



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
November 15, 2016
6:00 P.M.



1. CALL MEETING TO ORDER⁺
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Community Resources Commission-Darla Jackson
 - B. Board Recognition
5. PUBLIC REMARKS*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
 - A. Election Report-Clerk Dreyfus
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes-November 1, 2016 Regular Meeting
 - C. Bills
 - D. Ratification of Part-Time Paramedic/ Firefighter Appointments
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Wetland Use Permit #16-05 (Mayberry Homes) Silverstone Estates subdivision, a request to enclose approximately 192 feet of the Unruh Drain
12. ACTION ITEMS (PINK)
**Public Comment
13. BOARD DISCUSSION ITEMS (ORCHID)
**Public Comment
 - A. Rezoning #16040 (Sumbal) 2267 Saginaw, 6217 and 6219 Newton from PO (Professional and Office), RD (Multiple Family) and RA (Single Family-Medium Density) to C-2 (Commercial)
 - B. Wetland Use Permit #16-05 (Mayberry Homes) Silverstone Estates subdivision, a request to enclose approximately 192 feet of the Unruh Drain
14. FINAL PUBLIC REMARKS*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT - JOHN VEENSTRA

*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

⁺ 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, NOVEMBER 15, 2016

(1) Board Information (BI)

- BI-1 Michael Unsworth, Chair, Advocacy Committee, Tri-County Bicycle Association, 1518 Haslett Road, Unit 635, Haslett; RE: Non-motorized transportation development on Park Lake Road
- BI-2 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Update on CATA
- BI-3 Endea Ansari, 3821 Thistlewood Road, Okemos; RE: Email exchange with Director Derek Perry concerning the Kinawa Drive Crossing

**CLERK'S OFFICE
BOARD COMMUNICATIONS
NOVEMBER 15, 2016**

Board Information (BI)

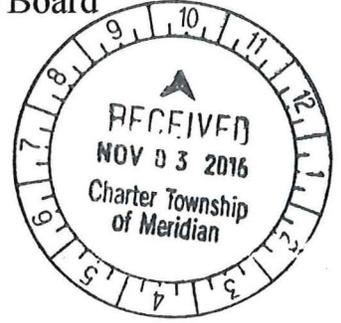


TRI-COUNTY BICYCLE ASSOCIATION

P.O. Box 22146 • Lansing, MI 48909-2146 • www.biketcba.org

East Lansing City Council
410 Abbot Road, Room 100
East Lansing, MI 48823

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864



November 3, 2016

Dear Council and Board Members:

The Tri-County Bicycle Association (TCBA), the area's bicycle club with over 900 members, have watched with interest the Costco Development on Park Lane Road. Based on the article that appeared on the East Lansing Info website (<http://www.eastlansinginfo.org/content/costco-plan-moves-forward-details-emerge>), we have concerns with the non-motorized transportation (NMT) aspects of the project.

Costco representative Ted Johnson stated that the store will cater overwhelmingly to consumers that would drive to the store. Thus, his company does not need to comply with the East Lansing building codes that ensure access for NMT users. TCBA feels that East Lansing and Meridian Township should not adopt waivers to these codes.

First, both the City and Township have programs and policies that promote healthy living. An area that is designed not to provide access to pedestrians and bicyclists goes against these programs. A senior independent living project (The Marquette), a large subdivision, and a condo development are within a short walk or ride of the proposed store.

Area governments have been working on a network of bike lanes and pathways that link their communities. Meridian Township's Non-Motorized Plan calls for a seven to ten-foot pathway along eastbound Saginaw from the corner of Park Lake Road connecting with the pathway at the intersection of Saginaw and Lake Lansing Road (near Rite-Aid).

Also, the NMT plan calls for the existing pathway along Park Lake Road from Haslett Road to Saginaw to be completed/updated. The County Road Department wants to add bike lanes to Park Lake. Instead of trying to complicate NMT projects, Costco should work with governments to provide the necessary infrastructure for healthy living.

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Second, a sidewalk leading from Saginaw Highway to the front entrance of the store and sufficient bike racks would be a visible statement to the community that Costco welcomes all kinds of consumers. Walkers and cyclists now have a good choice of cargo devices. They will go to Costco if the store provides for them.

We do applaud Costco's providing indoor parking space for its employees. However, they should not be included in the total number of public bike racks required by the East Lansing building code.

Third, Costco has bike racks in stores in these cities: Chicago, Milwaukee, Brighton, Michigan, and Mountain View, California. The Mountain View racks were not part of the original construction, but it would have been cheaper for Costco and more convenient for customers if they were. See: <https://ladyfleur.bike/2014/10/28/extreme-bike-shopping-john-jenny-at-costco/>

In summary, the Tri-County Bicycle Association wants the existing codes followed because it will benefit the future customers of Costco. We are willing to work with all parties to make this happen.

Sincerely,



Michael Unsworth
Chair, Advocacy Committee
Tri-County Bicycle Association
1518 Haslett Road, Unit 635
Haslett MI 48840
advocacy@biketcba.org
517-282-7515

XC: Ted Johnson

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Sandy Otto

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Thursday, November 03, 2016 4:22 PM
To: Board; Frank Walsh
Subject: Update on CATA

Dear Board Members and Manager Walsh,

I missed the Board of Trustees meeting on Tuesday Nov. 1, so I am writing to give you the latest news from CATA.

First, CATA has hired a new Assistant Executive Director whose name is Brad Funkhouser. Sandy emailed CATA Board members with this news, "BRAD is a former CATA employee - serving here in 2001-02 as Director of Development. Prior to that, he worked for the Michigan Department of Transportation and Pierce Transit in Tacoma, Washington. More recently (after leaving CATA), he has been at DLZ Corporation here in Lansing as their Director of Marketing." He has started his job and is working along with Deb Alexander until she leaves.

According to CATA's board policies the CEO is charged with hiring, so the Board really had no involvement in this decision, however Sandy told me when I asked that she had consulted with board chair Robert Swanson. I was unaware the job had been posted.

Trustee Veenstra asked me to ask CATA about the bus used to transport representatives of CATA's Local Advisory Committee from the October 18 meeting. Apparently the bus said "Redi Ride" on the front. I told him it was likely a Spectran with the wrong signage, but he wanted to know who paid for their rides. I told him I assumed they paid for their own rides, but that I would ask. When I sent an email asking Sandy about this she referred me back to the original email that she had already sent on to Trustee Brixie. It did not address who paid.

Since the October 18 Township meeting I have encountered CATA Local Advisory Committee members who did not attend that meeting and who told me they did not support the BRT. This is in direct conflict with statements made by LAC members. I truly believe the people who came from the CATA's Local Advisory Committee are sincere in their opinions regarding the BRT. I do not believe that they are planning to cross to stations, though, especially in snowy weather, as I or many others with disabilities would have to do. AS I have previously said, they really shouldn't support CATA's plans without thinking of the needs of all, including those who may be less capable to use the service as it is planned, but who can now use it without difficulty. You have heard from at least seven individuals, all who are completely blind and five who reside in Meridian Township, that the current BRT would not be satisfactory for them. There are many more who are blind who oppose, but they do not reside in Meridian Township. Of the seven who have commented, two of us represent two separate blind consumer groups and one works with students and staff with disabilities at MSU.

I believe there would be a way to integrate a dedicated bus lane at the curbside that could still adequately serve all citizens as easily as it does now. I believe this might be able to be achieved by removing part of the current median allowing for another lane for west bound traffic. I think the problem for most citizens with the current plan is we are unaware if other means were studied, or if this has been the only plan from the beginning. And CATA does a good job along this corridor, so people can't see why a change is necessary. The bus goes where people need it to go. I personally have never seen any glitch with the Route #1, except for buses not always pulling into cutouts which means I have to walk in the street a few feet to board the bus. That in itself can hold up traffic behind the bus.

As you are aware, the Board of Trustees can appoint or unappoint any CATA Board Appointee. Depending on the outcome of the election, I perceive I could be unappointed. In fact, I expect that to become an effort. I will resist that

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effort valiantly with supporters. I am not an enemy of CATA even though I am opposed to the BRT, but I will give honest feedback and stay true to riders and taxpayers. To me being a CATA Board member is an important opportunity and I will never take my involvement lightly. Good, easily accessible public transit improves cities. It does matter!

In closing I want to thank those Trustees who will be leaving and our Supervisor as well. I thank you all for your service to our Township and wish you well in your next endeavors, whatever they may be. Hopefully, we will run into each other now and then.

Very sincerely,
Donna Rose
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

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Sandy Otto

From: Endea Ansari <endea_ansari@yahoo.com>
Sent: Monday, November 07, 2016 10:51 AM
To: Derek Perry
Cc: Jody Noble; catherine.ash@okemosschools.net; Angie Wilson; Brett Dreyfus; Elizabeth Ann LeGoff; Frank Walsh; John Veenstra; Julie Brixie; Milton Scales; Ronald Styka; Sandy Otto; David Hall
Subject: Re: Kinawa Drive Crossing

Hello Mr. Perry,

Thank you very much for your quick response, and feedback regarding this police chief investigating. Can this issue be added to the next Meridian Township board meeting to report findings and follow up?

Regards,

Endea Ansari

Sent from my iPhone

On Nov 3, 2016, at 12:50 PM, Derek Perry <perry@meridian.mi.us> wrote:

Good afternoon Ms. Ansari:

Thank you for contacting us with your concern. We appreciate you taking the time to pass along your observations of how drivers are interacting with the pedestrian crosswalk advisory signal on Kinawa Drive. Please know we all share in your concern, and consider the safety of our residents extremely important.

Our Chief of Police, David Hall, has been advised of the concern and will be investigating. We are fortunate to have an excellent Police Chief that truly values the safety of our students on our Township Team. I am confident that if improvements and/or enforcement is required we will work together to make them a reality.

Thank you again for contacting the Township with your concern and please do not to hesitate to contact me directly either be email at perry@meridian.mi.us or by telephone at 853-4440 if you would like to discuss this matter further.

Respectfully,

Derek

Derek N. Perry
Assistant Township Manager
Director of Public Works & Engineering
Charter Township of Meridian

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P: (517) 853-4440

F: (517) 853-4099

<image001.png>

From: Endea Ansari [mailto:endea_ansari@yahoo.com]

Sent: Thursday, November 03, 2016 10:40 AM

To: Jody Noble <jody.noble@okemosk12.net>; catherine.ash@okemoschools.net; Board <Board@meridian.mi.us>; Derek Perry <perry@meridian.mi.us>

Subject: Re: Kinawa Drive Crossing

Hello Okemos Schools and Meridian Township Leaders,

I am writing this email as a concerned parent regarding the safety of students using the crosswalk on Kinawa drive in front of Chippewa Middle School.

For the first three weeks of this school year, I went to the cross walk everyday to make sure my son crossed the street safely after school. During this time I observed the following:

- 1) Drivers not stopping when lights were flashing
- 2) Young drivers on phones looking down while passing the crosswalk
- 3) Students darting across the crosswalk while stopped vehicles were beginning to accelerate
- 4) Cars and busses stopped too close to the crosswalk and students

Since this signal style and color (light amber) are not the standard visuals used to 'stop' traffic, this could potentially cause confusion and possible danger for the crossing students.

I was told by another Chippewa parent there was an accident at the crosswalk two days ago when a stopped car was hit from behind by a moving car. Fortunately no students were hurt during this incident, but preventative actions should be taken to improve the crosswalk before any further accidents occur.

Please add this issue to the coming school board and township meetings.

Best Regards,

Endea Ansari
3821 Thistlewood Rd.
Okemos, MI 48864
Ph: 517-507-0044

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PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the November 1, 2016 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the November 1 2016 Regular Meeting with the following amendment(s): [insert amendments].

**NOVEMBER 15, 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, NOVEMBER 1, 2016 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, 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, Fire Chief Fred Cowper, Director of Finance Miriam Mattison, Human Resources Director Joyce Marx, Director of Information and Technology Stephen Gebes

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.

Ali Damsaz, 743 W. Grand River, Okemos, offered an update on the circumstances surrounding his desire for extension of Township water to his gas station located at the corner of Van Atta Road and Grand River Avenue so canopies can be approved and placed over the gas pumps located at his business.

Ann Alchin, 5972 Cypress, Haslett, addressed what she alleged was obscene and scandalous campaign literature sent out during the August Primary. She spoke to the lack of Board decorum while requiring the public to "follow the rules".

Billie Jo O'Berry, candidate for the Ingham County Prosecutor's Office, 1195 Clayton Court, Mason, spoke to the credibility of the Prosecutor's Office as she believed there have been things in that office which have been covered up. Ms. O'Berry urged citizens to vote for her as she will be a strong leader to adequately serve the residents of Ingham County.

Erik Lindquist, 4436 Copperhill Drive, Okemos, addressed the integrity and honesty of the current Township Treasurer relative to three (3) alleged misrepresentations in her latest campaign piece.

Larry Stephens, 125 Shoemsmith, Haslett, urged the Board to consider needed improvements to the Township's recycling center as it is an eyesore and does not fit the image of Meridian Township.

Fred Wurtzel, representative for the National Federation of the Blind of Michigan, 7189 Connors Road, Munising, urged the Board to continue its efforts to provide more Redi-Ride transportation to more people for more times of the day. He encouraged Board members to hold their ground on their position relative to the BRT. Mr. Wurtzel spoke in opposition to the elimination of current bus stops with the proposed BRT project, adding the National Federal of the Blind of Michigan is currently engaged in a lawsuit in Washtenaw County for bus stop removal along Washtenaw and Huron Avenues. He indicated at this point in the BRT project, neither Frandor, Meridian Mall or the entrance to Meijer will have stops. Mr. Wurtzel addressed the lack of prosecution to drivers who hit pedestrians.

Neil Bowlby, 6020 Beechwood Drive, Haslett, responded to a statement made by the current Treasurer during her candidate debate concerning independent audits by clarifying Mr. Lindquist's expertise in his field while employed at CATA was what brought about the negative audit the following year. He noted Mr. Lindquist used a different auditing firm which turned up several problems with how CATA previously "did its books." He alleged Mr. Lindquist's opponent has filed an incomplete campaign finance statement and the Ingham County Clerk has taken note. He urged residents to vote for Mr. Lindquist as Township Treasurer as he believed he is more qualified for the position, has the highest ethical standards and does not "stoop to negative campaigning and outright lies."

Aaron Richmond, 1424 Biscayne Way, Haslett, believed the gas station for the proposed Costco project is unnecessary as there are currently four (4) gas stations on either side of the proposed project. He believed the gas station does not provide any community benefit. While Mr. Richmond understood the need for adequate parking space, he cannot subscribe to filling in a wetland to allow for additional parking beyond what is allowed by code. He spoke to the excess parking spaces which are not utilized for nearby Kroger, Meijer and Walmart. Mr. Richmond voiced opposition to taxpayers subsidizing development through a tax increment financing (TIF).

Ody Norkin, 3803 Sandlewood, Okemos, addressed the lack of a avenue for residents to thoroughly vet their concerns to the Township Board beyond the three (3) minute public remark limit. He urged residents to "do their homework" and vote for Erik Lindquist as the next Township Treasurer. Mr. Norkin suggested the current Treasurer put a lot of blocks up to making progress on the Redi-Ride situation. He believed the cost of the BRT "cannibalizes" other legitimate projects in the Tri-County area in an attempt to save seven (7) minutes of transport time.

Leonard Provencher, 5824 Buena Parkway, Haslett, addressed the qualifications of and support for candidate Erik Lindquist for Township Treasurer. He spoke to campaign contributions from builders and developers which were accepted by the current Treasurer. Mr. Provencher stated it is unacceptable for him to vote for someone who takes money from builders and developers whose projects the Treasurer has approved as opposed to someone who represents the citizenry. He believed her \$1,000 "consulting fee" paid to Dan Opsommer was suspicious given his campaign finance recording of \$1,000 the next day depicted as a "loan". Mr. Provencher noted several contributions given to Dan Opsommer were from individuals outside of Meridian Township, one the current Mayor of East Lansing.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported the following:

- Walnut Hills Country Club rezoning request will come before the Planning Commission on November 14th and November 21st and then to the Township Board the first time on December 6th
- Township is testing new material under the road for the recycling center to see if it will be used to improve the service drive
- A new Economic Development Coordinator has been hired and will start in a few weeks
- Costco development is a 65-acre site, with a 32-34 acre environmental easement which abuts the adjacent neighborhood
- Costco request for a brownfield will go before the City of East Lansing, with the Township provision that any brownfield request over \$1 million must come back before the Township Board

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus reported absentee ballots can be requested up to 4:00 P.M. on Monday, November 7th. He noted on Monday, November 7th, any requested ballot must be voted in the building. Clerk Dreyfus stated the Clerk's office will be open on Saturday, November 5th from 8:00 AM until 2:00 P.M. He urged residents to contact the Clerk's office at 853-4300 if they have questions regarding the voting process. Clerk Dreyfus addressed citizen comments regarding withholding their vote. He explained how residents can vote a straight party ticket and still vote for someone outside of that party by "splitting" their ticket.

Trustee Veenstra announced the November 3rd Annual Appreciation Night for appointees to Board and Commissions will be held at Henry’s Place, beginning at 6:00 P.M. He indicated the winners of the 2016 awards will be announced at the event. Trustee Veenstra reported the Water Division of the Michigan Department of Environmental Quality is holding a public hearing on the permit for Costco Wednesday night, November 2nd, at 7:00 P.M. at the East Lansing City Hall. He requested the Township Board amend its limit on the Costco brownfield credit to state “\$1 million or the actual cost of contamination cleanup, whichever is less.”

Trustee Wilson clarified the process surrounding brownfield reimbursement to developers by explaining the developer cannot be reimbursed for more than the actual cost of eligible contamination cleanup.

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 (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

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 Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the October 18, 2016 Regular Meeting as submitted. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

C. Bills

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

Common Cash	\$ 265,521.53
Public Works	\$ 64,682.74
Trust & Agency	\$ --
Total Checks	\$ 330,204.27
Credit Card Transactions	\$ 7,304.08
Total Purchases	<u>\$ 337,508.35</u>
ACH Payments	<u>\$ 558,932.02</u>

Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

[Bill list in Official Minute Book]

D. Additions to the Tax Roll

Treasurer Brixie moved to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer’s Office dated October 28, 2016 for Delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728 and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1 and 18.15. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

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

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to action which could eliminate the possibility of the developer of the Elevation at Okemos Pointe Brownfield seeking a reassessment in the future to lower taxes on the project after the 12-year payback period.

Kathy Sundland, 2318 Barnsbury Road, East Lansing, Democratic candidate for Township Board of Trustees, addressed the phrase “qualifying expenses” relative to a brownfield tax credit. She suggested the Township may want to consider elimination of a portion of the interest expenses.

Supervisor LeGoff closed Public Remarks.

A. Shaw Street Property

Trustee Veenstra moved to authorize the Township Manager to proceed with the sale of the Shaw Street property for \$8,116. Seconded by Trustee Wilson.

Board discussion:

- Offer price is more than the minimum bid set at \$6,000
- Mailing was sent to all property owners and occupants within 300 feet of the subject property
- The Township placed a for sale sign on the property itself

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

NAYS: None

Motion carried unanimously.

B. Elevation at Okemos Pointe Brownfield Plan

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 brownfield request from Okemos Pointe, LLC. Seconded by Trustee Wilson.

Board, applicant’s consultant and Ingham County Brownfield Redevelopment Authority (ICBRA) representative discussion:

- Compromise capped the contingency fee at \$200,000, less than the original 15%
- Interest amount is capped at \$300,000
- Interest is calculated with the assumption all of the principal activities and the contingency amount will be spent
- If the activity amount is less, the developer will still calculate at an approximate 2.5% rate
- Likelihood the developer will be under the \$3.3 million cost and the interest will be less than the \$300,000 capped amount
- Ingham County’s Local Site Remediation Revolving Fund (LSRRF) captured amount to be collected was changed from 5% (\$187,000) to approximately 2.5% (\$86,344) of eligible activity costs
- If the county does not agree to the proposed changes, it must come back to the Board again
- Applicant’s plan to go to the next Brownfield Authority meeting and has requested to be placed on the agenda
- Attorney has reviewed the proposed language

Possibility of a tax appeal: (Questions for the Attorney (See Agenda Item #10))

Q. Does the language limit them to not seeking any type of appeal or Board of Review?

A. No. What it says is that if someone seeks at the Board of Review a reduction in the assessed value, then the owner of the property will make things right, make things whole.

Q. How would that work?

A. That is an agreement between the Brownfield Authority and the current owner. Let me just say as a practical matter, because the reimbursements are on a “collect as we go” basis”, we are at very little risk if there is a reduction in assessed valuation; it would be a reduction in collections to fund the brownfield. We are at very little risk in any event, but it is a commitment by the owner to make the Brownfield Authority whole if there is a reduction in the assessed value.

Q. Have these ever been challenged before?

A. Not to my knowledge. In fact, I think the County indicated this is the first time they’ve seen this language. It’s the first time we have seen presented too, so we looked at it. There are a number of issues that you might raise, but the practical reality is that our risk is so low because of the nature of the reimbursement scheme that we were comfortable with this language as presented.

Continued Board and ICBRA Chair discussion:

- ICBRA Chair does not agree with lowering the percentage of the revolving fund below 5%
- ICBRA Chair statement it is a one year capture in 2029 which would satisfy the initial 5%
- Statute states the LSRRF can be funded up to 100% of the on-site environmental activities
- Discussions at the ICBRA typically start around 15% and then the values are considered
- Money will be used to help developers or small business owners who wish to expand with their site assessment activities and who do not have the up-front capital
- Concern whether the Ingham County Board of Commissioners will approve the modification from 5%

Q. Is there anything we can do to stop appeals by the property owner to lower assessments after the 12 year brownfield period is over with?

A. No.

Q. That's not legally permissible?

A. I suppose you could try and have some sort of contractual agreement. All that would have to happen is that's there a sale of the property and the new owner would have the right to pursue.

Q. There wouldn't be any way to make a non-appeal clause binding on a new owner?

A. Well, again, I think you are trying to control something that might happen 12 years out with an owner we don't know with as many transactions as you have. Then you have the fundamental issue that the standard for property taxes is that the state equalized value (SEV) is 50% of the value of the property.

Q. That's not true; you know that.

A. Taxable value is one thing; SEV is another thing. I guess my point is that we would run up against a number of statutory and, I think, legal difficulties in trying to control the future 12, 15, 20 years hence.

Q. It's a \$67 million project. As you say, half of it would be \$33 million plus. I agree with you, except this property, for tax purposes, is being valued on an income approach, so that assessed value is only \$19 million and not the \$33 million, that's half of the investment.

A. The SEV is what was established after discussions with the assessor, discussions with the Michigan Tax Tribunal, and it is what it is. We may have our personal opinions as to what it ought to be, hence the discussion over big box stores. That does not change the facts that sometimes the Tax Tribunal establishes a slightly different valuation.

Continued Board discussion:

- Brownfield is a concept to bring economic development to an area not likely to be redeveloped due to perceived high cost of development to remediate
- Difference in a brownfield plan is that a portion of the tax stream is diverted back to the developer to pay initial costs of remediation and allow an increase in revenues in the future
- Continued concern with the diversion of taxpayer funds to something that is not directly associated with environmental contamination cleanup (e.g., interest)
- Board member belief there are negative ramifications to TIFs
- Board member belief it's a risky proposition when municipalities act like banks relative to tax revenue
- Approval of the applicant's willingness to compromise by capping the interest at \$300,000
- Project is desirable as it includes features such as small parks, covered bicycle parking and linkage to the Township pathway system
- Appreciation to the Township Manager and Trustee Veenstra for their negotiation efforts to place a cap of \$300,000 on the amount of interest
- Appreciation for the applicant's willingness to compromise

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

NAYS: None

Motion carried unanimously.

C. 2017 Board Meeting Schedule

Clerk Dreyfus moved to adopt the 2017 Township Board Meeting Schedule Resolution as follows:

Tuesday, January 3, 2017

6:00 P.M. Regular Meeting

Tuesday, January 10, 2017	6:00 P.M. Joint Meeting (Township Boards and Commissions)
Tuesday, January 17, 2017	6:00 P.M. Regular Meeting
Tuesday, February 7, 2017	6:00 P.M. Regular Meeting
Tuesday, February 21, 2017	6:00 P.M. Regular Meeting
Tuesday, March 7, 2017	6:00 P.M. Regular Meeting
Tuesday, March 21, 2017	6:00 P.M. Regular Meeting
Thursday, March 30, 2017	6:00 P.M. Joint Meeting (School Districts and Local Governments)
Tuesday, April 4, 2017	6:00 P.M. Regular Meeting
Tuesday, April 18, 2017	6:00 P.M. Regular Meeting
Tuesday, May 2, 2017	6:00 P.M. Regular Meeting
Tuesday, May 16, 2017	6:00 P.M. Regular Meeting
Tuesday, June 6, 2017	6:00 P.M. Regular Meeting
Tuesday, June 20, 2017	6:00 P.M. Regular Meeting
Thursday, July 6, 2017	6:00 P.M. Regular Meeting
Tuesday, July 18, 2017	6:00 P.M. Regular Meeting
Tuesday, August 1, 2017	6:00 P.M. Regular Meeting
Tuesday, August 15, 2017	6:00 P.M. Regular Meeting
Tuesday, September 5, 2017	6:00 P.M. Regular Meeting (Proposed Budget Hearing & Deliberations)
Tuesday, September 19, 2017	6:00 P.M. Regular Meeting
Tuesday, October 3, 2017	6:00 P.M. Regular Meeting
Tuesday, October 17, 2017	6:00 P.M. Regular Meeting
Tuesday, November 7, 2017	6:00 P.M. Regular Meeting
Tuesday, November 21, 2017	6:00 P.M. Regular Meeting
Tuesday, December 5, 2017	6:00 P.M. Town Hall Meeting
Tuesday, December 12, 2017	6:00 P.M. Regular Meeting

Each of the above meetings shall be held at the specified time in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan (517) 853-4000, unless changed and noticed in accordance with MCL 15.265.

A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

Seconded by Trustee Veenstra.

Board discussion:

- Concern there be continuity in place from the current Board to the new Board
- Preference for the new Board to vote on the schedule
- Schedule can be adopted this evening and be amended by the future Board if they so desire

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

NAYS: None

Motion carried unanimously.

D. Conditional Discharge of Mortgages at 5868 and 5870 Shaw Street

Treasurer Brixie moved to approve discharging the Rental Property Rehabilitation Program Mortgage from 5868 Shaw Street, Haslett, MI 48840, parcel #33-02-02-10-279-012 and 5870 Shaw Street, Haslett, MI 48840, parcel #33-02-02-10-279-011 conditioned on the receipt of \$1,196.88 owed to the Township. Seconded by Trustee Wilson.

Board discussion:

- Program in the 1980s and 1990s designed to improve the quality of rental housing stock
- Explanation of how the program worked
- One of the rental properties burned down before the time period expired and the owner demolished the remains
- People who owned the property have passed away and the property is being sold
- Inquiry as to why the Board is acting on it now instead of after the money is received
- Buyer of the property has already had to cancel one closing and desires to close on the property as soon as possible
- Dollar amount will be incorporated into the purchaser's closing

TOWNSHIP ATTORNEY COMMENT: Just as a point of information. Typically with the closing it won't be scheduled until, in a situation like this, the municipality has authorized the discharge of the mortgage. The title company will have that as part of their closing checklist to make sure everything is in order before they then get a closing date. We really need to do this so we have authorized the discharge of the mortgage once the condition's been met. Typically, the title company will have a separate check cut for our "piece" that will be delivered to us at closing. That's the normal practice.

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

NAYS: None

Motion carried unanimously.

13. BOARD DISCUSSION ITEMS (None)

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed state campaign finance law prohibition regarding transferring money from one candidate committee to another candidate committee, except up to \$100 for a fundraiser ticket. He noted one way around this law is to hire someone to perform a service, pay them and have the other candidate place the funds into their campaign. Mr. Bowlby reviewed a transaction dated August 25th where the Committee to Elect Julie Brixie hired Dan Opsommer to do consulting work and paid him \$1,000 for his services and then on August 26th Dan Opsommer made a \$1,000 from his personal account into his campaign. He believed this transaction has the appearance of circumventing the law relative to moving money from one campaign committee to another. Mr. Bowlby believed Erik Lindquist to be the best candidate for Township Treasurer on the issues of integrity, experience, investment skills and knowledge and urged residents to vote for him. He reminded voters that even if they vote a straight party ticket, they can split their ticket and vote for Erik.

Ann Alchin, 5972 Cypress, Haslett, questioned who is in charge during Board meetings. She spoke to the duties of the Supervisor. Ms. Alchin suggested a copy of Robert's Rules of Order be purchased for each Board member and they be "tested" on it. She hoped Treasurer Brixie would have a response concerning the payment from her campaign committee to Dan Opsommer for consulting services. Ms. Alchin urged voters to bring order back to the Township Board and elect Erik Lindquist for Township Treasurer.

Erik Lindquist, 4436 Copperhill Drive, Okemos, stressed how important education and experience are in a position on the Township Board. He addressed the Certified Professional Investment Funds Manager (CPIFM) certification of his opponent and the Certified Fraud Examiners (CFE) certification held by him. Mr. Lindquist stated the CFE certification requires academic credential and years of experience in the fraud, accounting or law enforcement profession and completion of a ten (10) hour exam, with continuing professional education credits. He noted his opponent holds a CPIFM, which involves an eight (8) hour seminar with a 75 question exam and no apparent continuing education. Mr. Lindquist requested citizens do their homework and compare the levels of certification, experience and education held by his opponent and himself when casting their vote for Township Treasurer.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested the 2017 Board Meeting Schedule be available to the public in other ways than just recorded in the minutes. He asked that copies be placed in the vestibule of the Municipal Building, placed on the home page and the Clerk's Office portion of the township website. Mr. Provencher voiced his support for Ron Styka as Supervisor, Brett Dreyfus for reelection to the Clerk position and Erik Lindquist as Township Treasurer.

Aaron Richmond, 1424 Biscayne, Haslett, spoke in support of public transportation and CATA, but believed there are glaring problems with the proposed BRT relative to planning, implementation, long term viability and vision. He voiced his opposition to the reduction in stops and lack of contingency planning for the remaining 20% funding and maintenance. Mr. Richmond noted concern with the narrowing of lanes and elimination of turn signals relative to cyclists. He addressed transit priority signaling as it effects north-south traffic intersections. Mr. Richmond indicated his preference for a multi-phase comprehensive system overhaul of the Lansing area as a whole. He stated his preference for a light-rail system in lieu of bus use. Mr. Richmond urged the Board to work with CATA to implement a mutually beneficial plan.

Brent Forsberg, 2422 Jolly Road, Okemos, thanked the Board and staff for work over the last three (3) years to make Okemos Pointe, a community based project, a reality.

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Veenstra inquired about a response to his request made during the last meeting regarding who paid for the CATA bus, as he was concerned that CATA used taxpayer funds to bus people to that Board meeting to speak on behalf of CATA and its BRT. He alleged Treasurer Brixie, the Township's CATA Board member, did not answer that question. He asked if the riders paid their fares or if CATA provided the transportation free of charge.

Treasurer Brixie responded by stating the report she supplied clearly stated there had been a mechanical problem with the bus used as it was previously a Redi-Ride bus until 5:00 P.M. that day. She stated it changed to a SpecTran run, but the signage showed Redi-Ride, adding that at the conclusion of business that day, the bus was taken to the garage for repair to the signage system.

Trustee Scales clarified earlier statements made about the Okemos Pointe Brownfield by indicating the property owner cleaned up contamination on the site according to the standards required at that time, circa 1960s. He pointed out the Resource Conversation Recovery Act (RCRA), which governs the disposal of solid and hazardous waste, was not enacted until 1974, and the Clean Water Act was not enacted until 1976. Trustee Scales indicated one of the reasons why brownfield redevelopment opportunities were implemented is because of the significant contamination in the state and nation which existed for many years and the sites would be too expensive to clean up without assistance.

Trustee Veenstra spoke to the sanctity of the secret ballot and prohibition against vote buying.

Treasurer Brixie urged residents who expressed concerns over her campaign finance report to contact her at her campaign email address.

Township Manager Walsh pointed to his memo contained in the Board packet relative to supplemental information provided on the Okemos Pointe Brownfield in response to a Board member inquiry at the last Board meeting concerning adequate pass-through funding for police and fire services over the next 12 years.

Trustee Veenstra voiced his disagreement with the Manager’s response.

16. CLOSED SESSION – Contract Negotiations

Clerk Dreyfus moved that the Board enter into a closed session for the purpose of discussing negotiation of our collective bargaining agreements. Seconded by Trustee Scales.

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

NAYS: None

Motion carried unanimously.

Supervisor LeGoff recessed the meeting at 8:00 P.M.

The Board adjourned to the upstairs conference room for a closed session.

Treasurer Brixie moved to return to open session. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

Supervisor LeGoff reconvened the meeting at 9:16 P.M.

17. ADJOURNMENT

Trustee Styka moved to adjourn. Seconded by Trustee Wilson.

VOICE VOTE: Motion carried unanimously.

Supervisor LeGoff adjourned the meeting at 9:20 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

**Charter Township of Meridian
Board Meeting
11/15/2016**

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

COMMON CASH	\$	197,856.90
PUBLIC WORKS	\$	364,421.80
TRUST & AGENCY	\$	149,550.77
TOTAL CHECKS:	\$	711,829.47
CREDIT CARD TRANSACTIONS	\$	9,154.41
TOTAL PURCHASES:	\$	<u>720,983.88</u>
ACH PAYMENTS	\$	<u>404,068.28</u>

ymm

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Vendor Name	Description	Amount	Check #
1. 2/42 COMMUNITY CHURCH	USE OF FACILITY FOR NOV 8TH GENERAL ELECTION	75.00	
2. ABLE CONCRETE	PATHWAY RAMPS @ HAMILTON & DOBIE RDS	12,048.60	
3. ABONMARCHE	FACILITY STUDY	7,531.25	
4. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	83.20	
5. ALLGRAPHICS CORP	SANDVOLLEY BALL WINNER/CHAMPION SHIRTS	245.00	
6. AMERICAN ASPHALT	DRAIN WORK AND REPAVE REAR LOT OKEMOS LIBRARY	48,855.00	
7. ASAP PRINTING	FLYERS FOR K-3 BASKETBALL PROGRAM	121.98	
8. AT&T	SERVICE	116.51	
	SERVICE	137.17	
	SERVICE	104.88	
	SERVICE	374.64	
	SERVICE	2,255.11	
	SERVICE	2,411.11	
	TOTAL	5,399.42	
9. AUTO VALUE OF EAST LANSING	2016 REPAIR PARTS	38.67	
10. AYLES TREE SERVICE INC	EMERGENCY TREE REMOVAL GLENDALE CEMETERY	1,800.00	
11. BENSON HILLS APARTMENTS	CRC EMERG PAYMENT TO AVOID EVICTION	200.00	93624
12. BEST BEST & KRIEGER	PROFESSIONAL SERVICES THROUGH AUG 31, 2016	1,260.00	
13. BOARD OF WATER & LIGHT	TOWNSHIP AREA LIGHTING	543.83	
14. BRD PRINTING	WINTER FARMERS MARKET POSTERS	322.79	
15. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	32.90	
	WORK UNIFORMS FRANK/PUNG	32.90	
	TOTAL	65.80	
16. CINZORIE FARMS LLC	FARM MARKET VENDOR	158.00	
17. CITY PULSE	TWP NOTICES	207.76	
18. CLINTON COUNTY F.O.C.	CASH BOND - EVAN JAY NICO	300.00	93725
19. CONSUMERS ENERGY	CRC EMERG PAYMENT TO RESTORE UTILITY SERVICE	108.90	93625
20. COURTESY FORD	FORD REPAIR PARTS 2016	27.08	
	FORD REPAIR PARTS 2016	186.78	
	FORD REPAIR PARTS 2016	97.67	
	TOTAL	311.53	
21. DATAPLEX PRINT & GRAPHICS	BUSINESS CARDS-POWERS, MENSER, BOLEK	119.10	
	ENVELOPES	139.75	
	TOTAL	258.85	
22. DBI	OFFICE SUPPLIES	9.17	
	AA BATTERIES	22.70	
	TOTAL	31.87	
23. DEMMER CENTER	ARCHERY CLASS INSTRUCTOR FEE	90.00	

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Vendor Name	Description	Amount	Check #
24. DIETZ JANITORIAL SERVICE INC	CUSTODIAL SERVICE OCT,NOV, DEC 2016	343.00	
	CUSTODIAL SERVICE OCT,NOV, DEC 2016	2,001.90	
	CUSTODIAL SERVICE OCT,NOV, DEC 2016	343.00	
	TOTAL	2,687.90	
25. DLT SOLUTIONS INC	AUTODESJK AUTOCAD 2017 GOVT MAINTENANCE PLAN RENEW	1,035.60	
26. DUANE RASCH	FARM MRKT VENDOR	38.00	
27. EAST LANSING POLICE DEPT	3 RD QTR OHSP SEATBELT GRANT	4,933.45	
28. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,000.00	
	LEGAL FEES	5,000.00	
	LEGAL FEES	664.00	
	LEGAL FEES	100.00	
	LEGAL FEES	200.00	
	LEGAL FEES	100.00	
	LEGAL FEES	60.00	
	TOTAL	11,624.00	
29. FEDEX	RETURNED APPLE PRODUCTS	13.36	
30. FERGUSON WATERWORKS #3386	FLEXSTORM - LAKE LANSING	954.00	
31. FISHBECK, THOMPSON, CARR & HUBER	FLAGGED WETLAND BOUNDARY LOTS 62 & 63	33.50	
	WETLAND DELINEATION WDV #15-07	131.50	
	WUP #16-02 (FORSBERG)	942.00	
	WUP #16-05	769.00	
	WDV #16-06 - 4355 HULETT	1,939.75	
	TOTAL	3,815.75	
32. G&A ASSOCIATES	REFUND OF PERFORMANCE GUARANTEE-WHOLE FOODS	7,300.00	
33. GAYELORD MANKOWSKI	FARM MARKET VENDOR	82.00	
34. GLEN BRITTINGHAM	FARM MRKT VENDOR	11.00	
35. GOODYEAR COMMERCIAL TIRE	ALINGEMENT & STEER TIRES TRUCK 504	1,634.61	
36. H.C. BERGER COMPANY	HNC PHOTOCPIER MAINTENANCE	25.33	
37. HAMMOND FARMS	SOIL FOR HILLBROOK PROJECT	137.50	
38. HANNEWALD LAMB FARM	FARM MRK VENDOR	12.00	
39. HASLETT COMMUNITY CHURCH	USE OF FACILITY FOR NOV 8TH GENERAL ELECTION	75.00	
40. INFO-TECH RESEARCH GROUP	INFO-TECH MEMBERSHIP	3,575.00	
41. INGHAM COUNTY REGISTER OF DEEDS	FILING ~ DISCHARGE OF MORTGAGES	60.00	93726
42. INGHAM COUNTY SHERIFF DEPT	3 RD QTR OHSP SEATBELT GRANT	3,738.24	
43. JANE GREENWAY	REIMB FOR MILEAGE SEPT - OCT	15.12	

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44. JEROME J GALLAGHER PH.D.	EVALUATION SERVICE	400.00	
	PROFESSIONAL SERVICES	1,375.00	
	TOTAL	<u>1,775.00</u>	
45. JOAN HORVATH	REIMB FOR ELECTION SUPPLIES - NOV 8TH	46.62	
46. JOHN DEERE FINANCIAL	GASOLINE	9,312.21	
	DIESEL	4,367.00	
	TOTAL	<u>13,679.21</u>	
47. JOHNNY MAC'S	SCORE BOOKS FOR ATHLETIC PROGRAMS	238.00	
48. JOSEPH FRANK PENNONI	TREE REMOVAL @ CENTRAL FIRESTATION	370.00	
49. KATHLEEN HANNA	FARM MARKET VENDOR	23.00	
50. KELSEY DILLON	REIMB FOR MILEAGE - OCTOBER	39.96	
51. KIT RICH	REIMB FOR MILEAGE - OCTOBER	78.84	
52. KODIAK EMERGENCY VEHICLES	HOSE BED DIVIDER FOR SPARTAN SPENCER PUMPER	800.00	
	AMBULANCE REPAIR PARTS	246.28	
	TOTAL	<u>1,046.28</u>	
53. LANSING POLICE DEPARTMENT	3 RD QTR OHSP SEATBELT GRANT	2,626.30	
54. LANSING UNIFORM COMPANY	STANDING PO - UNIFORMS	126.90	
	UNIFORMS	205.05	
	TOTAL	<u>331.95</u>	
55. MATTHEW BENDER & CO INC	LAND USE LAW	198.10	
56. MEDICAL MANAGEMENT SYSTEMS	OF BILLINGS FOR OCTOBER	7,431.14	
57. MERIDIAN DRY CLEANERS	STANDING PO - UNIFORM DRY CLEANING	408.00	
58. MERIDIAN TOWNSHIP	TRANS FOR FLEX CKING 11/10/16 PAYROLL	1,234.66	
59. MICHELLE PRINZ	REIMB FOR MILEAGE-SEPT/OCT/NOV	32.40	
60. MICHIGAN MUNICIPAL LEAGUE	CDL CONSORTIUM DRIVERS FEE	1,470.00	
61. MICHIGAN POLICE EQUIPMENT CO	DUTY HOLSTERS AND WEAPON LIGHTS	3,792.50	
62. MICHIGAN.COM	NOTICES 9/26 TO 10/30	1,119.12	
63. MICHIGAN.COM #1051	FARMERS MARKET ADVERTISING	250.50	
64. MIDWEST POWER EQUIPMENT	STHIL BR 600 BACK PACK BLOWERS	719.92	
65. MSU POLICE DEPT	3 RD QTR OHSP SEATBELT GRANT	555.04	
66. NAPA	FLEET REPAIR PARTS 2016	11.49	
	ENGINE DEGREASER	65.76	
	FLEET REPAIR PARTS 2016	38.97	
	TOTAL	<u>116.22</u>	
67. NEW HOPE CHURCH	USE OF FACILITY FOR NOV 8TH GENERAL ELECTION	75.00	
68. NORTHERN CONCRETE-PIPE INC	OKEMOS LIBRARY DRAINS	740.00	

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69. OFFICEMAX	ACCT#449879 - OFFICE SUPPLIES	35.00	
70. OFILIA DIAZ	FARM MARKET VENDOR	147.00	
71. ON THE SPOT ENGRAVING	PLAQUES FOR BOARDS & COMMISSIONS	346.25	
72. ONE WAY ASPHALT PAVING	BITUMINOUS REPAIR CONTRACT #2016-8	2,235.16	
73. PEOPLEFACTS LLC	SERVICE 10/01 TO 11/01	16.67	
74. POSTMASTER	PARKS & REC 5-YEAR PLAN ANNOUNCEMENT POSTAGE	3,274.58	93724
	STANDARD MAIL PERMIT #28	215.00	
	TOTAL	3,489.58	
75. PRO-TECH MECHANICAL SERVICES	HVAC HOT GAS BYPASS REPLACEMENT PSB	1,944.70	
	WATER LEAK	1,111.81	
	TOTAL	3,056.51	
76. RECLAIMED BY DESIGN	NOVEMBER RECYCLING CENTER SERVICE	2,000.00	
77. RED CEDAR SPORTS ENTERTAINMENT LLC	LEAGUE FEES FOR YOUTH BASKETBALL	4,200.00	
78. REDWOOD LANDSCAPING	TRIM TREES	177.00	
79. REFPAY TRUST ACCOUNT	REFEREE PAY FOR GIRLS BB PROGRAM	924.00	
80. RESERVE ACCOUNT	TWP MONTHLY POSTAGE 2016	3,000.00	
	TWP MONTHLY POSTAGE 2016	3,000.00	
	TOTAL	6,000.00	
81. ROBIN FAUST	REIMB FOR MILEAGE - OCTOBER	38.88	
82. SAFETY SYSTEMS INC	ANNUAL ALARM SERVICE AGREEMENT	123.00	
83. SIRCHIE FINGERPRINT LABORATORIES	SUPPLIES	103.00	
84. SNOW BOYS CONCRETE, LLC	CONCRETE REPAIRS @ 1900 KINAWA DRIVE	1,400.00	
85. SPARTAN BARRICADING	BARRICADE RECYCLING EVENT	100.00	
86. SPARTAN CHASSIS INC	SEAT BELT ASSEMBLY	868.55	
87. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	97.02	
88. ST LUKE LUTHERAN CHURCH	USE OF FACILITY FOR NOV 8TH GENERAL ELECTION	75.00	
89. ST THOMAS AQUINAS PARISH	CRC REIMB FOR RENT & DEPOSIT	200.00	93626
90. STANDARD ELECTRIC CO	LAMP LIGHT	65.03	
91. STATE OF MICHIGAN	SRMS LAW ENFORCEMENT USERS FEE	7,400.00	
	WATER TESTING	135.87	
	WATER TESTING & ANNUAL FEE	135.87	
	ASSESSOR CERTIFICATION RENEWAL - DAVID UPCHURCH	175.00	
	TOTAL	7,846.74	
92. STAY DRY BASEMENT WATERPROOFING	REFUND OVERPMT PB16-0895 @ 2703 ROSELAND	30.00	
93. SUE MCMASTER	FARM MARKET VENDOR	204.00	
94. SWEETIE PIE PANTRY LLC	FARM MARKET VENDOR	6.00	

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Vendor Name	Description	Amount	Check #
95. TASER INTERNATIONAL	TASER CARTIDGES AND BATTERIES	2,301.36	
96. TDS	LONG DISTANCE	1,342.95	
97. TRITECH FORENSICS	SAWTOOTH EVIDENCE TAPE	130.13	
98. UNITED CHURCH OF CHRIST	USE OF FACILITY FOR NOV 8TH GENERAL ELECTION	75.00	
TOTAL - ALL VENDORS		197,856.90	

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Vendor Name	Description	Amount	Check #
1. CITY OF EAST LANSING	NOV- OPERATING & INTERCONNECT COST	217,597.50	
2. FISHBECK, THOMPSON, CARR & HUBER	MERIDIAN TWP/SAW GRANT THRU 10/21/16	37,290.08	
3. GREG & DAWN WILLIAMS	REFUND OVERPM'T FINAL #PNHL-006440-0000-02	583.53	
4. IDC CORPORATION	REPAIR SERVICE FOR LIFT STATIONS	295.00	
5. INGHAM COUNTY	COSTS FOR THE SMITH CONSOLIDATED DRAIN	97,484.95	
6. MUNICIPAL SUPPLY CO	8' SHUT-OFF ROD	76.00	
7. RENA AHLUWALIA	REFUND OVERPM'T FINAL #FIST-002267-0000-08	20.10	
8. RENEE & DEREK O'NEAL	REFUND OVERPM'T FINAL #SUMM-003087-0000-02	51.98	
9. STATE OF MICHIGAN	COMMUNITY PUBLIC WATER SUPPLY ANNUAL FEE	10,390.03	
10. TDS	LONG DISTANCE	152.00	
11. TRI TITLE AGENCY LLC	REFUND OVERPM'T FINAL #HASL-001044-0000-02	157.45	
	REFUND OVERP'MT FINAL #MNBL-005779-0000-02	197.70	
	REFUND OVERPM'T FINAL #SOWD-002820-0000-03	125.48	
	TOTAL	480.63	
TOTAL - ALL VENDORS		364,421.80	

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Vendor Name	Description	Amount	Check #
1. EAST LANSING PUBLIC SCHOOLS	SUMMER TAX & DELINQ PER PROP TAX COLLECTION	10,433.24	11902
2. ELIZABETH JOHNSTON TRUSTEE	REFUND OVERPM'T SUMMER PROP TAX#33-02-02-21-179-00	72.68	11903
3. HASLETT PUBLIC SCHOOLS	SUMMER TAX COLLECTION	11,088.05	11904
4. INGHAM INTERMEDIATE SCHOOL	SUMMER TAX & DELINQ PER PROP TAX COLLECTION	66,021.66	11905
5. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY TAX COLLECTION	9.62	11906
6. MAUREEN OESTERLING	REFUND OVERPM'T SUMMER TAX#33-02-02-01-376-003	12.00	11907
7. OKEMOS PUBLIC SCHOOLS	SUMMER TAX COLLECTION	58,515.43	11908
8. WILLIAMSTON SCHOOLS	SUMMER TAX COLLECTION	3,333.96	11909
9. ZOOMSYSTEMS	REFUND OVERPM'T DELINQ TAX #90-529-368	64.13	
TOTAL - ALL VENDORS		149,550.77	

October 27th to November 8th, 2016

Date	Merchant Name	Amount	Name
2016/11/02	AC&E RENTALS OKEMOS	\$23.50	DAVID LESTER
2016/10/29	ACCO BRANDS DIRECT	\$116.79	KRISTEN COLE
2016/10/29	ADOBE *CREATIVE CLOUD	\$49.99	DEBORAH GUTHRIE
2016/11/03	AL-LIN'S FLORAL AND GIFTS	\$35.00	MICHELLE PRINZ
2016/10/27	AMAZON MKTPLACE PMTS	\$5.26	MICHELLE PRINZ
2016/10/27	AMAZON MKTPLACE PMTS	\$23.25	MICHELLE PRINZ
2016/10/28	AMAZON MKTPLACE PMTS	\$48.00	MICHELLE PRINZ
2016/11/04	AMAZON.COM	\$166.35	KATHERINE RICH
2016/11/03	AMAZON.COM	\$31.39	CHRISTOPHER DOMEYER
2016/10/28	AMAZON.COM AMZN.COM/BILL	\$97.92	BENJAMIN MAKULSKI
2016/11/01	AMAZON.COM AMZN.COM/BILL	(\$5.55)	BENJAMIN MAKULSKI
2016/11/04	AMAZON.COM AMZN.COM/BILL	\$51.16	KATHERINE RICH
2016/10/31	AMAZON.COM AMZN.COM/BILL	\$14.69	CHRISTOPHER DOMEYER
2016/10/31	AMAZONPRIME MEMBERSHIP	\$99.00	CHRISTOPHER DOMEYER
2016/11/02	AMAZONPRIME MEMBERSHIP	\$104.94	JANE GREENWAY
2016/11/03	B&H PHOTO, 800-606-6969	\$73.03	BENJAMIN MAKULSKI
2016/11/03	BANNASCH WELDING	\$44.00	TODD FRANK
2016/10/27	BP#8631483ELLEN'S CORNER	\$19.80	BRAD BACH
2016/11/03	C AND T HYDRAULICS INC	\$171.57	TODD FRANK
2016/11/04	C AND T HYDRAULICS INC	\$147.82	TODD FRANK
2016/11/04	CLIA LABORATORY PROGRAM	\$150.00	WILLIAM PRIESE
2016/10/29	COMCAST OF LANSING	\$124.90	DEBORAH GUTHRIE
2016/10/27	COURTHOUSE PUB & GRILL DC	\$8.00	WILLIAM PRIESE
2016/10/27	CRACKER BARREL #464 TRAVE	\$25.36	BRAD BACH
2016/11/02	CTC*CONSTANTCONTACT.COM	\$115.00	ANDREA SMILEY
2016/10/28	D19 DOLLAR STORE	\$400.00	MICHAEL DEVLIN
2016/11/06	DOMINO'S 1206	\$29.52	BRETT DREYFUS
2016/10/31	EXXONMOBIL 97687552	\$2.11	TOM OXENDER
2016/10/31	FACEBK 5BFCP9JM92	\$166.25	LUANN MAISNER
2016/11/07	FLICKR PRO 1 MONTH	\$5.99	ANDREA SMILEY
2016/10/30	GFS STORE #1901	\$18.98	ROBIN FAUST
2016/11/06	GFS STORE #1901	\$76.42	SANDRA OTTO
2016/10/31	GREAT AMERICAN BUSINESS	\$214.99	DENNIS ANTONE
2016/10/28	GREAT WOLF TRAV CTY	(\$9.00)	BRAD BACH
2016/10/27	GREAT WOLF TRAV CTY	\$159.30	BRAD BACH
2016/11/02	GREAT WOLF TRAV CTY	(\$1.80)	BRAD BACH
2016/11/06	GUEST SERVICES-UNIT 3750	\$296.00	MARK VROMAN
2016/10/31	HAMMOND FARMSLANDS	\$43.00	ROBERT STACY
2016/11/04	HAMMOND FARMSLANDS	\$118.75	ROBERT MACKENZIE
2016/11/07	HASLETT TRUE VALUE HARDW	\$13.99	DAN PALACIOS
2016/11/03	HENRY'S PLACE	\$363.60	MICHELLE PRINZ
2016/11/01	IN *ARBORDALE PUBLISHING	\$109.65	CATHERINE ADAMS
2016/10/27	INGHAM COUNTY ROD	\$120.00	YOUNES ISHRAIDI
2016/11/03	INT'L ASSOC OF ADMIN PRO	\$100.00	KRISTEN COLE
2016/11/02	JETS PIZZA OF HASLETT	\$36.43	WILLIAM RICHARDSON
2016/10/31	LEOS SPIRITS AND GRUB	\$40.23	FRANK L WALSH
2016/11/04	LEXISNEXIS RISK SOL EPIC	\$69.75	KEN PLAGA
2016/10/28	MCALISTERS DELI Q81	\$227.99	MICHELLE PRINZ
2016/10/31	MEIJER INC #025 Q01	\$41.91	DARCIE WEIGAND
2016/10/28	MEIJER INC #025 Q01	\$39.38	MICHELLE PRINZ
2016/11/03	MEIJER INC #025 Q01	\$27.99	MICHELLE PRINZ
2016/10/27	MEIJER INC #025 Q01	\$7.97	KRISTI SCHAEING
2016/10/28	MEIJER INC #025 Q01	\$204.70	KRISTI SCHAEING
2016/10/27	MEIJER INC #025 Q01	\$11.37	PETER VASILION

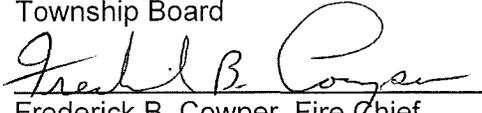
2016/11/04	MEIJER INC #025 Q01	\$31.75	BRETT DREYFUS
2016/10/31	MERIDIAN AREA BUSINESS	\$125.00	PETER MENSER
2016/10/27	MI EMS LICENSE	\$25.00	WILLIAM PRIESE
2016/11/03	MI SECTION AWWA	(\$30.00)	YOUNES ISHRAIDI
2016/11/01	MICHIGAN BATTERY EQUIPME	\$158.00	TODD FRANK
2016/11/07	MIDWEST POWER EQUIPMEN	\$31.20	MATTHEW WALTERS
2016/11/03	MIDWEST POWER EQUIPMEN	\$39.99	KEITH HEWITT
2016/11/02	NATIONALSAFETYCOMPL	\$105.00	DENNIS ANTONE
2016/11/03	NATURE-WATCH	\$129.64	CATHERINE ADAMS
2016/11/03	OFFICEMAX/OFFICEDEPOT #61	\$36.79	MICHELLE PRINZ
2016/11/01	OFFICEMAX/OFFICEDEPOT #61	\$226.02	KATHERINE RICH
2016/10/27	OFFICEMAX/OFFICEDEPOT #61	\$76.93	ROBIN FAUST
2016/10/27	OFFICEMAX/OFFICEDEPOT #61	\$103.96	GREGORY FRENGER
2016/10/27	OKEMOS HDWE INC	\$9.62	STEPHEN GEBES
2016/10/27	OKEMOS HDWE INC	\$23.09	TOM OXENDER
2016/10/31	OTC BRANDS, INC.	\$220.35	CATHERINE ADAMS
2016/10/27	OUTBACK 2327	\$37.28	BRAD BACH
2016/11/07	PARKING EP/PS	\$10.00	ROBIN FAUST
2016/11/07	PARKING EP/PS	\$10.00	DENISE GREEN
2016/10/28	PAYPAL *AWAKENHAUNT	\$414.00	MICHAEL DEVLIN
2016/10/28	PAYPAL *MIKE DUPUY	\$229.00	CATHERINE ADAMS
2016/11/01	PETMOUNTAIN COM	\$180.75	CATHERINE ADAMS
2016/11/02	QUALITY DAIRY 31120025	\$79.68	WILLIAM RICHARDSON
2016/10/29	QUALITY DAIRY 31280027	\$59.80	GREGORY FRENGER
2016/10/29	QUALITY DAIRY 31280027	\$313.70	GREGORY FRENGER
2016/10/27	RETRODUCK.COM	\$180.00	DENISE GREEN
2016/11/03	SQ *CHARLES FANTA	\$250.00	CATHERINE ADAMS
2016/10/27	SQ *GREAT LAKES ROD	\$245.00	CATHERINE ADAMS
2016/10/27	SQ *MICHIGAN DOWNTOWN ASS	\$125.00	ANGELA RYAN
2016/11/03	SWIMOUTLET.COM	\$11.94	MICHAEL DEVLIN
2016/11/03	THE HOME DEPOT #2723	\$74.43	ROBERT STACY
2016/11/02	THE HOME DEPOT #2723	\$129.00	KATHERINE RICH
2016/11/01	THE HOME DEPOT #2723	\$16.88	CHRISTOPHER DOMEYER
2016/10/31	THE HOME DEPOT #2723	\$12.97	PETER VASILION
2016/11/01	THE HOME DEPOT #2723	(\$12.97)	PETER VASILION
2016/11/02	THE HOME DEPOT #2723	(\$7.98)	PETER VASILION
2016/11/03	THE HOME DEPOT #2723	\$20.34	PETER VASILION
2016/11/03	THE HOME DEPOT #2723	\$5.96	TODD FRANK
2016/10/31	THE HOME DEPOT #2723	\$98.93	DAVID LESTER
2016/11/03	THE HOME DEPOT #2723	(\$15.93)	DAVID LESTER
2016/11/03	THE HOME DEPOT #2723	\$29.97	DAVID LESTER
2016/11/03	THE HOME DEPOT #2723	\$59.75	DAVID LESTER
2016/11/03	THE HOME DEPOT #2723	(\$15.93)	DAN PALACIOS
2016/11/03	THE HOME DEPOT #2723	\$57.88	DAN PALACIOS
2016/11/03	THE HOME DEPOT #2723	\$37.95	KEITH HEWITT
2016/11/03	USPS 25698008630809271	\$22.95	SANDRA OTTO
2016/11/04	USPS 25698008630809271	\$22.95	SANDRA OTTO
2016/11/05	USPS 25698008630809271	\$22.95	SANDRA OTTO
2016/10/28	VIKTOR INCENTIVES&MEET	\$120.00	MIRIAM MATTISON
2016/11/06	WAL-MART #2866	\$63.45	DEREK BURCHAM
2016/10/29	WAL-MART #2866	\$42.58	KRISTI SCHAEING
2016/11/04	WAL-MART #2866	\$9.97	PETER VASILION
2016/10/31	WALGREENS #11286	\$9.00	MARK VROMAN
2016/11/01	WW GRAINGER	\$18.00	TODD FRANK
2016/10/27	ZORO TOOLS INC	\$196.18	WILLIAM PRIESE
		<u>\$9,154.41</u>	

ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
10/31/16	Horizon Bank	245.00	Bank Service Charge
11/02/16	MERS	34,335.63	Employee Retirement
11/08/16	Various Financial Institutions	241,978.77	Direct Deposit 11/11 Payroll
11/08/16	IRS	94,890.95	Payroll Taxes 11/11 Payroll
11/08/16	ICMA	32,617.93	Payroll Deductions 11/11 Payroll
	Total ACH Payments	<u>404,068.28</u>	

MEMORANDUM

9. D

TO: Township Board
FROM: 
Frederick B. Cowper, Fire Chief
DATE: November 9, 2016
RE: **Ratification of Part-Time Paramedic/Firefighter Appointments**

The Township Board approved the use of part-time Paramedic/Firefighter personnel to supplement our full-time roster. The program is operating successfully with cooperation from full-time staff.

The following candidates are presented for approval:

- **Robert Schmedinghoff**
 - Robert completed the fire academy and paramedic program at Lansing Community College. He is a State licensed paramedic and holds Firefighter I and II certifications from the Michigan Firefighters Training Council. He has an associate of arts degree and is now pursuing a bachelor's degree.
 - Robert has fire and emergency medical services experience working at Delta Township Fire Department. He completed his paramedic internship with MTFD in 2015 and also worked for Lansing Mercy Ambulance Service.

- **Joseph Wohlscheid**
 - Joe completed the fire academy and paramedic program at Lansing Community College. He is a State licensed paramedic and holds Firefighter I and II certifications from the Michigan Firefighters Training Council. He played college football and has a bachelor's degree from Grand Valley State University.
 - Joe is employed as a paramedic with Lansing Mercy Ambulance Service. He completed his paramedic internship with MTFD in 2015.

MOVE TO RATIFY THE APPOINTMENTS OF ROBERT SCHMEDINGHOFF AND JOSEPH WOHLSCHEID TO THE POSITIONS OF PART-TIME PARAMEDIC/FIREFIGHTER.

11 - A

MEMORANDUM

13 - B

TO: Township Board

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

Peter Menser
Peter Menser
Senior Planner

DATE: November 8, 2016

RE: Wetland Use Permit #16-05 (Mayberry Homes), request to enclose portion of the Unruh Drain to accommodate a road crossing for proposed single family subdivision on Powell Road, north of Grand River Avenue

Mayberry Homes is requesting a wetland use permit to enclose 192 linear feet of the Unruh Drain to accommodate a new road crossing to the proposed Silverstone Estates subdivision from Powell Road. Silverstone Estates (Plat #16012) is a proposed subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue. Silverstone Estates received tentative preliminary plat approval from the Township Board at its regular meeting on May 3, 2016. A wetland use permit is required for the project because the wetland is within 500 feet of the ordinary high water mark of an inland lake, pond, river, or stream.

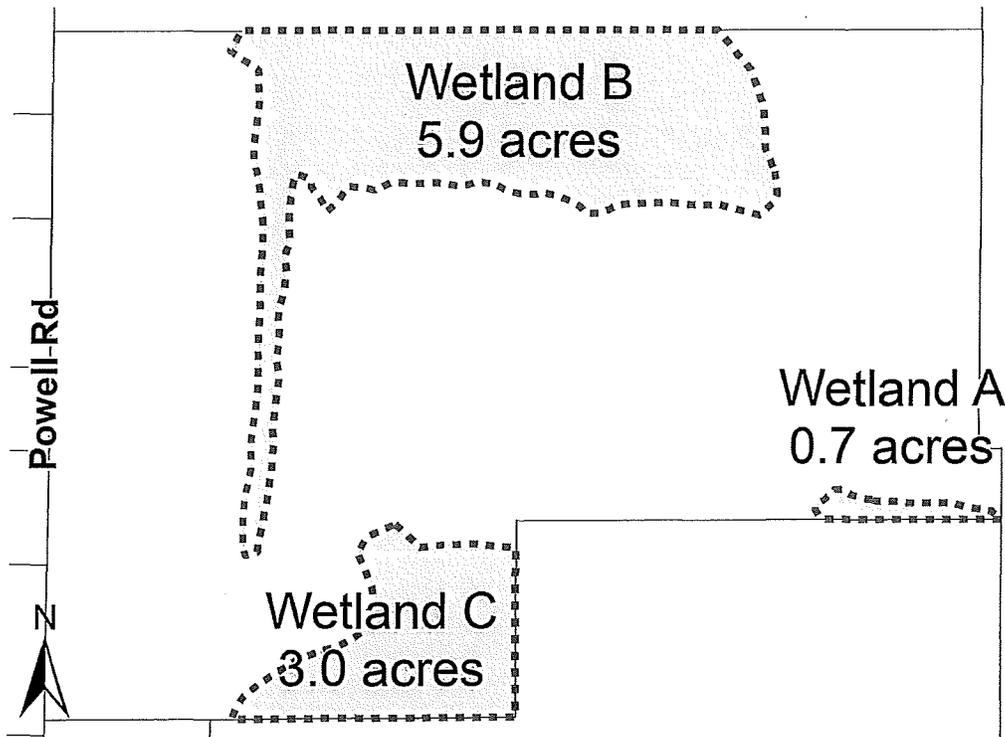
The Unruh Drain enters the subject property as an enclosed drain from the west and daylights approximately 250 feet east of Powell Road, heads north towards a wetland area (Wetland A on the attached map), then continues on to the northeast off the property. The applicant is proposing to enclosure 192 linear feet of the drain by placing approximately 1,032 cubic yards of fill over an area 192 feet long, 25 feet wide, with a maximum depth of 5.6 feet. The project area encompasses a total of 0.11 acres. 0.04 acres of wetland located along the bottom of the drain will be impacted. A 192 foot long, four foot diameter pipe will be installed to take the place of the open drain. The applicant is also proposing to create a detention pond at the convergence of the Unruh and Daniels Drain. Wetland mitigation would take place in this detention area.

Wetlands

The three wetlands on the property were delineated in 2015 (WDV #15-07). The delineated boundary of each is shown in the wetland map on page two. To accommodate the road crossing, 0.04 acres of Wetland B will be impacted by the installation of fill. A 0.37 acre mitigation wetland is proposed to compensate for this wetland loss, a ratio of 9.5 (mitigation) to 1 (wetland loss), which meets the wetland ordinance requirement for no net loss of wetlands.

The tentative preliminary plat for Silverstone Estates shows 40 foot wetland setbacks from the delineated boundaries of Wetlands A, B, and C. A minimum 20 foot water feature setback/natural vegetation strip is also required to be maintained around each wetland as natural vegetation.

WETLAND MAP



Staff Analysis

There are eleven general criteria provided in the Wetland Protection Ordinance, Section 22-157(2) of the Code of Ordinances, that must be considered when deciding whether to grant a wetland use permit. These include (paraphrased):

- a. The relative extent of public and private need for the proposed activity.
- b. Availability of prudent and feasible alternatives.
- c. Extent and permanence of beneficial or detrimental effects from the activity.
- d. Probable impact of the proposal in relation to the cumulative effect by other activities in the watershed.
- e. Probable impact on recognized historic, cultural, scenic, ecological, or recreational values, as well as on public health and safety or fish and wildlife.
- f. Economic value of the proposed land change.
- g. The size and quality of the wetland being considered.
- h. The findings of necessity for the proposed activity by other agencies.
- i. Amount of wetland remaining in the general area and proximity to a waterway.
- j. Proximity to any water body.
- k. Extent to which upland soil erosion adjacent to the wetland is controlled.

WUP #16-05 (Mayberry Homes)
Township Board (11/15/16)
Page 3

The Township's Environmental Consultant has reviewed the Wetland Use Permit application and recommends issuance of Wetland Use Permit #16-05 with the following conditions:

1. Implement appropriate Soil Erosion and Sedimentation Control measures during construction to ensure there are no impacts to wetlands, outside of project activities, as a result of soil erosion.
2. Submit a wetland mitigation and monitoring plan for Township approval. The wetland mitigation area must equal or exceed 0.165 ace of emergent wetland. The mitigation plan shall include:
 - a. Specifications for the recommended native seed mixtures, including species name (both botanical and common), ounces per acres (on a pure, live seed basis), the total seeding rate, and the seed mix supplier.
 - b. A figure noting the locations where native seed mixtures will be planted, including wetland and upland locations.
 - c. A figure noting vegetative monitoring sampling plats within the mitigation area and photo points. Establish a minimum of five sample plots.
3. Do not utilize soil or plants from the wetland impact area in the mitigation wetland due to the prevalence of invasive species.
4. Plant a minimum of six inches of upland topsoil within the mitigation wetland to achieve final grade.
5. Conduct wetland monitoring for five years, between July 15 and August 31.

The Environmental Commission reviewed the application materials for Wetland Use Permit #16-05 and at its meeting on November 3, 2016 voted unanimously to concur with the Environmental Consultant's findings and recommend approval of the permit. In addition to the review of the wetland use permit, the Environmental Commission suggested the Township Board consider placing a condition of approval on the final plat, when submitted, requiring the installation of signs at the rear of any lots adjacent to wetland areas announcing the presence of a wetland and notifying property owners not to mow, place lawn clippings, or apply fertilizers or herbicides.

The Michigan Department of Environmental Quality (MDEQ) approved the wetland use permit on October 19, 2016.

WUP #16-05 (Mayberry Homes)
Township Board (11/15/16)
Page 4

Township Board Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Township Board has the option to approve, approve with conditions, or deny Wetland Use Permit #16-05. Based on the original submittal date of September 30, 2016 and the 90 day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is December 29, 2016. A resolution will be provided at a future meeting.

Attachments

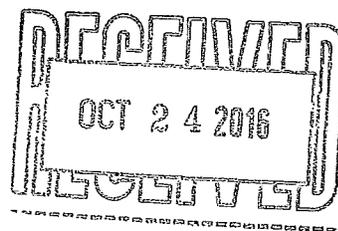
1. Application and submittal materials
2. Environmental Consultant review letter dated October 24, 2016

G:\Community Planning & Development\Planning\WETLAND USE PERMITS (WUP)\2016\WUP 16-05 (Mayberry Homes)



October 24, 2016
Project No. G150126W10

Mr. Mark Kieselbach
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



Re: Wetland Use Permit No. 16-05 Application Review
Mayberry Homes, Silverstone Estates

Dear Mr. Kieselbach:

Mr. Bob Schroeder of Mayberry Homes (Applicant) is proposing to develop the Silverstone Estates subdivision, located east of Powell Road in Section 23 of the Township of Meridian (Township). As part of site development, the applicant proposes to enclose 192 feet of the Unruh Drain with a 192-foot long, 4-foot-diameter culvert and 1,032 cubic yards of backfill resulting in 0.11 acre of wetland impact. Wetland Use Permit No. 16-05 (WUP) was submitted by the Applicant in accordance with the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian).

At the request of the Township, FTCH reviewed the WUP Application, including the following:

- The State of Michigan Department of Environmental Quality (MDEQ) Public Notice for Application No. 2FF-AV1R-2XBD, dated September 8, 2016;
- A Joint Permit Application (JPA), dated July 21, 2016, prepared by Marx Wetlands LLC. The permit application relied upon a wetland delineation completed by FTCH in November 2015. However, the wetland determination data form submitted with the permit application was completed by Mr. Gary Marx and presumably describes wetland in the proposed area of disturbance within the Unruh Drain channel.

This report provides a brief description of the resources that would be impacted by the proposed work, evaluates WUP Application No. 16-05 according to review standards in the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian), and makes recommendations to the Township regarding issuance or denial of the WUP Application. This evaluation is limited to a review of wetland impacts and does not assess broader hydrologic and hydraulic issues pertaining to the Unruh Drain and proposed improvements.

Overview of Proposed Wetland Impacts

The proposed activities are located on Parcel No. 33-02-02-23-151-001. The parcel is 25.52 acres in size and contains undeveloped property, the Unruh Drain (both enclosed and open on the site), the enclosed Hathaway Drain, the enclosed Daniels Drain, and Township Wetlands No. 23-2A (associated with the Unruh Drain) and No. 23-15C. The drains fall under the jurisdiction of the Ingham County Drain Commission (ICDC).

FTCH delineated three wetlands on the site in 2015:

- Wetland A, located at the site's southeastern corner and within 500 feet of a pond
- Wetland B, located adjacent to the open channel of the Unruh Drain
- Wetland C, located at the south end of the site, within 500 feet of the Unruh Drain



A figure noting the locations of these wetlands is included in the MDEQ Public Notice (i.e., Figure 1, Wetland Delineation). All three wetlands are regulated by the State of Michigan and the Township based upon their proximity to a body of water.

The following activities are proposed in the WUP:

- Enclose 192 feet of open drain, including 0.04 acre of wetland (Wetland B, in the bottom of the Unruh Drain's open ditch). Enclosing a portion of the drain will facilitate construction of a road, with associated sidewalk and utilities, and safety grading of the slope adjacent to the sidewalk.
- Place one cubic yard of riprap at the downgradient end of the new culvert, within Wetland B. This wetland fill is noted on Sheet 3 of 7, but is not noted in Section 10A (Projects Requiring Fill) and Section 10C (Projects Requiring Riprap) in the JPA.
- Excavate a "water retention area" in upland adjacent to the beginning of the open ditch, where the enclosed Unruh Drain and Daniels Drain converge and outlet. This area is also referred to as a stormwater detention basin and a dry basin in the permit application's project description (JPA Section 3). The WUP Application stated this area could be used for wetland mitigation, if required by regulatory authorities. Sheet 6 in the JPA notes the dimensions of the excavated basin, but does not state the size of the resulting wetland.
- Remove soil and vegetation from the wetland impact area and place in the newly excavated basin to provide a source of wetland vegetation.

FTCH noted several discrepancies in the WUP Application:

- Section A of the JPA notes the maximum width of fill within regulated wetland is 25 feet. Sheet 3 of 7 indicates the width of fill within wetland varies from approximately 21 to 32 feet. It is FTCH's opinion that the average width of fill is approximately 25 feet.
- The WUP Application states the area of wetland impact is 0.04 acre. However, the submitted plans indicate wetland impact of 0.11 acre: 192 feet (length of fill) X 25 feet (average width of wetland impact)/43,560 square feet per acre) = 0.11 acre.
- The project description notes the excavated basin will consist of a dry basin. However, the bottom of elevation of the basin will be the same as the bottom of the adjacent Unruh Drain. Therefore, the excavated basin should maintain sufficient hydrology to support wetland vegetation and will not be dry.
- The Wetland Determination Data Form notes the presence of invasive, non-native species within the proposed wetland impact area (i.e., reed canarygrass (*Phalaris arundinacea*) and common reed (*Phragmites australis*). Removing soil and vegetation from the wetland impact area for use in the proposed excavated basin is not appropriate, since it introduces undesirable species to the area.
- Section 6 of the JPA did not note that the Applicant must obtain a permit from the ICDC to enclose the Unruh Drain.

Review of WUP Application

The review standards used to evaluate WUP Applications are found in Section 22-157 of Article IV (Wetland Protection) of Chapter 22 of the Township's Code of Ordinances. WUPs are not to be issued, unless the proposed activity is found to be in the public interest, the permit is necessary to realize the benefits from the activity, and the proposed activity is otherwise lawful in all respects. Section 22-157(2) lists eleven general



criteria to be considered when evaluating whether or not a proposed activity is in the public interest. An evaluation of the proposed activity, according to each of the eleven criteria, is as follows:

Section 22-157(2)(a) *The relative extent of the public and private need for the proposed activity.*

- FTCH was not provided information regarding the relative extent of the public and private need for the proposed activity. We do not know if there is a need for additional housing in Meridian Township.

Section 22-157(2)(b) *The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.*

- Crossing the open ditch appears to be necessary and unavoidable in order to access 18 potential building sites to the east.
- The original site design included enclosing the entire ditch. The proposed alternative shortened the open ditch enclosure by approximately 75 feet.
- Impacts to all other site wetlands have been avoided.

Section 22-157(2)(c) *The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the wetlands provide.*

- The proposed development provides positive public benefits by providing housing on land that is currently vacant.
- Construction of a mitigation wetland in the proposed stormwater detention basin would replace wetland functions and values that will be lost by filling 0.11 acre of low-quality wetland. Benefits the existing wetland provides are groundwater recharge, water storage, water quality improvement, and limited wildlife habitat.

Section 22-157(2)(d) *The probable impact of each proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.*

- There are no identified cumulative impacts of the proposed project.

Section 22-157(2)(e) *The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or safety, or fish or wildlife.*

- FTCH has no direct information pertaining to historic, cultural, scenic, or recreational value or issues relating to impacts on public health or safety, or fish, or wildlife. Based on water levels, it is our opinion that insufficient habitat exists to support a viable fish community.
- Enclosing the drain will destroy aquatic and wildlife habitat values in the wetland impact area. Construction of a mitigation wetland will replace some of these values. However, the overall site development will have a greater impact upon wildlife habitat at the site.

Section 22-157(2)(f) *Economic value, both public and private, of the proposed land change to the general township area.*

- The question of economic value associated with the proposed activity is beyond the scope of the issues FTCH was retained to address. Accordingly, FTCH offers no opinion, recommendations, or advice with respect to this criterion.



Section 22-157(2)(g) *The size and quality of the wetland being considered.*

- Wetland impact is limited to 0.11 acre of low-quality emergent and scrub-shrub wetland.

Section 22-157(2)(h) *The findings of necessity for the proposed activity which have been made by other agencies.*

- FTCH is not aware of any findings of necessity for the proposed activity which have been made by other agencies.

Section 22-157(2)(i) *Amount of wetland remaining in the general area and proximity to a waterway.*

- The subject property contains three wetlands (Wetlands A, B, and C described above). All three wetlands extend offsite. The Unruh Drain flows through Wetland B. The Township wetland map notes the wetland contiguous to the Unruh Drain is 41.78 acres in size, and is part of a larger wetland complex that extends to the north, east, and south.

Section 22-157(2)(j) *Proximity to any waterbody.*

- The proposed impacts to regulated wetlands are located within the Unruh Drain.

Section 22-157(2)(k) *Extent to which upland soil erosion adjacent to the protected wetland is controlled.*

- The WUP Application does not discuss soil erosion and sedimentation control.

Recommendations

Based upon our review of the submitted materials, it is our opinion that the proposed project meets the Township's requirements for permit issuance. FTCH recommends the WUP be issued, with the following conditions:

- Implement appropriate Soil Erosion and Sedimentation Control measures during construction to ensure there are no impacts to wetlands, outside of project activities, as a result of soil erosion.
- Submit a wetland mitigation and monitoring plan for Township approval. The wetland mitigation area must equal or exceed 0.165 acre of emergent wetland. The mitigation plan shall include:
 - Specifications for the recommended native seed mixtures, including species name (both botanical and common), ounces per acre (on a pure, live seed basis), the total seeding rate, and the seed mix supplier.
 - A figure noting the locations where native seed mixtures will be planted, including wetland and upland locations.
 - A figure noting vegetative monitoring sampling plots within the mitigation area and photo points. Establish a minimum of five sample plots.
- Do not utilize soil or plants from the wetland impact area in the mitigation wetland due to the prevalence of invasive species.
- Place a minimum of six inches of upland topsoil within the mitigation wetland to achieve final grade.
- Conduct wetland monitoring for five years, between July 15 and August 31.

Mr. Mark Kieselbach
Page 5
October 24, 2016



- The performance standards for the wetland mitigation area are:
 - Ten percent cover or less of invasive species.
 - Sixty percent cover of native wetland plant species.

FTCH appreciates the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink that reads "Elise Hansen Tripp". The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

lkj
By email



MARX
WETLANDS
LLC

July 22, 2016

Ms. Carol Valor
MDEQ Land & Water Mgmt. Division
P.O. Box 30242
Lansing, MI 48909-7704

Re: Inland Lakes & Streams/Wetland Permit Application
Mayberry Homes – Silverstone Estates Drain Enclosure
Section 23, T4N, R1W, Meridian Township, Ingham County

Dear Ms. Valor:

Enclosed please find an application for a permit, submitted on behalf of Mayberry Homes, for the enclosure of 192 feet of the Unruh Drain for a road crossing. The application package includes a site location map, plan and cross-section view drawings, a letter authorizing Marx Wetlands LLC to act as agent and the required application fee.

Thank you for your consideration in this matter. If you have any questions or if any additional information is required, please contact me at your convenience.

Sincerely,


Marx Wetlands LLC
Gary F. Marx

Enclosures

cc: Bob Schroeder, Mayberry Homes
Scott Fairmont

2990 Lake Lansing Rd.
Suite 201
East Lansing, MI 48823
Tel: 517-333-8833
Mobile: 517-898-4187
e-mail
gmarx@marxwetlands.com



AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$

Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.

- All items in Sections 1 through 9 are completed.
 Project-specific Sections 10 through 20 are completed.
 Dimensions, volumes, and calculations are provided for all impact areas.
 All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (⇒) are included.
 Map, site plan(s), cross sections; one set must be black and white on 8 ½ by 11 inch paper; photographs.
 Application fee is attached.

1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcqi.state.mi.us/wetlands/

Project Address (road, if no street address) <i>Powell Road</i>	Zip Code <i>48864</i>	Municipality (Township/Village/City) <i>Meridian Township</i>	County <i>Ingham</i>
Property Tax Identification Number(s) <i>33-02-02-23-151-001</i>	Latitude <i>42.7184 N</i>	Township/Range/Section (TRS) T <i>4N</i> N or S; R <i>1W</i> E or W; Sec <i>23</i>	
Subdivision/Plat and Lot Number	Longitude <i>- 84 4015 W</i>	OR Private Claim # _____	

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) <i>Mayberry Homes/ c/o Bob Schroeder</i>	Agent/Contractor (firm name and contact person) <i>Marx Wetlands LLC - Gary F Marx</i>
Mailing Address <i>1650 Kendale Blvd #200</i>	Mailing Address <i>2990 E Lake Lansing Rd., Ste 201</i>
City <i>East Lansing</i> State <i>MI</i> Zip Code <i>48823</i>	City <i>East Lansing</i> State <i>MI</i> Zip Code <i>48823</i>
Contact Phone Number Fax <i>517.371.5000</i>	Contact Phone Number Fax <i>517.898.4187</i>
Email <i>bob@mayberryhomes.com</i>	E-mail <i>gmarx@marxwetlands.com</i>
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ⇒ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (If different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

3 Project Description

Project Name <i>Silverstone Estates</i>	Preapplication File Number <i>- - -P</i>
Name of Water body <i>Unruh Drain</i>	Date project staked/flagged <i>No wetland involved</i>

The proposed project is on, within, or involves (check all that apply)	Project Use
<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> private
<input type="checkbox"/> a pond (less than 5 acres)	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> a stream, river, ditch or drain	<input type="checkbox"/> public/government
<input type="checkbox"/> a legally established County Drain	<input type="checkbox"/> project is receiving federal/state transportation funds
Date Drain was established	<input type="checkbox"/> Wetland Restoration
<input type="checkbox"/> a channel/canal	<input type="checkbox"/> other
<input type="checkbox"/> 500 feet of an existing water body	

Indicate the type of permit being applied for: General Permit Minor Project Individual (All other projects.) ⇒ See Appendix C.

Written Summary of All Proposed Activities *Applicant proposed to enclose 192 feet of open drain, including 0.04 acre of wetland area (in the bottom of the existing ditch) to construct a residential subdivision. The enclosure will allow the construction of the subdivision road with it's appurtenant sidewalks and utilities, and the safety grading of the slope adjacent to the sidewalk. See the attached narrative for more details. In addition, a detention basin will be constructed in upland adjacent to the drain to allow detention of water flowing onto the property through the existing county drains. The dry basin will be contiguous with the bottom of the drain.*

Construction Sequence and Methods *Standard construction sequence and methods will be employed.*



4 Project Purpose, Use and Alternatives *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.
The purpose of the project is to allow the residential development of this parcel of land, by construction of a road to access the buildable lots.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.
An alternative design was considered that would have enclosed the drain the full width of the lots on the property, but this was shortened by 75 feet as the additional enclosure was not critical to the development of the site.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection *Powell Road & Grand River Avenue*

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *Site is 1/4 mile north of intersection on the east side of Powell Road*

Description of buildings on the site (<i>color; 1 or 2 story, other</i>) <i>Site is vacant</i>	Description of adjacent landmarks or buildings (<i>address; color; etc</i>)
---	---

How can your site be identified if there is no visible address? *The site is the vacant property north of the golf driving range*

6 Easements and Other Permits

No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?
 ➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
<i>Meridian Twp</i>	<i>Site Plan</i>				
<i>Meridian Twp</i>	<i>SESC</i>				

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y) <i>ASAP</i>	Proposed completion date (M/D/Y)
--	----------------------------------

No Yes Has any construction activity commenced or been completed in a regulated area?
 ➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?
 ➔ If Yes, list the permit numbers

No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?
 ➔ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.*

<input type="checkbox"/> Established Lake Board	Contact Person	Mailing Address	City	State and Zip Code
<input type="checkbox"/> Lake Association	<i>n/a</i>			

List all adjoining property owners.
 If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
<i>See attached sheet</i>			

9 Applicant's Certification <i>Read carefully before signing.</i>			
<p>I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.</p>			
Property Owner Agent/Contractor Corp. or Public Agency / Title	Printed Name ROBERT K. SCHLOSSER	Signature 	Date 7/21/16

**10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains**

- Complete only those sections A through M applicable to your project.
- If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.
- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
 - ⇒ Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.
 - ⇒ Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation

On inland waters NGVD 29 NAVD 88 other Observed water elevation (ft) date of observation (M/D/Y)
 On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

 A. PROJECTS REQUIRING FILL (See All Sample Drawings)

- ⇒ Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
- ⇒ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose bioengineered shore protection boat ramp boat well bridge or culvert crib dock
 riprap seawall swim area other

Dimensions of fill (ft) Length 192 Width 25 Maximum Depth 5.6	Total volume (cubic yards) 1032	Volume below OHWM (cubic yards) n/a
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Maximum water depth in fill area (ft) 1	Area filled (sq ft) 4960	Will filter fabric be used under proposed fill? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)
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Fill will extend **n/a** feet into the water from the shoreline and upland feet out of the water.Type of clean fill peastone % sand % gravel % other **On site material**Source of clean fill commercial on-site ⇒ If on-site, show location on site plan.
 other ⇒ If other, attach description of location. **B. PROJECTS REQUIRING DREDGING OR EXCAVATION** (See Sample Drawings)

- Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.
- ⇒ Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.
- ⇒ For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose boat ramp boat well bridge or culvert maintenance dredge
 navigation pond/basin other

Dimensions (ft) Length Width Maximum Depth	Total volume (cu yds)	Volume below OHWM (cu yds)
---	-----------------------	----------------------------

Has this same area been previously dredged? No Yes If Yes, provide date and permit number:Will the previously dredged area be enlarged? No Yes If Yes, when and how much?Is long-term maintenance dredging planned? No Yes If Yes, how often?Dredge or Excavation Method Hydraulic Mechanical other

Spoils Disposal
 Dredged or excavated spoils will be placed on-site landfill USACE confined disposal facility other upland off-site
 For disposal, provide a ⇒ Detailed spoils disposal area location map and site plan with property lines.
 ⇒ Letter of authorization from property owner of spoils disposal site, if disposed off-site.

For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?
 No Yes ⇒ If Yes, provide test results with a map of sampling locations.

 C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)

Riprap water ward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
---	---------------

Riprap landward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
---	---------------

Type and size of riprap (inches)
 field stone angular rock other

Will filter fabric or pea stone be used under proposed riprap?
 No Yes, Type

**12 Activities That May Impact Wetlands** (See Sample Drawings 8 & 9). Complete other Sections as applicable.

- Locate your site and wetland information with the DEQ Wetlands Map Viewer at www.mcgi.state.mi.us/wetlands/
- For information on the DEQ's Wetland Identification Program (WIP) visit www.mi.gov/wetlands.
 - ⇒ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
 - ⇒ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
 - ⇒ Attach tables for multiple impact areas or activities.
 - ⇒ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇒ If Yes, provide a copy or WIP number:		
Has a professional wetland delineation been conducted for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇒ If Yes, provide a copy with data sheets		
Is there a recorded DEQ easement on the property?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇒ If Yes, provide the easement number		
Did the applicant purchase the property before October 1, 1980?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇒ If Yes, provide documentation.		
Is any grading or mechanized land clearing proposed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	⇒ If Yes, label the locations on the site plan.		
Has any of the proposed grading or mechanized land clearing been completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇒ If Yes, label the locations on the site plan		
Proposed Activity	<input type="checkbox"/> boardwalk or deck (Section 10I) <input checked="" type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> dewatering <input type="checkbox"/> draining surface water <input type="checkbox"/> fences (Section 10L) <input type="checkbox"/> fill or dredge <input type="checkbox"/> septic system <input type="checkbox"/> stormwater discharge (Section 10J)	<input type="checkbox"/> designated environmental area <input type="checkbox"/> driveway / road <input type="checkbox"/> restoration <input type="checkbox"/> other		
FILL	Dimensions maximum length (ft) 192 maximum width (ft) 25	Area <input checked="" type="checkbox"/> acres <input type="checkbox"/> sq ft 0.04	Average depth (ft) 5.6	Volume (cu yd) 1032
DREDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
Spills Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ⇒ Detailed spoils disposal area location map and site plan with property lines. ⇒ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			
Septic System	The proposed project will be serviced by: <input checked="" type="checkbox"/> public sewer <input type="checkbox"/> private septic system ⇒ Show system on plans.	If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ Provide a copy of the permit.		
Describe the wetland impacts, the proposed use or development, and the alternatives considered: See attached narrative.				
Does the project impact more than 1/3 acre of wetland? <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands				
Describe how impacts to waters of the United States will be avoided and minimized: A short area of an existing county drain is proposed for enclosure. The drain is dry for much of the time, and provides little in the way of wetland function. The enclosure was minimized to the extent possible while still achieving the goals of the development.				
Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts. Only 0.04 acre of wetland in the bottom of the ditch is being impacted. No mitigation is proposed.				



14 Bridges and Culverts Including Foot and Cart Bridges. (See EZ Guides and Sample Drawings 5, 14A, 14B, 14C, 14D.)					
<ul style="list-style-type: none"> Complete other applicable Sections, including 10A-C. A hydraulic analysis or hydrologic analysis may be required to fully assess impacts. ➔ Attach hydraulic calculations. High Water Elevation - describe reference point and highest known water level above or below reference point and date of observation. ➔ Attach additional sheets for multiple bridges and/or culverts. ➔ Provide detailed site-specific drawings of existing and proposed Plan and Elevation View at a scale adequate for detailed review. ➔ Provide all information in the boxes below; do not write in a reference to plan sheets. Show reference datum used on plans. 					
Stream Information	The site has a high water elevation (ft) <input type="checkbox"/> above or <input type="checkbox"/> below the Reference Point of _____ Date observed _____				
	Reference datum used <input type="checkbox"/> NGVD 29 <input checked="" type="checkbox"/> NAVD 88 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> other _____				
	Average stream width (ft) at the ordinary high water mark (OHWM) outside the influence of any ponding or scour holes around the structure		Upstream	11	
			Downstream	17	
	Cross-sectional area of primary channel (sq ft) 17 (See Sample Drawing 14C for more information)				
	The width of the stream where the water begins to overflow its banks. Bankfull width (ft) 24				
	The invert of the stream 100-feet from structure (ft)		Upstream	852.5	
		Downstream	852.1		
Is the existing culvert perched? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide a profile of the channel bottom at the high and low points for a distance of 200 feet upstream and downstream of the culvert.					
Complete this form for each bridge / culvert location.					
			Existing		
			Proposed		
Bridge	Number of bridge spans				
	Bridge type (concrete box beam, concrete I-beam, timber, etc.)				
	Bridge span (length perpendicular to stream) (ft)				
	Bridge width (parallel to stream) (ft)				
	Bottom of bridge beam (ft)		Upstream		
			Downstream		
	Stream invert elevation at bridge (ft)		Upstream		
			Downstream		
Bridge rise from bottom of beam to streambed (ft)					
Culvert	Number of culverts			0	1
	Culvert type (arch, bottomless, box, circular, elliptical, etc.)				<i>circular</i>
	Culvert material (concrete, corrugated metal, plastic, etc.)				<i>concrete</i>
	Culvert length (ft)				192
	Culvert <input type="checkbox"/> width <input checked="" type="checkbox"/> diameter (ft)				4
	Culvert height prior to any burying (ft)				4
	Depth culvert will be buried (ft)				0.0
	Elevation of culvert crown (ft)		Upstream	856.4	
			Downstream	856.2	
	Higher elevation of <input checked="" type="checkbox"/> culvert invert OR <input type="checkbox"/> streambed within culvert (ft)		Upstream	852.4	
		Downstream	852.2		
Complete for both Bridges and Culverts	Entrance design (mitered, projecting, wingwalls, etc.)				<i>projecting</i>
	Total structure waterway opening above streambed (sq ft)				
	Total structure waterway area below the 100-year elevation (sq ft) (if known)				
	Elevation of road grade at structure (ft)				864.0
	Elevation of low point in road (ft)				863.8
	Distance from low point of road to mid-point of bridge crossing (ft)				40
	Length of approach fill from edge of bridge/culvert to existing grade (ft)				45
	<p>A Licensed Professional Engineer may certify that your project will not cause a harmful interference for a range of flood discharges up to and including the 100-year flood discharge. The "Required Certification Language" is found under "forms" on the "maps, forms and documents" link from the www.mi.gov/jointpermit page or a copy may be requested by phone, email, or mail. A hydraulic report supporting this certification may also be required.</p> <p>Is Certification Language attached? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>				

MDEQ Permit Application

Mayberry Homes/Silverstone Estates

Adjacent Property Owners

David & Jane Ledebuhr
4767 Cornell Rd.
Okemos, MI 48864

Gaetano Perna
1410 Grand River
Okemos, MI 48864

Okemos Public Schools
4406 Okemos Rd.
Okemos, MI 48864

Meridian Meadows
4555 Paddock
Okemos, MI 48864

Newman Equities II LLC
HDI Builders
4217 Okemos Rd
Okemos, MI 48864

Frank & Christine McQuaid
4777 Powell Rd
Okemos, MI 48864

Joshua & Amanda Birkitt
4739 Powell Rd
Okemos, MI 48864

Haibiao & Liu Liu Zhang
6954 Abbey Lane
Grand Ledge, MI 48837

Jo Don Apartments
4714 Powell Rd
Okemos, MI 48864

Frederick Beckett Jr
4684 Powell Rd
Okemos, MI 48864

Crossroads Investment Inc.
1476 Grand River
Okemos, MI 48864

Friedrich Buehler
1448 Grand River
Okemos, MI 48864

MDEQ APPLICATION - NARRATIVE/DESCRIPTION

Project: Silverstone Estates

Location: Meridian Township.

Meridian Township approved a "Tentative Preliminary Plat" for a 25 lot subdivision known as Silverstone Estates. Silverstone Estates is located on the east side of Powell Road, 350 feet north of Grand River Avenue. The project encompasses 25.5 acres of land. There are 18 contiguous upland acres that occur between two wetlands. An enclosed section of the Daniels Drain ends at the same location as an enclosed section of the Unruh Drain ends. The two drains converge into an open ditch; which flows in a northerly direction and is an extension of the Unruh Drain.

The open ditch is located about 250 feet east of Powell Road. Seven (7) of the lots in Silverstone are between Powell Road and the open ditch. Eighteen (18) lots are east of the open ditch. These lots will be accessed from a new public road (Silverstone Way) which requires enclosing a section of the open ditch. The width of the Road Right of Way is 60 feet. This will accommodate a roadway 30 feet in width, green space for street trees and street lights, and five (5) foot city sidewalks on both sides of the street, as required by Meridian Township. Consumers Energy requires ten (10) foot easements on both sides of the R.O.W. for installation of underground natural gas and electric lines. So with the 60 foot right of way and 25 on each side of the road required for sidewalks and utilities, an enclosure of 110 feet is necessary.

Our proposal shortens the open ditch enclosure by about 75 feet from our original plans, which would have enclosed the drain the full width of the property.

In addition, we would like approval to extend the open ditch enclosure by 41 feet past the Consumer's Energy easement on each side. In our grading plan, we propose to slope the ground down to the top of the pipe which will be installed to replace the open ditch. Justification for this is based on both safety and maintenance reasons. We believe Silverstone Estates will be occupied by families with children. We would like to create some space between the city sidewalk and the open ditch by creating a gentle gradient from the sidewalk down to the top of the open ditch. This eliminates the chance that pedestrians or children on bicycles or scooters could fall into the ditch. Regarding maintenance, we will install ground cover that can be mowed and maintained on the slope. We believe this landscaping is preferable to a guardrail protecting a six to eight-foot drop from the "street grade" to the "bottom of the open ditch". A gentle, sloping, landscaped area is much more aesthetically attractive and practical than a flat area with a precipitous drop.

In total, we request approval to enclose 192 feet of the open ditch: 110 feet for the road and utilities, 82 feet to allow the safety/maintenance grading to the drain adjacent to the sidewalk. This will disturb approximately 1,750 square feet of wetland, which is 0.04 acre.

In the area where the Daniels and Unruh Drain converge, at the beginning of the open ditch, we are planning to create a water detention area. If wetland mitigation is required, which we do not anticipate, we propose creating this new wetland in that location. It would be contiguous with the current wetland at the bottom of the open ditch. We would create this wetland before enclosing the open ditch and use the soils and plants that currently exist in the wetland of the area that we are going to enclose as the basis for the new wetland. Stated simply, we will excavate the upland next to the open ditch and connect it to the existing open ditch. Then we will remove the soil from the area that is going to be enclosed, and place it in the newly excavated area. This new wetland will become part of the existing ditch/wetland using the native soils and plants/seeds.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Silverstone Estates City/County: Ingham Co, Meridian Twp Sampling Date: 6/16/2016
 Applicant/Owner: Mayberry Homes State: MI Sampling Point: A
 Investigator(s): G Marx Section, Township, Range: S23, T4N, R1W
 Landform (hillside, terrace, etc.): Gently Rolling Local relief (concave, convex, none): concave Slope (%): _____
 Subregion (LRR or MLRA): LRR K Lat: 42.7184 Long: -84.4015 Datum: _____
 Soil Map Unit Name: ThA, Thetford Loamy Sand NWI classification: SS/PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____ Hydric Soil Present? Yes <u>x</u> No <u>0</u> Wetland Hydrology Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) 	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u>XX</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>XX</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>XX</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: Soil was saturated in much of the larger wetland.	

VEGETATION – Use scientific names of plants.

Sampling Point: A

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Sapling/Shrub Stratum (Plot size: 5 sq meter)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Cornus amomum</i>	<u> 5 </u>	<u> Yes </u>	<u> FACW </u>
2. <i>Cornus racemosa</i>	<u> 2 </u>	<u> No </u>	<u> FAC </u>
3. <i>Sambucus canadensis</i>	<u> 5 </u>	<u> Yes </u>	<u> FACW </u>
4. <i>Salix exigua</i>	<u> 2 </u>	<u> No </u>	<u> FACW </u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

 14 =Total Cover

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u> 72 </u>	x 1 = <u> 72 </u>
FACW species <u> 32 </u>	x 2 = <u> 64 </u>
FAC species <u> 0 </u>	x 3 = <u> 0 </u>
FACU species <u> 0 </u>	x 4 = <u> 0 </u>
UPL species <u> 0 </u>	x 5 = <u> 0 </u>
Column Totals: <u> 104 </u> (A)	<u> 136 </u> (B)
Prevalence Index = B/A = <u> 1.31 </u>	

Herb Stratum (Plot size: 1 sq meter)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Typha latifolia</i>	<u> 70 </u>	<u> Yes </u>	<u> OBL </u>
2. <i>Phalaris arundinacea</i>	<u> 10 </u>	<u> No </u>	<u> FACW </u>
3. <i>Phragmites australis</i>	<u> 10 </u>	<u> No </u>	<u> FACW </u>
4. <i>Leersia oryzoides</i>	<u> 2 </u>	<u> No </u>	<u> OBL </u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____

 92 =Total Cover

Hydrophytic Vegetation Indicators:

 Rapid Test for Hydrophytic Vegetation

 X Dominance Test is >50%

 X Prevalence Index is ≤3.0¹

 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Woody Vine Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

_____ =Total Cover

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

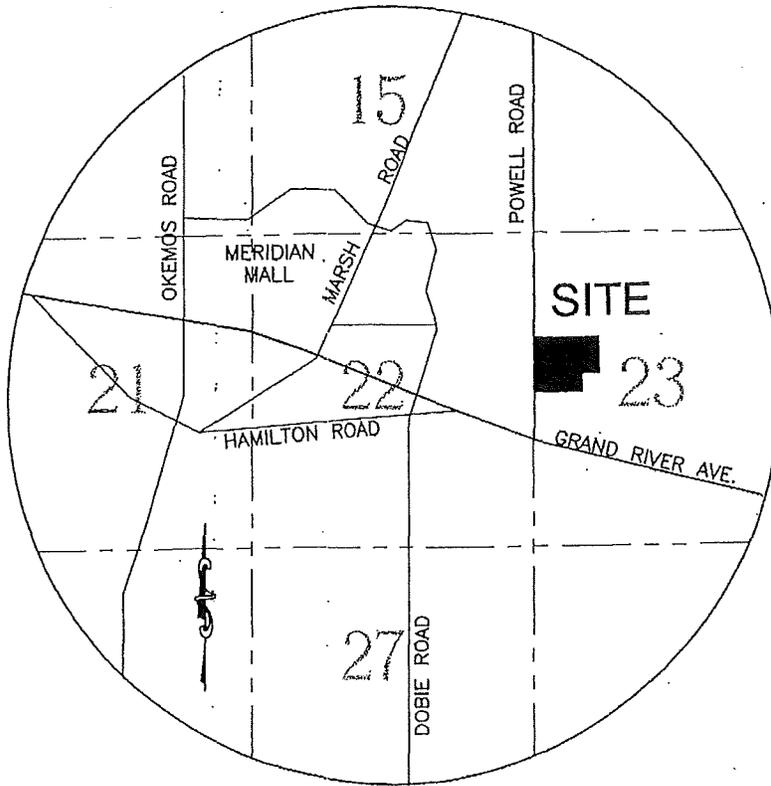
Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)



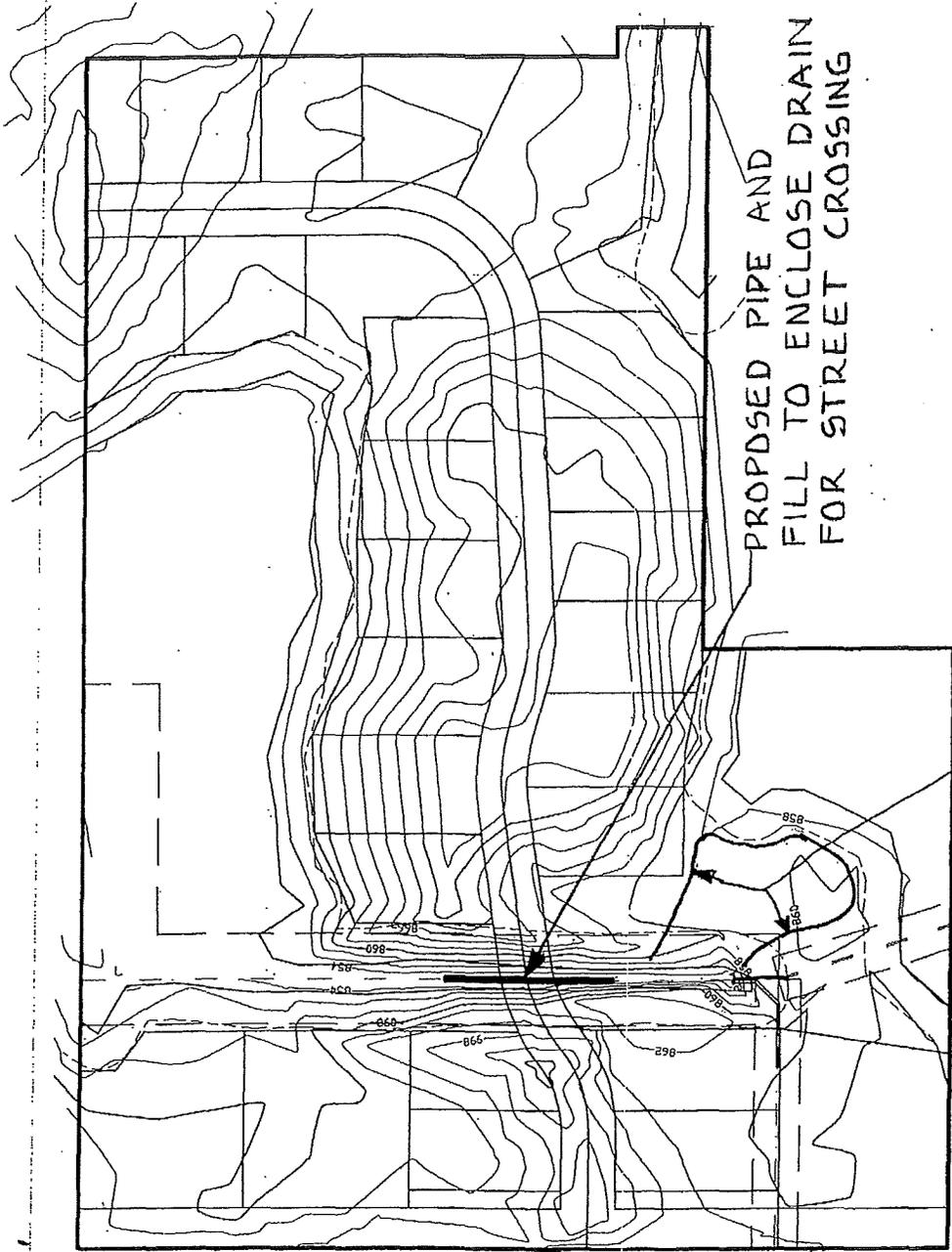
LOCATION MAP

SECTION 23 T4N R1W
 MERIDIAN TOWNSHIP
 INGHAM COUNTY

PROJECT NAME: SILVERSTONE ESTATES
 POWELL ROAD
 NW 1/4 AND SW 1/4 SECTION 23
 T4N R1W MERIDIAN TOWNSHIP
 INGHAM COUNTY MICHIGAN

JULY 20, 2016 SHEET 1 OF 7

N
1"=200'

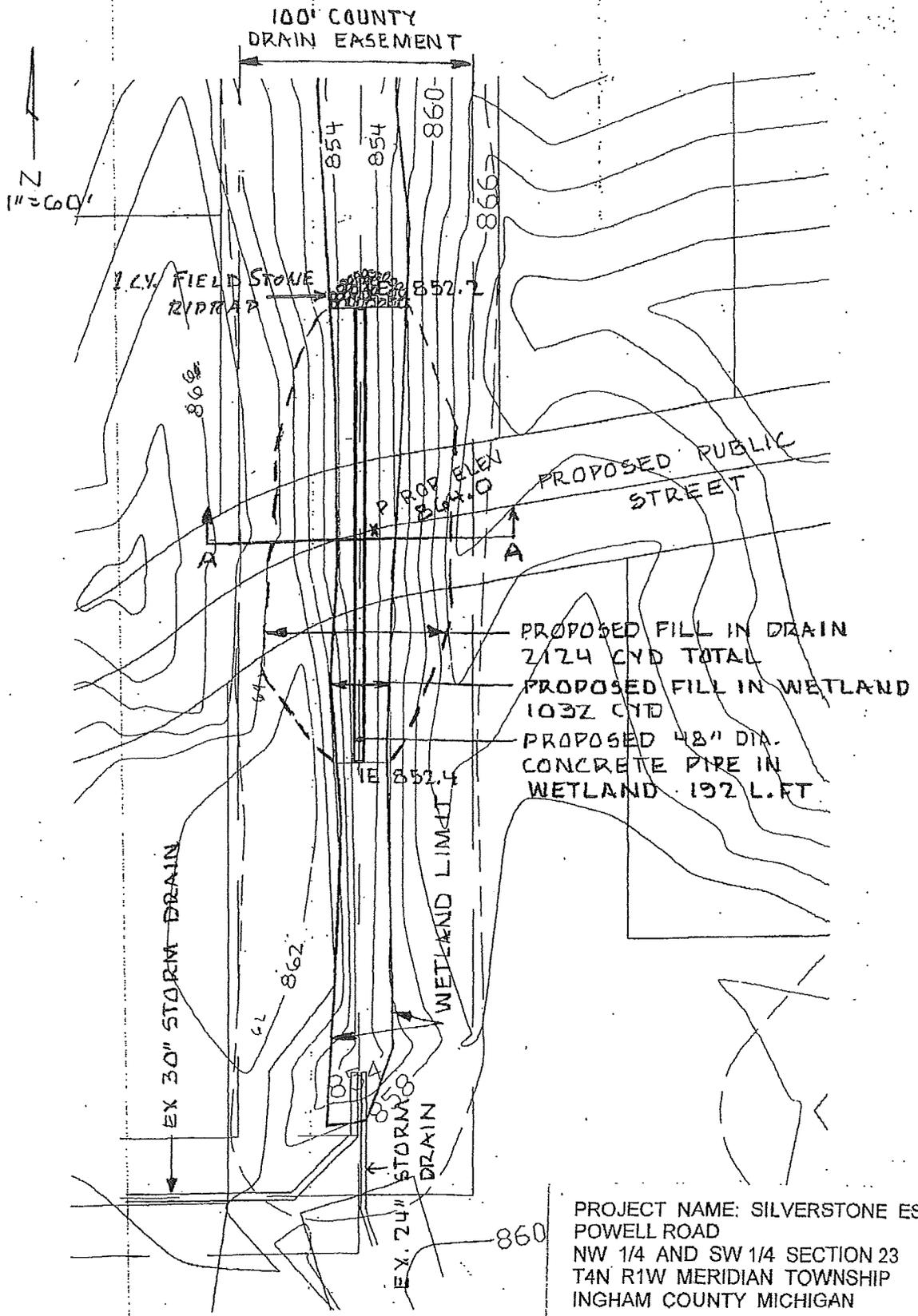


PROPOSED PIPE AND FILL TO ENCLOSE DRAIN FOR STREET CROSSING

PROPOSED EXCAVATION IN UPLAND FOR STORM WATER DETENTION AND WETLAND MITIGATION

PROJECT NAME: SILVERSTONE ESTATES
POWELL ROAD
NW 1/4 AND SW 1/4 SECTION 23
T4N R1W MERIDIAN TOWNSHIP
INGHAM COUNTY MICHIGAN

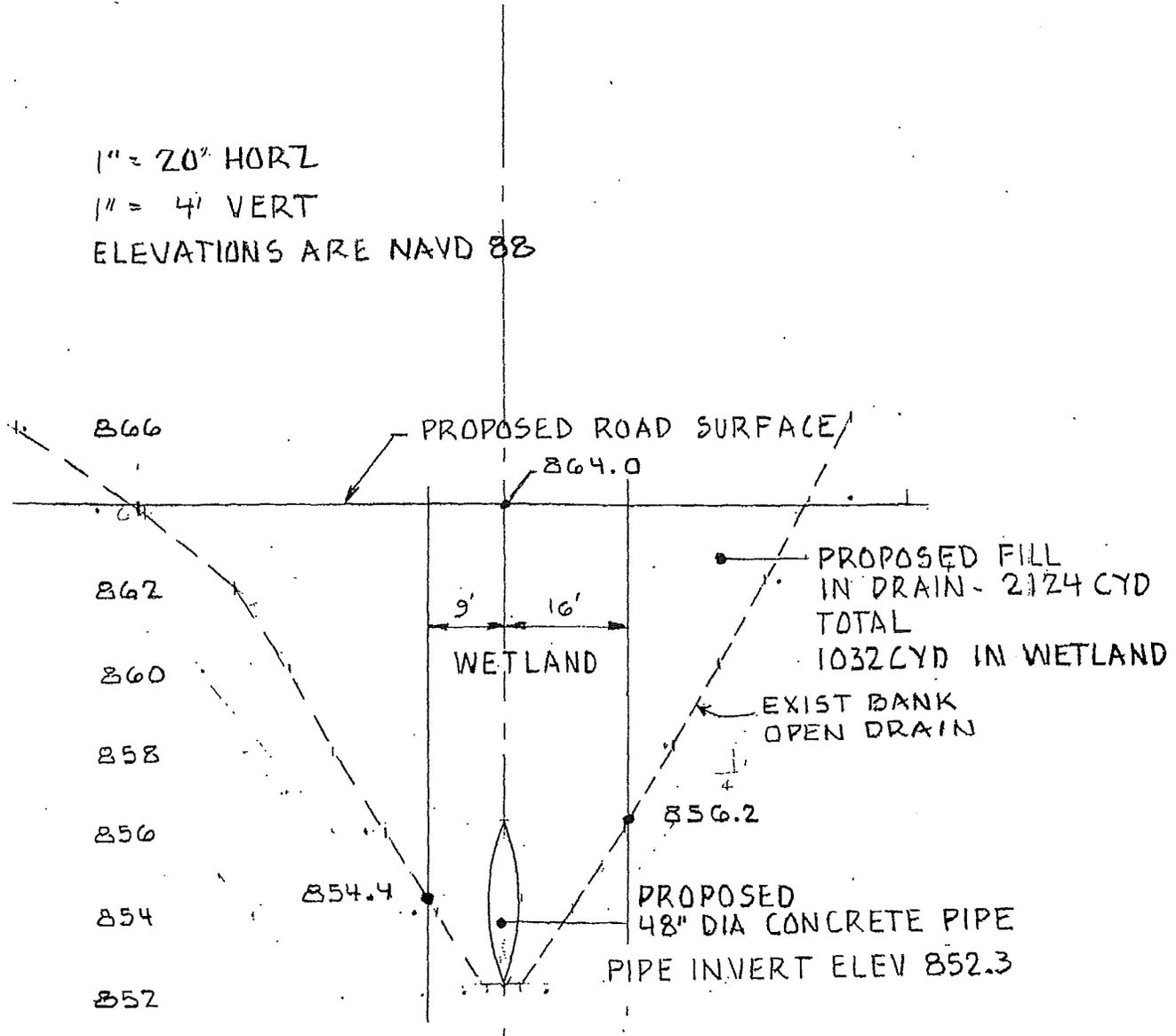
JULY 20, 2016 SHEET 2 OF 7



PLAN VIEW
DRAIN ENCLOSURE

PROJECT NAME: SILVERSTONE ESTATES
 POWELL ROAD
 NW 1/4 AND SW 1/4 SECTION 23
 T4N R1W MERIDIAN TOWNSHIP
 INGHAM COUNTY MICHIGAN

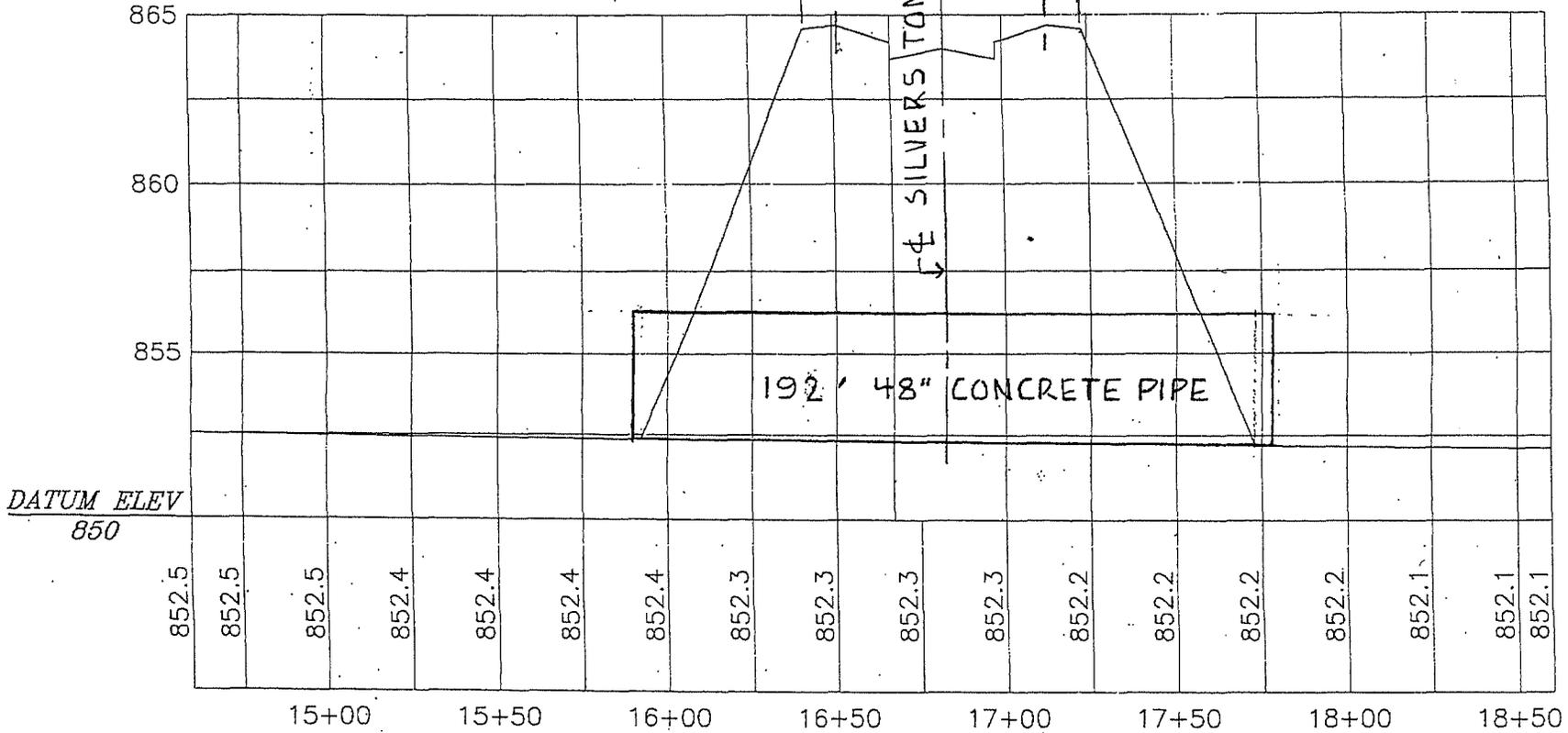
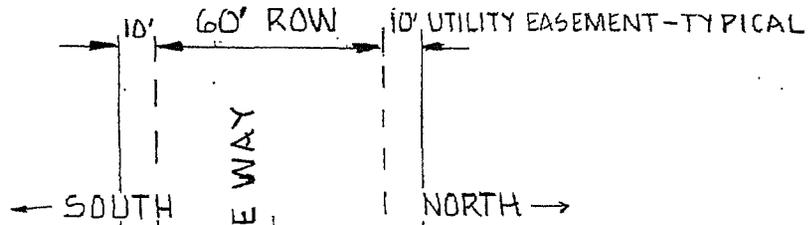
1" = 20' HORIZ
 1" = 4' VERT
 ELEVATIONS ARE NAVD 88



SECTION A-A

PROJECT NAME: SILVERSTONE ESTATES
 POWELL ROAD
 NW 1/4 AND SW 1/4 SECTION 23
 T4N R1W MERIDIAN TOWNSHIP
 INGHAM COUNTY MICHIGAN

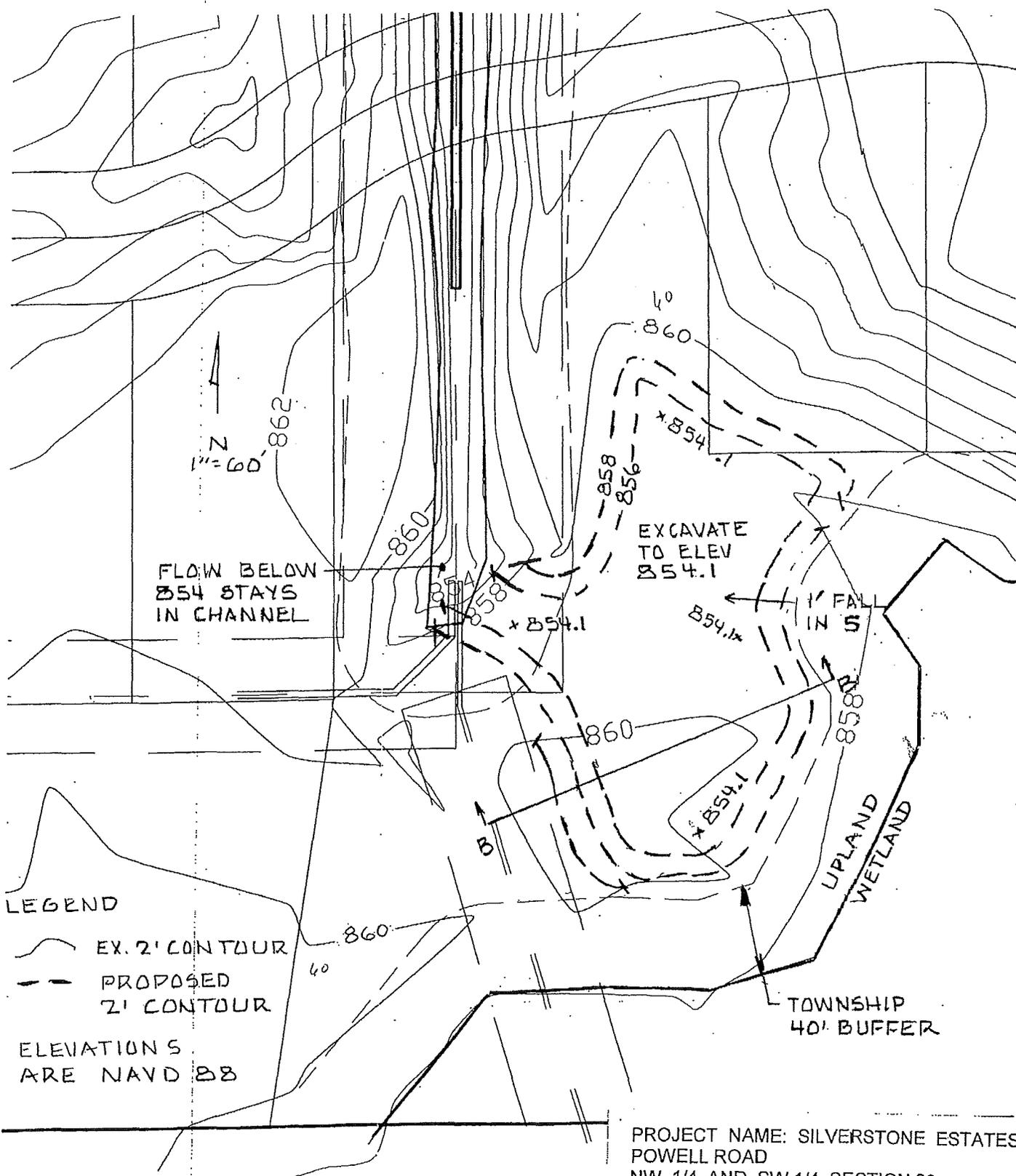
ELEVATIONS
ARE NAVD 88



DATUM ELEV
850

PIPE PROFILE
1" = 50' HORZ
1" = 5' VERT

PROJECT NAME: SILVERSTONE ESTATES
POWELL ROAD
NW 1/4 AND SW 1/4 SECTION 23
T4N R1W MERIDIAN TOWNSHIP
INGHAM COUNTY MICHIGAN

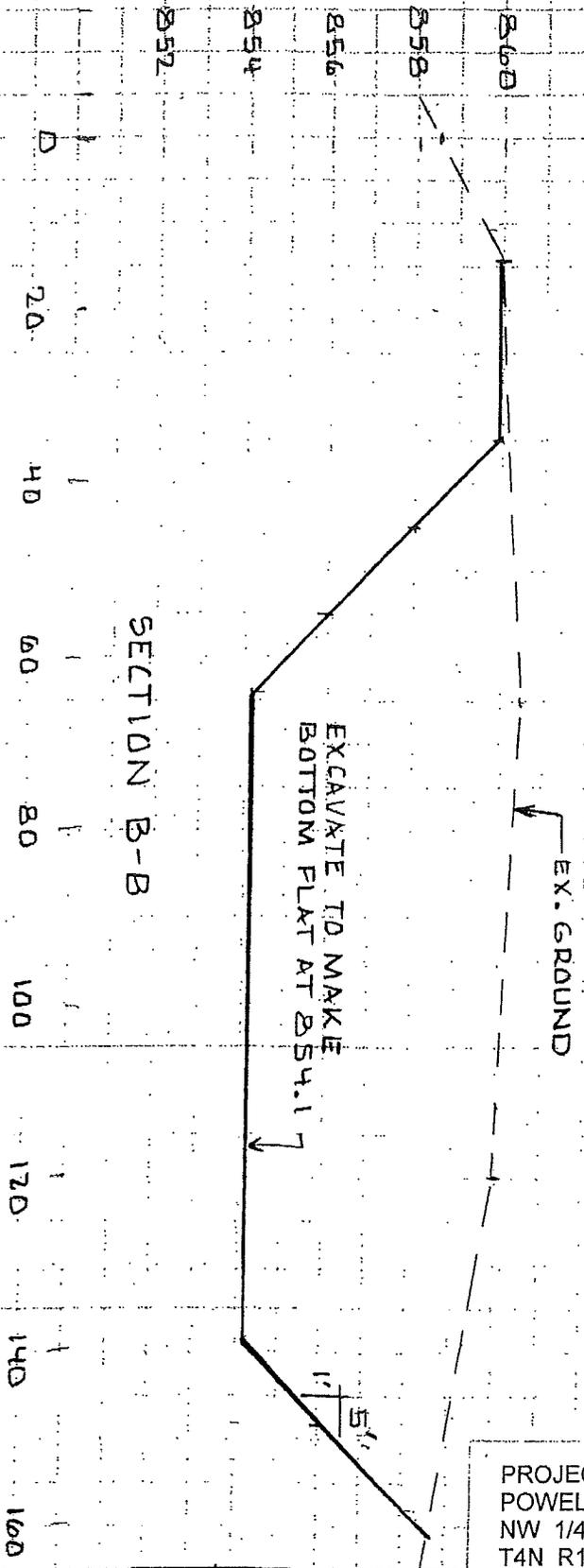


LEGEND
 ~~~~~ EX. 2' CONTOUR  
 - - - - PROPOSED 2' CONTOUR  
 ELEVATIONS ARE NAVD 88

PLAN VIEW  
 STORM WATER DETENTION AREA.

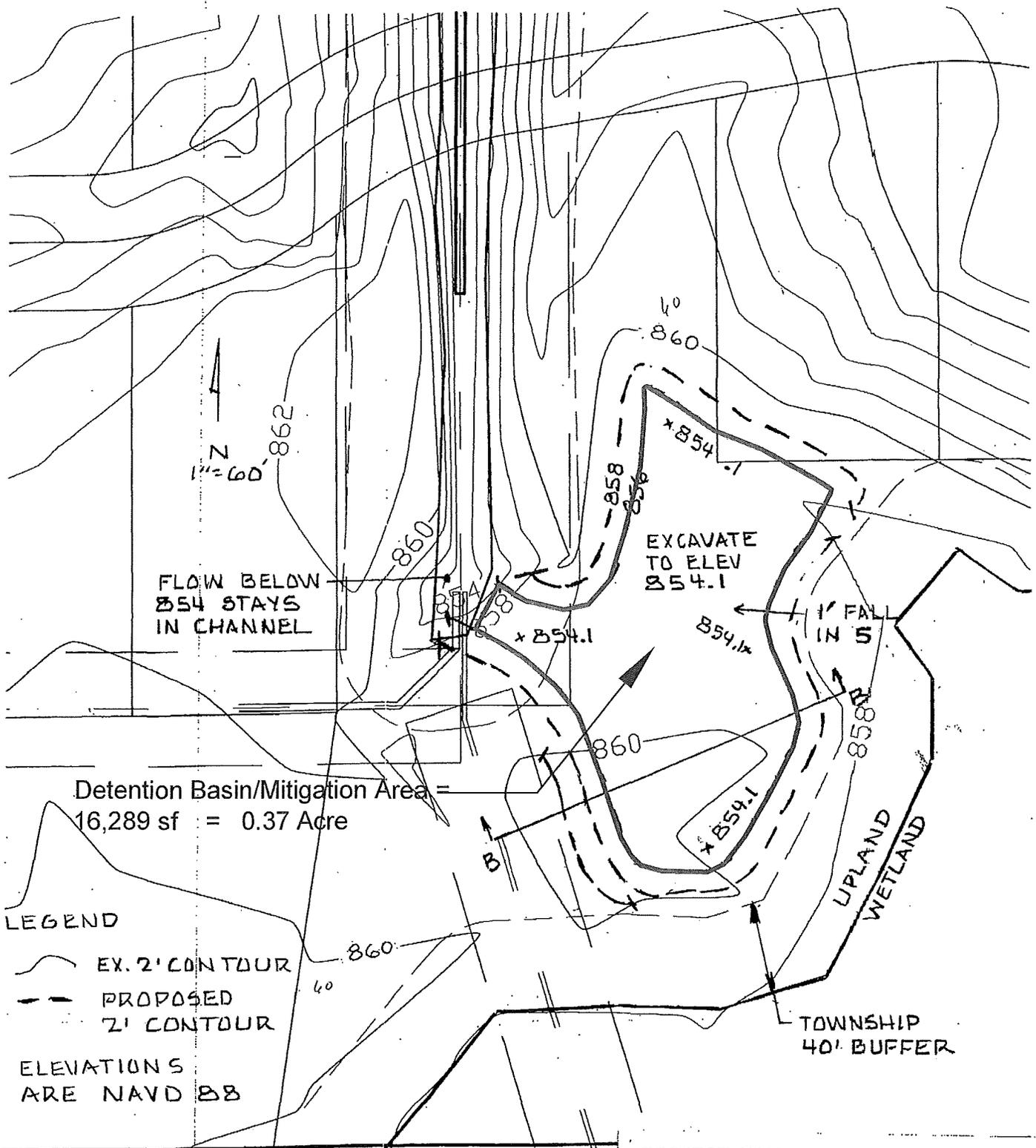
PROJECT NAME: SILVERSTONE ESTATES  
 POWELL ROAD  
 NW 1/4 AND SW 1/4 SECTION 23  
 T4N R1W MERIDIAN TOWNSHIP  
 INGHAM COUNTY MICHIGAN

JULY 20, 2016 SHEET 6 OF 7



SECTION B-B

PROJECT NAME: SILVERSTONE ESTATES  
 POWELL ROAD  
 NW 1/4 AND SW 1/4 SECTION 23  
 T4N R1W MERIDIAN TOWNSHIP  
 INGHAM COUNTY MICHIGAN



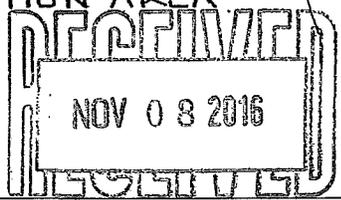
Detention Basin/Mitigation Area =  
 16,289 sf = 0.37 Acre

LEGEND  
 ——— EX. 2' CONTOUR  
 - - - - PROPOSED 2' CONTOUR  
 ELEVATIONS ARE NAVD 88

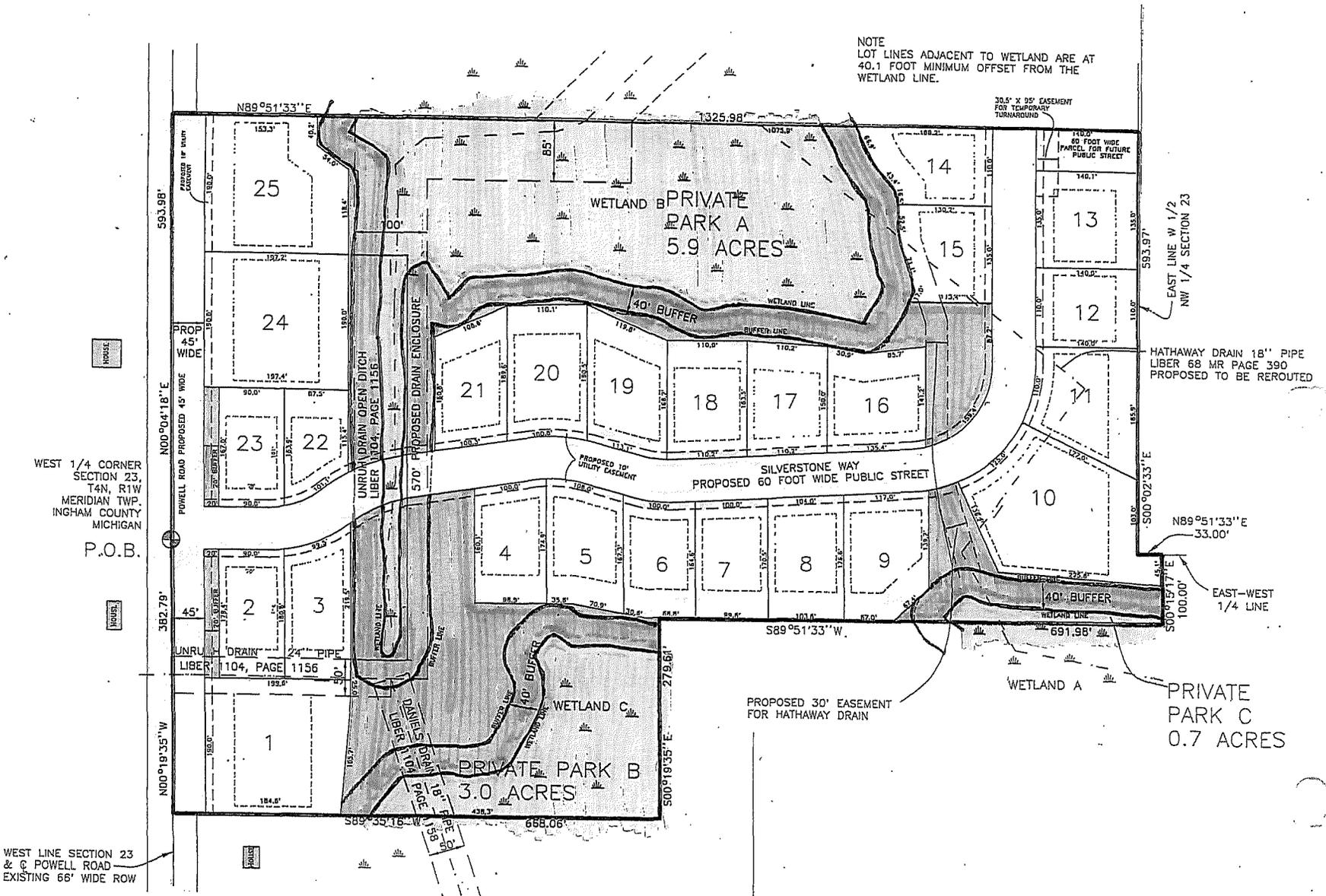
PLAN VIEW  
 STORM WATER DETENTION AREA

PROJECT NAME: SILVERSTONE ESTATES  
 POWELL ROAD  
 NW 1/4 AND SW 1/4 SECTION 23  
 T4N R1W MERIDIAN TOWNSHIP  
 INGHAM COUNTY MICHIGAN

JULY 20, 2016 SHEET 6 OF 7



NOTE  
LOT LINES ADJACENT TO WETLAND ARE AT  
40.1 FOOT MINIMUM OFFSET FROM THE  
WETLAND LINE.



WEST 1/4 CORNER  
SECTION 23,  
T4N, R1W  
MERIDIAN TWP.  
INGHAM COUNTY  
MICHIGAN  
P.O.B.

WEST LINE SECTION 23  
& C POWELL ROAD  
EXISTING 66' WIDE ROW

EAST LINE W 1/2  
NW 1/4 SECTION 23

HATHAWAY DRAIN 18" PIPE  
LIBER 68 MR PAGE 390  
PROPOSED TO BE REROUTED

N89°51'33" E  
33.00'  
EAST-WEST  
1/4 LINE

PRIVATE  
PARK C  
0.7 ACRES

PROPOSED 30' EASEMENT  
FOR HATHAWAY DRAIN

PRIVATE PARK B  
3.0 ACRES

PRIVATE  
PARK A  
5.9 ACRES

30.5' X 85' EASEMENT  
FOR TEMPORARY  
TURNAROUND

140.0'  
80 FOOT WIDE  
PARCEL FOR FUTURE  
PUBLIC STREET

PROPOSED  
45' WIDE  
POWELL ROAD

UNRULY DRAIN  
LIBER 1104, PAGE 1156

DANIELS DRAIN  
LIBER 1104, PAGE 1156

PROPOSED 10' UTILITY EASEMENT

570' PROPOSED DRAIN ENCLOSURE

UNRULY DRAIN OPEN DITCH  
LIBER 1104, PAGE 1156

40' BUFFER

40' BUFFER

40' BUFFER

593.98'

N89°51'33" E

1325.98'

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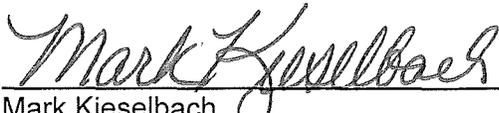
1073.9'

1073.9'

# MEMORANDUM

# 13 - A

TO: Township Board

FROM:   
Mark Kieselbach  
Director of Community Planning and Development

DATE: November 10, 2016

RE: Rezoning #16040 (Sumbal) 2267 Saginaw, 6217 and 6219 Newton from PO (Professional Office), RD (Multiple Family) and RA (Single Family-Medium Density) to C-2 (Commercial)

---

Ahsan and Iffat Sumbal have requested the rezoning of five acres from PO (Professional Office), RD (Multiple Family) and RA (Single Family-Medium Density) to C-2 (Commercial). The applicant offered to condition the rezoning on construction of a berm with trees on the C-2 portion of the parcel. The rezoning request is for property located on the east side of Saginaw Highway, north of Lake Lansing Road and includes portions of 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road. The subject site includes three parcels totaling approximately 11 acres, five acres of which are proposed for rezoning. If the rezoning is approved the site will have 9.05 acres of C-2 zoning and 2.16 acres of RA zoning.

The Planning Commission held a public hearing at its meeting on October 10, 2016 and during its discussion the Planning Commission commented on the current zoning configuration, Newton Road having been paved, surrounding land uses and the condition on constructing a berm with trees.

On October 24, 2016 the Planning Commission voted 8-0 to recommend approval of the rezoning to C-2 (Commercial) on the following basis:

- The applicant offered a voluntary condition to construct a berm with trees.
- The C-2 (Commercial) zoning is consistent with the zoning of properties located south and northwest of the subject site.
- Public water and sanitary sewer services are available in the vicinity to serve the subject site

Staff memorandums outlining the rezoning and minutes from the Planning Commission meetings are attached for the Board's Review.

## Township Board Options

The Township Board may approve or deny the proposed rezoning from PO (Professional Office), RD (Multiple Family) and RA (Single Family-Medium Density) to C-2 (Commercial). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution will be provided at a future meeting.

**Attachments**

1. Staff memorandums dated October 7, 2016 (public hearing) and October 20, 2016 (decision)
2. Planning Commission minutes dated October 10, 2016 (public hearing) and "draft" October 24, 2016

**Rezoning #16040  
(Sumbal)  
October 10, 2016**

**APPLICANT:** Ahsan and Iffat Sumbal  
900 Gulick Road  
Haslett, MI 48840

**STATUS OF APPLICANT:** Property Owner

**REQUEST:** Rezone to C-2 (Commercial) with offer of condition to construct berm with trees at C-2/RA border

**CURRENT ZONING:** PO (Professional and Office), RD (Multiple Family), RA (Single Family, Medium Density)

**LOCATION:** 2267 Saginaw Highway, 6217 and 6219 Newton Road

**AREA OF SUBJECT SITE:** 5 acres

**EXISTING LAND USE:** Single Family houses, undeveloped

**EXISTING LAND USES IN AREA:**  
North: Hammond Farms Landscape Supply, Kingdom Hall of Jehovah's Witnesses  
South: Meridian Land Preserve #19  
East: Newton Road, Sierra Ridge Estates Subdivision  
West: Saginaw Highway, office buildings, The Coves at Whitehills Lakes (single family and duplexes)

**CURRENT ZONING IN AREA:**  
North: RR (Rural Residential)  
South: C-2 (Commercial) & RR (Rural Residential)  
East: RAA (Single Family-Low Density)  
West: C-2 (Commercial), PO (Professional and Office), and RDD (Multiple Family - 5 units per acre)

**FUTURE LAND USE DESIGNATION:** Residential 1.25 – 3.5 dwelling units per acre (du/a)

**FUTURE LAND USE MAP:**  
North: Residential 1.25 – 3.5 du/a  
South: Residential 1.25 – 3.5 du/a  
East: Residential 1.25 – 3.5 du/a  
West: Commercial, Office, Residential 5.0 – 8.0

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

*Peter Menser*  
Peter Menser  
Senior Planner

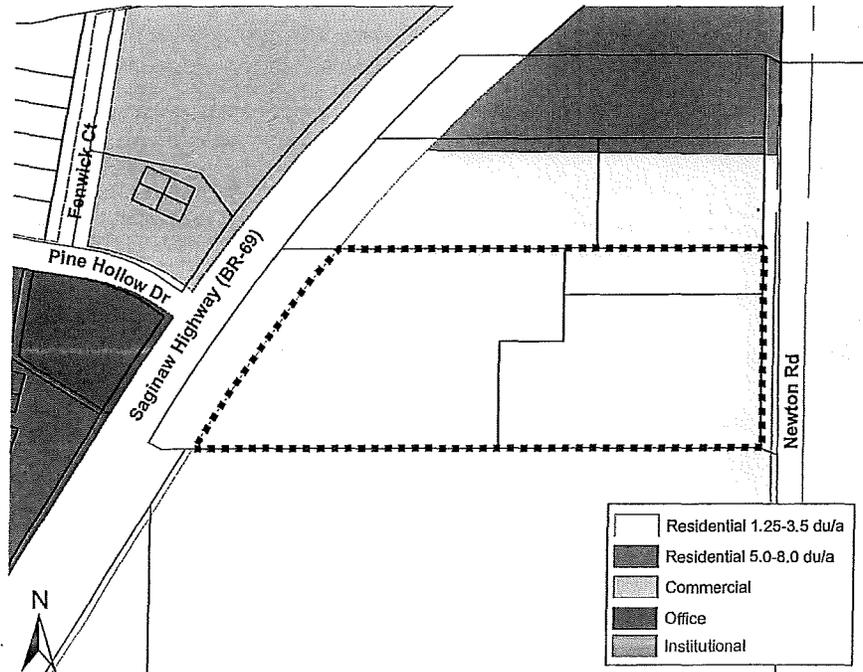
DATE: October 7, 2016

RE: Rezoning #16040 (Sumbal), request to rezone approximately five acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

Ahsan and Iffat Sumbal have requested the rezoning of five acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial). The applicant offered to condition the rezoning on construction of a berm with trees between the C-2 and RA zoning districts. The rezoning request is for property located on the east side of Saginaw Highway, north of Lake Lansing Road and includes portions of 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road. The subject site includes three parcels totaling approximately 11 total acres, five acres of which are proposed for rezoning. If the rezoning is approved the site will have 9.05 acres of C-2 zoning and 2.16 acres of RA zoning.

**Master Plan**

The Future Land Use Map from the 2005 Master Plan designates the subject properties in the Residential 1.25-3.5 dwelling units per acre (du/a) category.

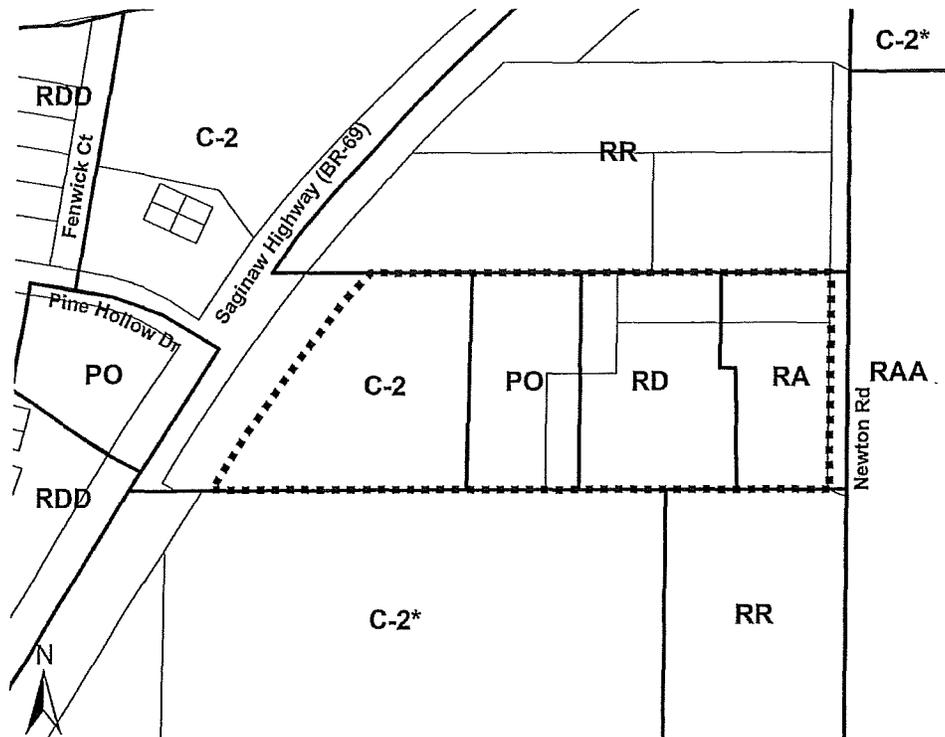


**Zoning**

The site is zoned C-2 (Commercial), PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density). There are approximately five acres of C-2, two acres of PO, three acres of RD, and two acres of RA. The following table illustrates the minimum lot width and area requirements for the proposed C-2 and remaining RA zoning districts:

| Zoning District | Lot Width Required/Provided | Lot Area Required/Provided              |
|-----------------|-----------------------------|-----------------------------------------|
| C-2             | 100 feet / 510 feet         | 4,000 square feet / 394,218 square feet |
| RA              | 80 feet / 417 feet          | 10,000 square feet / 94,089 square feet |

**ZONING MAP**



**Physical Features**

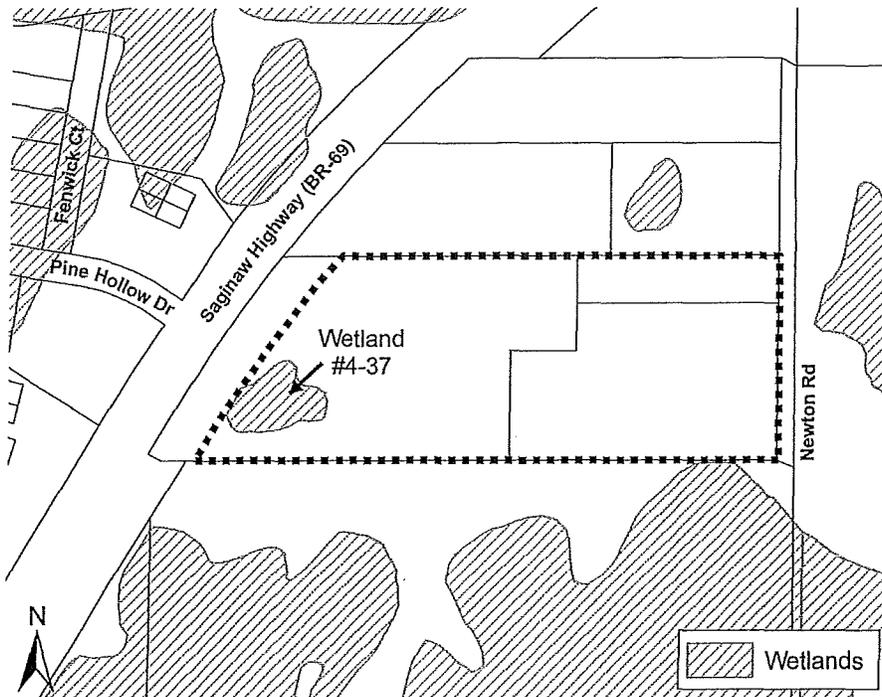
The site consists of three separate parcels and is relatively flat. Elevations range from 868 feet above sea level in the central portion of the parcel fronting on Saginaw Highway to a low point of 852 feet above mean sea level at the southeast corner near Newton Road. The parcel fronting Saginaw Highway is developed with a single family house that was built in 1950. There are two houses (built in 1945 and 1946) at 6217 Newton Road. 6219 Newton Road is undeveloped. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts a wetland on the site. Prior to any work on the site a wetland delineation report will be required to determine the wetland boundary and size. Future development of the site would be required to comply with the wetland protection ordinance and water features setbacks if applicable.

| WETLAND NUMBER | SIZE (ACRES) | TYPE OF WETLAND       | REGULATORY AUTHORITY |
|----------------|--------------|-----------------------|----------------------|
| 4-37           | .46          | Emergent, Shrub/Scrub | Township             |

**WETLAND MAP**



**Streets and Traffic**

The site has frontage on Saginaw Highway (B.R. 69) at the west and Newton Road at the east. Saginaw Highway is a four lane divided highway and is designated as a Principal Arterial. Newton Road is a two lane road designated as a local street. Paving was recently completed on Newton Road along its entire length from Saginaw Highway to Lake Lansing Road. The Township's Pedestrian/Bicycle Master Plan shows a proposed paved pathway along the Saginaw Highway frontage and proposed paved shoulders along Newton Road. The paved shoulders were installed when the road was paved.

The most recent (2007) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 14,300 vehicles in a 24 hour period. A 2008 traffic count by the Ingham County Road Department (ICRD) showed an average of 669 vehicles per day use Newton Road.

**REZ #16040 (Sumbal)**  
**Planning Commission (10/10/2016)**  
**Page 4**

The applicant submitted a traffic assessment which provides information on the trips that will be generated from the proposed rezoning. The study compares traffic generation between the existing zoning districts and those proposed. It estimates future traffic by using data from the highest potential traffic generator in the proposed zoning district, which in this case is an approximately 40,000 square foot supermarket. The table below shows the estimated number of trips the proposed rezoning may generate.

|                       | <b>Existing Zoning</b> | <b>Proposed Zoning</b> | <b>Change</b> |
|-----------------------|------------------------|------------------------|---------------|
| AM Peak Hour          | 87                     | 129                    | +42           |
| <i>In</i>             | 61                     | 80                     | +19           |
| <i>Out</i>            | 26                     | 49                     | +23           |
| PM Peak Hour          | 131                    | 380                    | +249          |
| <i>In</i>             | 34                     | 194                    | +160          |
| <i>Out</i>            | 97                     | 186                    | +89           |
| Weekday Vehicle Trips | 694                    | 3,934                  | +3,240        |

The report concludes the total traffic volumes will increase under the proposed rezoning. The report projects traffic volumes from this property will increase by 42 trips during the AM peak hour, 249 trips during the PM peak hour, and 3,240 trips during a weekday. No site distance issues were identified in the report. A detailed traffic study will be required if a future development project is proposed.

**Utilities**

Public sanitary sewer and water service are available in the vicinity of the subject properties to serve future development.

**Staff Analysis**

The applicant has requested the rezoning of five acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial). When evaluating the request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

A development project for the proposed C-2 portion of the subject property has not been announced. The applicant will keep the eastern 225 feet of the site, approximately 2.16 acres, in the RA zoning district. As a condition of approval for the rezoning the property owner has offered to provide a berm with trees between the C-2 and RA zoning. The C-2 district requires a 100 foot setback for structures, parking areas, and access drives from a residential district. The setback is reduced to 60 feet if adequate screening is provided.

The property was rezoned from RR (Rural Residential) in 2005 (REZ #05020) to the current configuration of zoning districts. The Planning Commission recommended approval of a rezoning request (REZ #16010) in early 2016 to rezone approximately eight acres of the subject property to RD (Multiple Family) to accommodate a senior assisted living development but the rezoning was denied by the Township Board at its April 26, 2016 meeting.

**REZ #16040 (Sumbal)**  
**Planning Commission (10/10/2016)**  
**Page 5**

Per the request of the Planning Commission chairperson, the following is a brief update on the Sierra Ridge Estates development. Sierra Ridge Estates is a platted subdivision (PP #03012) located east of the subject properties across Newton Road. Sierra Ridge Estates is a single family development consisting of 99 lots on 73 acres. Preliminary Plat approval was granted by the Township Board in 2003. The Final Plat for Phase 1 of the project, consisting of 34 lots, was approved in 2005. The Final Plat for Phase 2 was granted in 2013, which was for 15 lots. The preliminary plat approval for the remainder of the 50 lots in the plat was extended in 2015 and expires on July 1, 2017. As a part of the Sierra Ridge Estates development and a Township initiative the entirety of Newton Road was recently paved from Lake Lansing Road to Saginaw Highway.

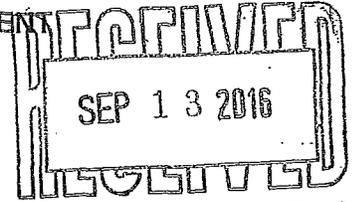
**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation than proposed to the Township Board. A resolution will be provided for a future meeting.

**Attachments**

1. Application and supporting materials
2. Township traffic consultant's report dated September 13, 2016

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



REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

2.16 A RA  
9.05 A C-2

A. Owner/Applicant Ahsan & Iffat Sumbal  
Address of applicant 900 Gulick Rd Haslett MI. 48840  
Telephone: Work 517 749-3261 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person OWNER  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

C. Site address/location 2267 Saginaw Hwy / 6217 & 6219 Newton Rd  
Legal description (Attach additional sheets if necessary) see attached  
Parcel number see attached Site acreage 5 ACRES

D. Current zoning P.O. & Multi Family Requested zoning C2

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

1. Nonrefundable fee. \$700 + \$30/acre OR 700 + (30 x 5) = \$850
2. Evidence of fee or other ownership of the subject property.

★ 3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:

- a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
- b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)

4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: The current zoning are land locked by different zonings
- 2) The conditions of the surrounding area have changed in the following respects: more commerial establishments, more growth in Area, meijer, Costco.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: There is more then Adequate Amount of R.O. and multi family in the Township

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site; specifically: site is cURRENTLY Almost half commerial, meijer, Costco
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment; explain: Current zonings & Requested zonings would have same impact on natural environment
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services; explain: Requested zoning would have less impact on Public services, and increase in the tax base.
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Current zonings are land locked in, site is on a large lot lane Hi-way.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services; explain: Current zonings are too small to have viable establishments of the current zonings

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

Ahsan Sumbal  
Signature of Applicant

9-12-16  
Date

Ahsan Sumbal  
Type/Print Name

Fee: \$850

Received by/Date: Peter Mewer  
9-12-16

Per The Township request we will  
make a DEM between the commercial  
and the RA zoning with trees

AS

## Peter Menser

---

**From:** Ahsan Sumbal <ahsansumbal@ymail.com>  
**Sent:** Wednesday, October 05, 2016 2:45 PM  
**To:** Peter Menser  
**Subject:** Re: Zoning Description

Peter: As a condition for the rezoning we are offering to build a barn with trees on top of it, between the C2 and the residential zonings. As the board of trustees suggested. Please make this a part of our official rezoning request. Thanks.

Sent from my iPhone

# LOT PLAN

For:  
 Ahsan Sumbal  
 900 Gulick Road  
 Haslett, MI 48840

Survey Address:  
 2267 and Vacant M-78 & 6217  
 Newton Road  
 East Lansing, MI 48823  
 ID: 33-02-02-04-327-003,  
 33-02-02-04-327-006,  
 & 33-02-02-04-327-007

**PROPOSED RA ZONING:**

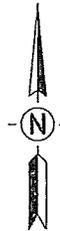
An area of land being part of Lots 6 and 7, Mitchell Acres, according to the recorded plat thereof, as recorded in Liber 13 of Plats, Page 48, Ingham County Records, the limits of said area described as: the East 225.5 feet of said Lots 6 and 7, Mitchell Acres as recorded in Ingham County Records.

**PROPOSED C2 ZONING:**

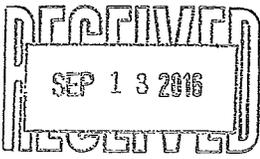
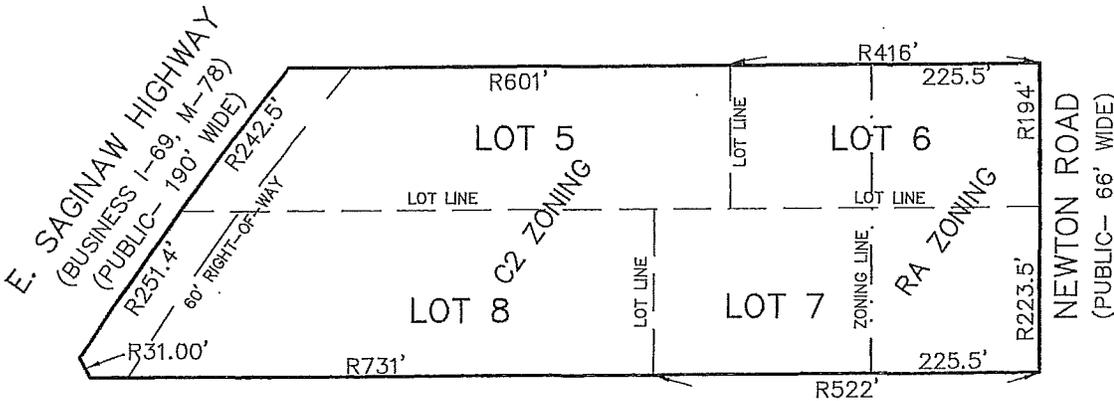
An area of land being part of Lots 5 thru 8, Mitchell Acres, according to the recorded plat thereof, as recorded in Liber 13 of Plats, Page 48, Ingham County Records, the limits of said area described as: Lots 5, 6, 7, and 8, Mitchell Acres, according to the plat thereof recorded in Liber 13 of Plats, Page 46 of Ingham County Records, except the East 225.5 feet thereof.

**NOTES:**

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.



1" = 200'



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance      x = Existing Elevation
- = Silt Fence            D = Surface Drainage
- = Deed Line                800.00 = Proposed Finish Grade
- = Distance Not to Scale
- = Deck, Porch, Sidewalk, & Patio Areas



**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

*[Signature]*  
 ERICK R. FRIESTROM  
 PROFESSIONAL SURVEYOR

09/13/16  
 DATE  
 NO. 53497

|                   |                          |
|-------------------|--------------------------|
| DRAWN BY SLH      | SECTION 4, T4N, R1W      |
| FIELD WORK BY --- | JOB NUMBER:<br>90118.PLT |
| SHEET 1 OF 1      |                          |



# **TRAFFIC ASSESSMENT**

**For the**

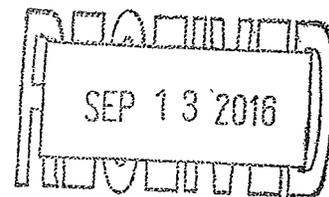
**Proposed Rezoning of**

**11.2 Acres on Saginaw Highway  
And Newton Road**

**Meridian Charter Township, Ingham County, MI**

**September, 2016**

**Prepared by:**



**Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881

**517/627-6028 FAX: 517/627-6040**

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## PROJECT DESCRIPTION

The purpose of this study is to determine the difference between the potential traffic generated by the existing zoning and the future traffic generated by the proposed new zoning. This rezoning request is on a parcel of land located between Saginaw Highway and Newton Road in Meridian Charter Township, Ingham County, Michigan.

The parcel currently consists of four (4) separate zonings; approximately 4.68 acres is zoned as Commercial (C-2), 1.81 acres zoned Professional Office (PO), 2.55 acres zoned Multi-Family Residential (RD), and 2.17 acres zoned as Residential (RA) for a total acreage of 11.2 acres. The existing 4.68 acres currently zoned Commercial (C-2) that fronts along Saginaw Highway will remain as Commercial (C-2), and the existing 2.17 acres currently zoned Residential (RA) that fronts along Newton Road will remain as Residential (RA).

The rezoning request is for two (2) of the four (4) parcels on the property. The existing 1.81 acres of Professional Office (PO) is proposed to be rezoned Commercial (C-2) zoning, and the existing 2.55 acres of Multi-Family Residential (RD) is also proposed to be rezoned to Commercial (C-2) zoning, for a total of approximately 4.36 acres of new Commercial (C-2) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the largest trip generators allowed under the Professional Office (PO) zoning and the Multi-Family Residential (RD) zoning. The trip generation for the future zoning was determined by the largest trip generator use allowed under the proposed Commercial (C-2) zoning category.

The traffic analysis consists of the following items:

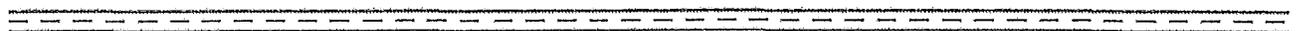
- Comparison of trips being generated with the existing zonings versus the requested new Commercial (C-2) zoning.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.





Aerial Photo



## EXISTING CONDITIONS

Saginaw Highway is a northeast to southwest highway at the proposed site, and is a four-lane, with a grass boulevard, paved roadway with paved shoulders. There is a concrete sidewalk along the north side. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is posted 55 MPH.

Newton Road is a gravel road with no ditches or sidewalks. Newton Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is not posted; therefore it is assumed that the prima facie speed limit is 55 MPH.

## LAND USE

The project site currently has three (3) rental residential single family houses. Surrounding land uses consists of commercial to the immediate north, vacant property to the south, residential to the west across Saginaw Highway and scattered residential along Newton Road.

## SURROUNDING ZONING

The surrounding zoning consists of Commercial (C-2) to the south, Residential (RR) to the north, Professional Office (PO) and Multi-Family Residential (RDD) on the north side of Saginaw Highway. There is Residential (RAA) on the east side of Newton Road.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized.

Under the existing Professional Office (PO) zoning, the zoning allows 10,000 square feet of floor space for every 31,812 square feet of property as being the maximum square footage (footprint) of a building that can be built on a site. The property which is currently zoned PO (Professional Office), consists of a total of 1.81 acres, which is equivalent to 78,844 square feet. Using the township guidelines, the maximum footprint under this zoning category would be approximately 24,784 square feet.

General Office Building (ITE Code 710) was selected to represent the existing zoning category, Professional Office (PO), for trip generation of the maximum building size of 24,784 square feet. The ITE description of General Office Building is as follows:

*A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.*

The property which is currently zoned Multi-Family Residential (RD) consists of a total of 2.55 acres. Using Meridian Charter Township guidelines of a maximum of 8 dwelling units per acre, the maximum number of dwelling units that could be built are 20 units for the 2.55 acre parcel zoned RD.

The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected as representing the 20 units of RD zoning. The ITE description of Single Family Detached Housing is as follows:

*Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.*

The Meridian Charter Township guideline for the maximum building footprint for Commercial (C-2) zoning is a 5 to 1 ratio, or 20% of the total acreage. The proposed new zoning for Commercial (C-2) is for a total of 4.36 acres, which is equivalent to 189,922 square feet. Using the 20% guideline, the maximum building footprint for the site would be 37,984 square feet.

Supermarket (ITE Code 850) was selected to represent the proposed new zoning category, Commercial (C-2), for trip generation of the maximum building size of 37,984 square feet. The ITE description of Supermarket is as follows:



*Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.*

The existing zoning trip generation is shown in **Table 1**, the proposed zoning trip generation is shown in **Table 2**, and the comparison of trip generation between the existing zoning and the proposed zoning is summarized in **Table 3**.



**Table 1  
Existing Zoning  
Traffic Generation Summary**

|                            | <b>Existing<br/>Zoning (PO)</b>  | <b>Existing<br/>Zoning (RD)</b>       | <b>Total<br/>Existing<br/>Zoning</b> |
|----------------------------|----------------------------------|---------------------------------------|--------------------------------------|
| <b>ITE Code</b>            | General Office<br>Building (710) | Single-Family<br>Residential<br>(210) |                                      |
| <b>Size</b>                | 24,784 sq ft                     | 20 Units                              |                                      |
| <b>AM Peak Hour Trips</b>  | 63                               | 24                                    | 87                                   |
| <b>In</b>                  | 55                               | 6                                     | 61                                   |
| <b>Out</b>                 | 8                                | 18                                    | 26                                   |
| <b>PM Peak Hour Trips</b>  | 106                              | 25                                    | 131                                  |
| <b>In</b>                  | 18                               | 16                                    | 34                                   |
| <b>Out</b>                 | 88                               | 9                                     | 97                                   |
| <b>Weekday Daily Trips</b> | 455                              | 239                                   | 694                                  |



**Table 2  
Proposed Zoning  
Traffic Generation Summary**

|                            | <b>Proposed<br/>Zoning<br/>(C-2)</b> |
|----------------------------|--------------------------------------|
| <b>ITE Code</b>            | Supermarket<br>(850)                 |
| <b>Size</b>                | 37,984 sq ft                         |
| <b>AM Peak Hour Trips</b>  | 129                                  |
| <b>In</b>                  | 80                                   |
| <b>Out</b>                 | 49                                   |
| <b>PM Peak Hour Trips</b>  | 380                                  |
| <b>In</b>                  | 194                                  |
| <b>Out</b>                 | 186                                  |
| <b>Weekday Daily Trips</b> | 3,934                                |



**Table 3**  
**Comparison of**  
**Existing and Proposed Zoning**

|                            | <b>Existing<br/>Zoning</b> | <b>Proposed<br/>Zoning</b> | <b>Difference in<br/>Zoning</b> |
|----------------------------|----------------------------|----------------------------|---------------------------------|
| <b>AM Peak Hour Trips</b>  | 87                         | 129                        | +42                             |
| <b>In</b>                  | 61                         | 80                         | +19                             |
| <b>Out</b>                 | 26                         | 49                         | +23                             |
| <b>PM Peak Hour Trips</b>  | 131                        | 380                        | +249                            |
| <b>In</b>                  | 34                         | 194                        | +160                            |
| <b>Out</b>                 | 97                         | 186                        | +89                             |
| <b>Weekday Daily Trips</b> | 694                        | 3,934                      | +3,240                          |



## FINDINGS

The traffic generation comparison for the requested rezoning of 4.36 acres of the 11.2 acres was conducted with the assumption that the west 4.68 acres would remain as Commercial (C-2) and the east 2.17 acres would remain as Residential (RA).

The total trips generated by rezoning the existing 1.81 acres of Professional Office (PO) and 2.55 acres of Multi-Family Residential (RD) to a total of 4.36 acres of Commercial (C-2) zoning is expected to increase the total trips from this property. It is projected that the volumes will increase by 42 trips during the AM peak hour, 249 trips during the PM peak hour, and 3,240 trips during a weekday.

## SIGHT DISTANCE

There does not appear to be any sight distance issues with the property on Saginaw Highway or Newton Road; however, as the driveway locations have yet to be determined, the sight distance should be reviewed again when the driveway locations are identified.

## CONCLUSIONS

A summary of the findings of this study are listed as follows:

- The traffic volumes generated by the proposed rezoning category, Commercial (C-2), compared to the trips generated by the existing Professional Office (PO) and Multi-Family Residential (RA), are expected to increase the total trips from this property.



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

*Peter Menser*

Peter Menser  
Senior Planner

DATE: October 20, 2016

RE: Rezoning #16040 (Sumbal), request to rezone approximately five acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

The public hearing for Rezoning #16040 was held at the October 10, 2016 regular meeting. At the public hearing there was a question about the location of the proposed berm that was offered as a condition of the rezoning by the applicant. The berm will be required to be installed on C-2 (Commercial) portion of the property.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval of the request has been provided.

**Attachment:**

1. Resolution to approve

**RESOLUTION TO APPROVE C-2**

**Rezoning #16040  
(Sumbal)  
2267 Saginaw Highway  
6217 and 6219 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 24th day of October, 2016, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Ahsan and Iffat Sumbal initiated a rezoning of approximately 5 acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial); and

WHEREAS, the applicant offered a voluntary condition to construct a berm with trees between the C-2 and RA zoning districts; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on October 10, 2016; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated October 7, 2016; and

WHEREAS, C-2 (Commercial) zoning is consistent with the zoning of properties located south and northwest of the subject site; and

WHEREAS, public water and sanitary sewer services are available in the vicinity to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16040 to rezone approximately 5 acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial) with the voluntary offer of a condition to construct a berm with trees between the C-2 and RA zoning districts.

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

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

**Resolution to Approve  
Rezoning #16040 (Sumbal)  
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STATE OF MICHIGAN        )  
                                          ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission 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 Planning Commission on the 24th day of October, 2016.

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John Scott-Craig  
Planning Commission Chairperson

**6. Public hearings**

- A. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

Chair Scott-Craig opened the public hearing at 7:10 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Senior Planner Menser summarized the rezoning request as outlined in staff memorandum dated October 10, 2016.
- Applicant  
Ahsan Sumbal, 900 Gulick Road, Okemos, availed himself for Planning Commission questions on his rezoning request.

Planning Commission discussion:

Commissioner Tenaglia indicated Mr. Sumbal has been patient with the Township throughout this rezoning process and inquired about suspending Planning Commission rules to vote on the rezoning request the same night as the public hearing.

Senior Planner Menser explained that the applicant had not submitted a written request for a vote on the rezoning request the same night as the public hearing when the legal notice had to be published. He added language to that affect must be included in the legal notice for a vote to take place the same night.

Commissioner DeGross noted the property was zoned from RR to its current configuration in 2005. He inquired as to the rationale for the "odd" configuration of the lots.

Principal Planner Oranchak stated the Township Board created the boundaries for the zoning categories during the rezoning process in 2005. She believed the request was originally for commercial and, in order to provide a variety of uses on the site, the Board went with the four (4) different categories for transition purposes.

Commissioner Ianni specified the rezoning predated the Township's mixed use planned unit development ordinance.

Chair Scott-Craig noted there is a slight change in acreage for the RA parcel, from two (2) to 2.16 acres. He stated that although the traffic report mentions the unpaved condition of Newton Road, it has now been paved.

Chair Scott-Craig indicated setbacks are determined by ordinance which requires 100 feet between residential and commercial.

Senior Planner Menser stated that without screening, the setback is 100 feet; with a double row of

interlocking trees, the setback can be reduced to 60 feet. He noted that if, and when, a project is submitted for development, the Planning Department will review and apply the setbacks, including details of the berm's height and width as well as species of trees.

Chair Scott-Craig addressed the property to the north, Hammond Farms. He voiced concern this commercial business makes compost on the back end of the parcel, with the commensurate large pieces of machinery and trucks. Chair Scott-Craig did not believe "a lot of" residential was a good idea. He stated there is residential zoned property across the street which has been platted for homes.

Commissioner Opsommer questioned whether the placement of the double row of trees and berm would be located on the boundary of the C-2 property or the RA property.

Senior Planner Menser responded those details have yet to be determined, but will be decided on what is best for the site and the proposed development.

Commissioner Opsommer believed C-2 to be a much better use of the property as there is no public transit available in the area. He stated Bath Township is clearly going in the direction of C-2 along Saginaw Highway.

Chair Scott-Craig closed the public hearing at 7:23 P.M.

**7. Unfinished Business (None)**

**8. Other Business (None)**

**9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Chair Scott Craig reported his attendance at the monthly Economic Development Corporation meeting where the formation of the CIA was discussed, along with dialogue about changes to the industrial zoned area off Grand River Avenue to allow food to be sold and outdoor seating. He also attended the Environmental Commission meeting where work on the greenspace plan was discussed as well as a wetland use permit which will not come before the Planning Commission as it will be handled internally by staff.

**A. New Applications**

- i. Commission Review #16063 (Township Board), a Section 61 review of character, location, and extent for a 13.25 acre Land Preservation purchase of property located east of Hagadorn Road and south of Mount Hope Road
- ii. Commission Review #16053 (Township Board), a Section 61 review of character, location, and extent for a 2.251 acre Land Preservation purchase of property located east of Carlton Road and north of Lake Drive

**B. Update of Ongoing Projects**

- i. Site Plans Received

Parks and Land Management Coordinator Greenway stated this application scored very high with the criteria used by the Land Preservation Advisory Board (LPAB) as it is a beautiful piece of property contiguous with the Southwest Meridian Uplands (Sturk) property, east of Hagadorn Road behind Bennett Woods Elementary School. She clarified the LPAB is the recommending body to the Township Board for acquisition.

- Planning Commission discussion:  
Chair Scott-Craig noted that a portion of this property is a drain and asked if both the drain and the floodplain are protected.

Parks and Land Management Coordinator Greenway replied in the affirmative.

Chair Scott-Craig indicated a portion of this property is not protected and is of interest to the LPAB.

Parks and Land Management Coordinator Greenway replied that while a property or portion of a property can already be protected, the LPAB can improve on it in a variety of ways: invasive species management program, stewardship and management of land preserves and parks, etc. She added property acquisition near Lake Lansing provide buffer to the watershed.

Chair Scott-Craig stated he walked the upland portion of the property and has a nice neighborhood next to it. He expressed curiosity what features attract high LPAB scores when it evaluates a property.

Commissioner Jackson noted minutes from the Township Board meeting were included in the Planning Commission packet for both commission reviews, and included discussion of items which contribute to the value of these parcels.

Chair Scott-Craig closed the public hearing at 7:41 P.M.

## 7. Unfinished Business

- A. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16040 to rezone approximately 5 acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial) with the voluntary offer of a condition to construct a berm with trees between the C-2 and RA zoning districts. Seconded by Commissioner DeGroff.**

Planning Commission discussion:

- Rezoning is consistent with surrounding uses in a busy area of the Township
- There has been commercial interest in the past for this parcel

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,  
Tenaglia, Van Coevering, Chair Scott-Craig  
NAYS: None  
Motion carried 8-0.

- B. Commission Review #16053 (Township Board), a Section 61 review of character location and extent for a 2.251 acre Land Preservation purchase located east of Carlton Street and northwest of Lake Drive

**Commissioner DeGross moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate 2.251 acre parcel of land located west of Lake Drive and east of Carlton Street in Section 11 of the Township. Seconded by Commissioner Honicky.**

Planning Commission discussion:

- Appreciation to the property owner for the donation of land
- Invasive species on the property can be controlled through LPAB ownership

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,  
Tenaglia, Van Coevering, Chair Scott-Craig  
NAYS: None  
Motion carried 8-0.

- C. Commission Review #16063 (Township Board) a Section 61 review of character, location and extent for a 13.25 acre land preservation purchase of property located east of Hagadorn Road and south of Mount Hope Road

**Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of 2849 Mt. Hope road, consisting of three parcels totaling 13.25 acres located on the south side of Mt. Hope Road, east of Berrytree apartments, west of Eastgate subdivision and north of the CSX railroad in Section 29 of the Township. Seconded by Commissioner Jackson.**

Planning Commission discussion:

- Fits with the surrounding LPAB property
- Inquiry if the three (3) parcels all have the same address
- Staff preference to use the three (3) tax parcel numbers

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,  
Tenaglia, Van Coevering, Chair Scott-Craig  
NAYS: None  
Motion carried 8-0.

**8. Other Business (None)**

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
Commissioner Honicky inquired if pocket parks are allowed and, if so, is there criteria for them.

Senior Planner Menser responded there is a working definition of a pocket park as a small park in a neighborhood. He indicated they are an allowed use.