the date of this resolution.

6.20.06  
#7F

SIERRA RIDGE LIFT STATION BENEFIT CHARGE  
& REIMBURSEMENT RESOLUTION  
June 20, 2006  
Page 2

COPY

6. The Sierra Ridge Lift Station Benefit Charge will be paid as follows:
  - A. Lake Lansing Estates and developments consisting of more than 4 units are required to pay their entire portion of the Sierra Ridge Lift Station Benefit Charge for all units when obtaining the first water and sewer permit for the development.
  - B. Developments consisting of less than 4 units, and all other units will pay the Sierra Ridge Lift Station Benefit Charge when obtaining the water and sewer permit.
  
7. The Sierra Ridge Lift Station Benefit Charge will be reimbursed as follows:
  - A. The reimbursement period will be for a total of 10 years from the date of this resolution. In years 7-10, five percent (5%) of the reimbursement will be kept as an administrative fee by the Township.
  - B. The Township shall pay the reimbursement to G.S. Fedewa Builders, Inc. in quarterly installments, each installment to be equal to the Sierra Ridge Lift Station Benefit Charge collected by the Township each calendar quarter from the Sierra Ridge Lift Station area (see attached map). In years 7-10, reimbursement to G.S. Fedewa Builders, Inc. will be reduced by 5% and kept as an administrative fee.
  
8. The Township Manager is directed to sign the attached agreement for reimbursement of Sierra Ridge Sanitary Sewer Lift Station upsizing costs.

ADOPTED: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor McGillicuddy,  
Clerk Helmbrecht

NAYS: None

Resolution declared adopted.

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF INGHAM         )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on June 20, 2006.

  
Mary M.G. Helmbrecht, Township Clerk

COPY

## SIERRA RIDGE LIFT STATION PAYBACK AGREEMENT

This Agreement entered into between G. S. FEDEWA BUILDERS, INC., a Michigan Corporation, whose address is 5570 Okemos Road, East Lansing, MI 48823 ("PROPRIETOR") and the CHARTER TOWNSHIP OF MERIDIAN, a Michigan Municipal Corporation, whose address is 5151 Marsh Road, Okemos, MI 48864 ("TOWNSHIP").

### WITNESSETH

WHEREAS, the PROPRIETOR developed Sierra Ridge Estates, a new subdivision northeast of the intersection of Newton Road and Lake Lansing Road; and

WHEREAS, the Sierra Ridge Lift Station was built at the expense of the PROPRIETOR in accordance with Township requirements that it service a larger area than Sierra Ridge Estates; and

WHEREAS, there are several properties ("PROPERTIES") surrounding Sierra Ridge Estates which are not currently serviced by the Township sanitary sewer system and may desire to connect to such in the near future (see attached); and

WHEREAS, the BUILDER submitted a letter on December 10, 2003, to the TOWNSHIP ("REQUEST"), which letter requested reimbursement for lift station construction costs beyond the needs of Sierra Ridge Estates; and

WHEREAS, the Township Board carefully evaluated the REQUEST at a meeting held on January 20, 2004, and requested it be brought back before them once the costs were established; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree as follow:

1. All sanitary sewer extensions made to allow PROPERTIES to connect to the TOWNSHIP system and be serviced by the Sierra Ridge Lift Station shall be made at the expense of the PROPERTIES, and in accordance with the TOWNSHIP'S requirements as determined by the Township Engineer.
2. The TOWNSHIP will provide reimbursement for lift station oversizing beyond the needs of Sierra Ridge Estates to the PROPRIETOR from permit charges collected from PROPERTIES that will be serviced by the Sierra Ridge Lift Station. The reimbursement shall be \$759 for each Residential Equivalent Unit (REU) that connects beginning in 2006, effective from the date of the Sierra Ridge Lift Station Payback District resolution. A 5% flat rate increase will apply every year

COPY

thereafter, beginning with 2007. The reimbursement period will last for a total of 10 years. In years 7-10 \$50 of the \$759 will be kept as an administrative fee by the TOWNSHIP. The fees will be collected by the TOWNSHIP on the permit and reimbursement checks will be sent to the PROPRIETOR.

3. The Sierra Ridge Lift Station shall be owned and operated by the TOWNSHIP and no service shall be provided to any property without a Sanitary Permit from Meridian Township Public Works & Engineering.
4. This Agreement is not transferable. No payback will be disbursed to anyone other than the PROPRIETOR.

This Agreement is executed and entered into the day and date set forth below.

MERIDIAN CHARTER TOWNSHIP

G. S. FEDEWA BUILDERS, INC.

By \_\_\_\_\_  
Gerald J. Richards  
Township Manager

By \_\_\_\_\_  
Gerald S. Fedewa  
Owner

Dated \_\_\_\_\_

Dated \_\_\_\_\_

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Mark Kieselbach  
Director of Community Planning and Development

**DATE:** May 12, 2016

**RE:** The Square on Grand River brownfield request

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The brownfield request was last before the Township Board on March 15, 2016. The request at that time was in the amount of \$2,835,000 for a period of 11 years. Attached for the Board's consideration is a revised brownfield plan that would be capped at \$2,068,500 of which the projected costs of developer eligible activities would not exceed \$1,970,000 and the maximum capture into the county Brownfield Redevelopment Authority Local Site Remediation Revolving Fund would be \$98,500.

**Attachments**

1. Board Minutes of March 15, 2016
2. Property Tax/Brownfield Scenario
3. Resolution

E. Disposal of Surplus Printers

**Treasurer Brixie moved to approve the disposal of the following surplus Township printers at public auction, internet auction, or by sealed bid: 2003 HP Plotter 800 Design Jet, 2006 KIP 3000 Engineering Copier Scanner Printer and 2003 Ricoh Afficio IS330dc Copier Scanner Printer. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, offered his calculations regarding computation for the amount of increased rent needed in order for the applicant to pay for the brownfield for The Square, 2655 Grand River Avenue.

Eric Helzer, Advanced Redevelopment Solutions, PO Box 204, Eagle, spoke to the revised numbers the developer has offered as presented in a table for The Square on Grand River Brownfield Plan. He addressed the possibility of a "pass through" to all taxing jurisdictions and explained how that concept would play out.

Ernie Schaefer, Campus Village Communities, 200 Diversion Street, Rochester, provided clarification on issues raised during numerous Board discussions on The Square on Grand River (e.g., applicant was aware of the environmental contamination, seller should reduce the price of land, etc.). He delineated the benefits he believed the plan provides.

Greg Schaefer, Campus Village Communities, 200 Diversion Street, Rochester, listed the proposed amenities, including a different type of housing stock in Meridian Township. He indicated Campus Village is attempting to take care of an existing issue which must be dealt with in order for anyone to redevelop the site.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the brownfield for The Square on Grand River due to loss of revenues to various public entities (e.g., Capital Area District Library (CADL), Capital Area Transportation Authority (CATA), etc.). He expressed support for Special Use Permit (SUP) #16011 for development of a Marriott Hotel. Mr. Provencher requested a minor change to the hours of operation and a process for residents to obtain and return keys in the policy for use of the Haslett-Okemos Rotary Club Community Room. He spoke in opposition to the community solar project as he believed it should be located in Meridian Township. Mr. Provencher voiced support for both DNR Grant Applications by the Parks Department.

Supervisor Pro Tem Styka closed Public Remarks.

 A. The Square, 2655 Grand River Avenue – Brownfield Request

**Trustee Veenstra moved to deny the request for reimbursement of eligible activities as proposed in the Brownfield Plan for The Square on Grand River in the amount of \$2,835,000 for a period of 11 years for property located at 2655 Grand River Avenue. Seconded by Clerk Dreyfus.**

Board and applicant's representative discussion:

- Board member belief approval of the brownfield will allow the developer not to pay their fair share of taxes for Township services

- Board member calculation the proposed 184 units built on 5.87 actual acreage equates to a density of over 31 dwelling units per acre
- Board member assumption staff was aware the site was previously used as a landfill
- Appreciation to the developer for their submitted plans to offer amenities
- Board member belief the project is too large and not an appropriate use of the mixed use planned unit development (MUPUD) ordinance
- Board member belief removal of one (1) building would eliminate the need to apply for a brownfield tax credit
- Board member belief contamination on the subject property was not common knowledge to Township staff or current Board members
- Vision for the Grand River Corridor previously included residential development along the corridor
- Concern with prior Board approval for the project and subsequent possible denial of the brownfield
- Board member concern if the brownfield is not approved, the future of the property is in question and the contaminated land closest to the Red Cedar River will not be cleaned up
- Cleanup of the site will entail encapsulation of the current contamination in the stormwater detention area in the southwest corner of the site
- Cleanup will include a closed detention system in the place of the contamination in the southwest corner of the site
- Current buried concrete will be removed and trucked off site
- Soils under the old gas station will be removed if found to be contaminated during construction
- Groundwater flow direction currently is towards the Red Cedar River and flows through the contamination zone in the fill area in the back of the site and into the river
- Area where the concrete is buried has less contaminant than originally thought
- Intent by the applicant to have two more investigations to further define the areas of contamination if the brownfield is approved
- Brownfield program is the vehicle established by the state to cleanup known contamination
- Appreciation to the developer for assuming some of the financial responsibility in the cleanup of the site as requested by the Board
- Board member request for the developer to walk through the steps used in determining how they would share in the cost of the cleanup
- Developer will not know the true cost of cleanup until the work is actually performed, but the estimates are based on studies and soil borings
- Developer is willing to take on a \$400,000 upfront risk
- If work on the cleanup shows the cost of cleanup is less, the developer will not receive funds beyond the cleanup costs
- Developer is willing to pay the cost of police and fire services on an annual basis
- Developer will receive reimbursement by the state for costs incurred as invoices are submitted and approved
- Previously approved project met all the criteria and approvals have been granted by the Township
- Board member belief the point of the Brownfield program is to clean up contamination and remediate and improve "blighted" areas
- Board member belief the vacant property is not a drag on the community or a blight on the area
- Board member concern approval of the brownfield does not equate to complete cleanup of the property
- Concern the contamination continues off site
- Second investigation round revealed a vapor barrier is not needed
- Second round is the winter round and the most important round of investigation
- Third round in the Spring will succinctly determine if a vapor barrier is needed
- Board member belief there are safer ways to deal with the development and cleanup of the site now that the existence of on site and off site contamination is known

- Board member clarification that while the Township will receive Police and Fire Millage money, the reality is the Township will collect the Police and Fire Millage, but the payback will be extended due to the pass-through for these millages
- Appreciation for the efforts by the developer towards Board suggested revisions when the project was before it
- Suggestion for the applicant to extend the payback period for a significant amount of time (e.g., 30 years) to allow the taxes to pass through at a greater rate

ROLL CALL VOTE: YEAS: Trustee Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: Trustees Scales, Wilson  
Motion carried 4-2.

B. Consumers Energy Company Gas Franchise Ordinance – **Introduction**

Chris Thelen indicated the franchise renewal is a requirement in the state constitution for Consumers Energy, as a utility, to operate in a public space within the Township. The franchise has a maximum time frame of 30 years.

**Trustee Wilson moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled “Consumers Energy Company Gas Franchise Ordinance” of the Charter Township of Meridian, Ingham County, Michigan.**

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the complete form in which it was introduced at least once prior to the next regular meeting of the Township Board. Seconded by Treasurer Brixie.**

**Trustee Scales moved to amend the time frame for the franchise to three (3) years. Seconded by Trustee Veenstra.**

Board and Consumers Energy representative discussion:

- Preference for each future Board to have Consumers Energy come before it to review the franchise agreement
- Inquiry as to recourse for the Township in the event it has an issue with Consumers
- Mr. Thelen is accessible for dialog with Board members on an ongoing basis at any time
- Clause contained in the contract allows for revocation by either party with 60 days’ notice
- Franchise renewal timeframes vary by community
- Township attorney reviewed the franchise and did not offer comment relative to the length of the franchise agreement
- View by administration that Consumers Energy and the Township have an “outstanding” working relationship
- Board member concern the timing of the contract to coincide with Board election/reelection appears to politicize the franchise

**Trustee Veenstra moved to amend the previous amendment from three (3) years to four (4) years. Seconded by Trustee Scales.**

Continued Board discussion:

- Concern the franchise does not address any standard of service
- The proposed agreement is based on the performance of future Consumers Energy employees
- Renewal every four (4) years will allow new Board members to establish a working relationship with Consumers Energy
- Board member suggestion to have an annual utility report provided at a Board meeting which would also allow for members of the community to participate
- Board member suggestion to invite the utility companies to the annual Intergovernmental Meeting

## Property Tax and Brownfield Plan Scenario Comparisons (May 10, 2016)

### The Square on Grand River, Meridian Township

Row		As Is "No Development"	Brownfield Plan "Rev 04-05-16" 25% Pass-Through	Brownfield Plan "Rev 05-10-16" 25% Pass-Through "Capped"
1	Capital Investment (Estimated)	\$0	\$21,000,000	\$21,000,000
2	Current "Base" Taxable Value (2016)*	\$1,826,729	\$1,826,729	\$1,826,729
3	Future Taxable Value (2018 - After Development)	\$1,826,729	\$11,434,380	\$11,434,380
4	Eligible Activity Costs (Developer)	\$0	\$3,133,835	\$1,970,000
5	LSRRF Capture (Authority)	\$0	\$156,692	\$98,500
6	<b>GRAND TOTAL BROWNFIELD PLAN</b>	\$0	\$3,290,527	\$2,068,500
7	Duration of Brownfield Plan (Years)	0	13	9
8	Current "Base" Taxes Paid (2016)*	\$116,423	\$116,423	
9	Future Annual Taxes Paid (2018 - After Development)	\$116,423	\$734,897	
10	Eligible Activity Costs (Developer) Paid by Taxing Jurisdictions			
11	- Township	\$0	\$714,250	
12	- County & Others	\$0	\$2,419,585	
13	<i>Total</i>	\$0	\$3,133,835	
14	During Brownfield Plan Capture Period (1st Stabilized Year, No Inflation)			
15	- Taxes to All Taxing Jurisdictions (Annual)	\$116,423	\$493,359	
16	- Taxes to Township (Annual)	\$14,321	\$34,593	
17	After Brownfield Plan Capture Period Ends (No Inflation)			
18	- Taxes to All Taxing Jurisdictions (Annual)	\$116,423	\$845,059	
19	- Taxes to Township (Annual)	\$14,321	\$102,505	
20	Long-term Tax Benefit after Development (over 30 Years)	\$3,501,720	\$22,046,910	

\* Updated on February 29, 2016 with posted values from township website for 2016

**RESOLUTION TO APPROVE**

**The Square MUPUD  
Brownfield request  
Township Board**

**RESOLUTION**

At the 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 17th day of May, 2016 at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Campus Village Communities requested brownfield funding for the cleanup of environmental contamination and widespread fill and debris at 2655 Grand River Avenue; and

WHEREAS, the Township Board held a public hearing on the brownfield request at its meeting on January 5, 2016; and

WHEREAS, the Township Board discussed the brownfield request at its meetings on January 5, 2016, January 26, 2016, March 1, 2016, and March 15, 2016 and has reviewed the material forwarded by staff under cover memoranda dated December 22, 2015, January 21, 2016, and February 23, 2016; and

WHEREAS, Ingham County created a Brownfield Redevelopment Authority (BRA) in September 2001 pursuant to Public Act 381 of 1996, the Brownfield Redevelopment Financing Act, in order to promote the development of environmentally distressed, functionally obsolete, and/or blighted areas of the county; and

WHEREAS, at their meeting on November 23, 2015 the Ingham County BRA voted to approve the brownfield plan; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Public Act 381 of 1996; and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Section 13 of Public Act 381 of 1996; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of the Public Act 381 of 1996; and

WHEREAS, the proposed brownfield plan will be capped at \$2,068,500, of which the projected costs of developer eligible activities shall not exceed \$1,970,000 and the maximum capture into the County BRA Local Site Remediation Revolving Fund (LSRRF) shall be

**The Square MUPUD Brownfield**

**May 17, 2016**

**Page 2**

\$98,500. However, if the actual costs of eligible activities turns out to be lower than the above estimates, developer reimbursement and LSRRF capture may be lower; and

WHEREAS, the Township Board of the Charter Township of Meridian has considered the Brownfield Plan and supports its intent to facilitate the redevelopment and restoration of environmental and economic viability to the parcels of property included in the brownfield plan.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the brownfield request from Campus Village Communities.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk