

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

REGULAR MEETING

MARCH 13, 2017

**Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. February 13, 2017 Regular Meeting
 - B. February 27, 2017 Regular Meeting
4. Public Remarks
5. Communications
 - A. Eleanor Heusner RE: Rezoning #16060
 - B. Rick Lasch RE: Rezoning #16060
 - C. Chester Lewis RE: Rezoning #16060
 - D. Chester Lewis RE: Rezoning #16060
 - E. Jim Bartow RE: Rezoning #16060
 - F. Mary Thomas RE: Rezoning #16060
 - G. Jeff & Molly Barnes RE: Rezoning #16060
 - H. LaNita Campbell RE: Rezoning #16060
 - I. Karen Renner RE: Rezoning #16060
 - J. Karen Renner RE: Rezoning #16060
 - K. Paul & Judy Kindel RE: Rezoning #16060
 - L. Maureen LaValley RE: Rezoning #16060
 - M. Gay Heusner RE: Rezoning #16060
 - N. Larry & Jane Schneider RE: Rezoning #16060
 - O. Chester Lewis RE: Rezoning #16060
 - P. Michael & Karla Hudson RE: Rezoning #16060
 - Q. Bill & Chris Triola RE: Rezoning #16060
 - R. Kevin Witgen RE: Rezoning #16060
 - S. Sheila Flynn RE: Rezoning #16060
 - T. Marcia & Jim Engelkes RE: REZ #16060
 - U. Dave Regan RE: Rezoning #16060
6. Public Hearings
 - A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.

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March 13, 2017
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- B. Rezoning #17020 (Evins), rezone approximately 0.79 acres from PO (Professional and Office) to C-2 (Commercial) at 4825 & 4837 Okemos Road and vacant adjacent parcel on Okemos Road.
7. Unfinished Business
- A. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.
 - B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
 - C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.
 - D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.
8. Other Business
- A. None
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
10. Project Updates
- A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved - NONE
11. Public Remarks
12. Adjournment

Post Script: David Premoe

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance).

**TENTATIVE
PLANNING COMMISSION AGENDA
WORK SESSION and REGULAR MEETING**

MARCH 27, 2017

**Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Regular Meeting

1. Public Hearings
 - A. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance transport facility at 1673 Haslett Road.

2. Unfinished Business
 - A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
 - B. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of multiple family residential units at Hannah Boulevard/Eyde Parkway.
 - C. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
 - D. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.
 - E. Rezoning #17020 (Evins), rezone approximately 0.79 acres from PO (Professional and Office) to C-2 (Commercial) at 4825 & 4837 Okemos Road and vacant adjacent parcel on Okemos Road.

3. Other Business

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

DRAFT

**February 13, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners DeGroff, Lane, Scott-Craig, Cordill, Tenaglia and Chair Ianni
ABSENT: Commissioners Premoe, Richards, and Baruah
STAFF: Director of Community Planning and Development Mark Kieselbach,
Senior Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda as written.
Seconded by Commissioner DeGroff.
VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner DeGroff moved to approve the minutes from the January 23, 2017 meeting.
Seconded by Commissioner Scott-Craig.
VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:02 p.m. – No public comments were offered
Chair Ianni closed public remarks at 7:03 p.m.

5. Communications

- A. Lissy Goralnik RE: Rezoning #16060
- B. Neil Bowlby RE: Rezoning #16060
- C. Karen Renner RE: Rezoning #16060
- D. Rhonda Bueche RE: Rezoning #16060
- E. Ali & Sunita Mahdavi RE: Rezoning #16060
- F. Kevin Sayers RE: Rezoning #16060
- G. Donna Bozgan RE: Rezoning #16060
- H. Petition RE: Rezoning #16060
- I. Eleanor & Gay RE: Rezoning #16060
- J. Thomas Conroy RE: Rezoning #16060

6. Public Hearings

- A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately 0.56 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office)

Chair Ianni opened the public hearing at 7:04 p.m.

- Summary of Subject Matter
Senior Planner Menser outlined the rezoning for discussion.

- Applicant
Dr. Portnoy and Dr. Tu, the applicants, explained they have requested the rezoning so they can build a new dentist office because their practice has expanded.
- Public
Mr. Jim Halm, 3535 Kansas, said he is concerned about the character of the neighborhood changing more than it already has. He spoke of concerns about increased noise and traffic. He commented he could not support the rezoning without first seeing plans for the proposed project.

Planning Commission, applicant's representative, and staff discussion:

- Kurt Krahulik with DC Engineering, representative for the applicant, noted the building as designed did not fit on the property and would require multiple variances to construct.
- The parcels would be required to be combined.
- The applicant is not offering to condition the rezoning on the submitted site plan.
- Dr. Portnoy and Dr. Tu said their proposed building would look like a home and noted their hours of operation. They said they would share their site plan with Mr. Halm.
- It is unknown whether or not the Ingham County Road Department will require paving of Kansas Road, staff will find out and report back.
- A straw poll of the Planning Commissioners indicated support for recommending approval of the rezoning to the Township Board.

Chair Ianni closed the public hearing at 7:26 p.m.

B. Special Use Permit #17-94071 (242 Church), establish community center at 2630 Bennett Road

Chair Ianni opened the public hearing at 7:27 p.m.

- Summary of Subject Matter
Senior Planner Menser outlined the special use permit request.
- Applicant
Eric Rauch, Executive Pastor for 242 Community Church, provided a list of uses that could take place at the subject property, including theater, weddings, church study groups, and other community needs.
- Public
Leonard Provencher, 5824 Buena Parkway, noted the site plans for the property were out of date with regards to the adjacent road network and that bicycle parking is not shown on the plan. He noted further concerns that alcohol should not be permitted on the property.

Planning Commission, applicant's representative, and staff discussion:

- The applicant is amenable to limiting the occupancy of the building to correspond with the existing parking on the property.
- The 242 Church does not allow alcoholic beverages per church policy.
- The Township has no definition for a center for social activities.
- Removal of trees along Bennett Road for construction of the pathway.
- High traffic at the Hulett Road roundabout.
- The applicant will schedule and manage the activities of the center.

Consensus of the Planning Commission was to place the request on the next regular meeting agenda for action to approve with conditions.

Chair Ianni closed the public hearing at 7:50 p.m.

- C. Commercial Planned Unit Development #17014 (Saroki), demolish and construct gas station at 1619 Haslett Road

Chair Ianni opened the public hearing at 7:50 p.m.

- Summary of Subject Matter
Senior Planner Menser outlined the commercial planned unit development for discussion.

- Applicant
Mr. Robert Saroki, the applicant, stated he was available to answer any questions.

Mr. Jeff Kyes, 2116 Haslett Road, engineer with Keps Inc., stated there are currently four driveways providing access to the service station. The design for the new service center reduces the number of access points to two. He stated the station is meeting parking requirements. He commented the property is a potential brownfield site and they are working with PM Environmental to investigate further. He stated he was willing to answer any questions.

- Public
Mr. Leonard Provencher, 5862 Buena Parkway, said he is concerned with brownfield sites with regard to taxes and said the cap should be held at what was quoted at the meeting.

Planning Commission, applicant's representative, and staff discussion:

- Two access drives and the access to Shop Town will be closed as well.
- Three trees are proposed for removal and replaced by landscaping.
- Details on the status of the underground storage tank are not yet available.
- A small storage area will be located above the first floor of the motor vehicle repair shop.
- The applicant is open to moving the bike parking to a location more desirable to the Planning Commission.
- Impervious surface coverage is above the threshold allowed.
- Detailed plans to deal with storm water and the adjacent drain are under development.

- The bus stop on the site is no longer in use.
- Appreciation that the applicant wants to improve the site but concern with the extent of the waivers requested.
- The current building does not meet setback requirements
- Potential to reduce the number of parking to save some trees on the site.
- Desire for more information before making a recommendation to the Township Board.

Chair Ianni closed the public hearing at 8:24 p.m.

7. Unfinished Business - None

8. Other Business

A. Resolution of appreciation for Dan Opsommer

Commissioner DeGroff read the Resolution of Appreciation for Dan Opsommer, seconded by Commissioner Scott-Craig.
VOICE VOTE: 6-0

B. Resolution of appreciation for Patricia Jackson

Commissioner Scott-Craig read the Resolution of Appreciation for Patricia Jackson, seconded by Commissioner Tenaglia
VOICE VOTE: 6-0

C. Resolution of appreciation for Joyce Van Coevering

Commissioner Tenaglia read the Resolution of Appreciation for Joyce Van Coevering, seconded by Commissioner Cordill.
VOICE VOTE: YES: 6-0.

D. Resolution of appreciation for Joyce Van Coevering

Commissioner Scott-Craig read the Resolution of Appreciation for Richard Honicky, seconded by Commissioner DeGroff.
VOICE VOTE: YES: 6-0.

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

- A. Enactment Day Invitation: Commissioner Scott-Craig stated he would be attending the activities at the State Capitol on February 16, 2017.
- Commissioner Scott-Craig reminded Planning Commissioners about training being offered on March 2, 2017 at Delta Township.
 - Commissioner Scott-Craig said Commissioner Baruah had sent out a "Doodle" poll to facilitate attendance at other Boards and Commissions meetings.
 - Commissioner Scott-Craig shared with the other Planning Commissioners about the Meridian Transportation Commission and spoke about the Corridor Improvement Authority which is in the process of being formed.

10. Project updates

- A. New Applications – none
- B. Site Plans Received – none
- C. Site Plans Approved – none

11. Public Remarks

- Mr. Leonard Provencher, 5862 Buena Parkway, commented on Commercial Planned Unit Development #17014, he said he was concerned about traffic flow, handicap parking, and wondered if the convenience store will be operating 24 hours a day and offer beer and wine for sale.

12. Adjournment

Chair Ianni adjourned the meeting at 8:44 p.m.

Respectfully Submitted,

Angela M. Ryan, Recording Secretary

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

DRAFT

February 27, 2017
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Baruah, Cordill, DeGroff, Ianni, Lane, Premoe, Richards, Scott-Craig, Tenaglia
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:03 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried.

3. Approval of Minutes

Draft minutes from January 23, 2017 meeting were not available

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:05 P.M.

- Mr. Leonard Provencher, 5824 Buena Parkway, spoke in support of Rezoning #17010, Special Use Permit #17-94017 and Commercial Planned Unit Development #17014 as he believes they will benefit the community. He voiced his opposition to Rezoning #16060 because in his opinion it is not smart growth and will cause too much congestion.
- Ms. Eleanor Huesner, 6216 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Kevin McGraw, 219 Samuel Oaks, spoke in opposition to Rezoning #16060.
- Mr. Robert Baker, 6010 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Dennis Campbell, 6049 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate, spoke in opposition to Rezoning #16060.
- Ms. Allison Parker, 6150 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Chris Triola, 6292 Skyline Drive, spoke in opposition to Rezoning #16060.

- Mr. Bill Triola, 6292 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Jeffrey Rechtenwald, 6035 Dawn Avenue, spoke in opposition to Rezoning #16060.
- Ms. Karen Renner, 6270 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. John Tengis, 6123 W. Longview, spoke in opposition to Rezoning #16060.
- Mr. Steve Wolcott, 2930 Margate Lane, spoke in opposition to Rezoning #16060.
- Mr. Phil Balbach, 2723 E. Lake Lansing Road, showed a map of the Meridian Township Parks and stated there has been a reduction in active recreation space in Meridian Township.
- Mr. Dan Gosford, 2069 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Mike Jenkins, 6030 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Ben Louagie, 6118 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Nita Campbell, 6049 Skyline Drive, spoke in opposition to Rezoning #16060.
- Chair Ianni closed public remarks at 7:58 P.M.

5. Communications (None)

- A. Kevin & Sharon McGraw RE: Rezoning #16060
- B. Larry Shanker RE: Rezoning #16060
- C. Jennifer Louagie RE: Rezoning #16060
- D. Benjamin Louagie RE: Rezoning #16060
- E. Elizabeth Jane Schneider RE: Rezoning #16060
- F. Judy & Paul Kindel RE: Rezoning #16060
- G. Mary Ellen Sheets RE: Rezoning #16060
- H. Eleanor Heusner RE: Rezoning #16060
- I. Jan Ragan RE: Rezoning #16060
- J. William & Sheila Flynn RE: Rezoning #16060
- K. Eleanor & Gay Heusner RE: Rezoning #16060
- L. Roy Bierwirth RE: Rezoning #16060
- M. Robert Baker RE: Rezoning #16060
- N. Gay Heusner RE: Rezoning #16060
- O. Fred Stacks RE: Rezoning #16060
- P. Liaison for Inter-Neighborhood Cooperation RE: Rezoning #16060
- Q. Bill & Chris Triola RE: Rezoning #16060
- R. Jan & Mike Jenkins RE: Rezoning #16060
- S. Karla & Michael Hudson RE: Rezoning #16060
- T. Adam & Jody Lawver RE: Rezoning #16060
- U. Karen Renner RE: Rezoning #16060
- V. Rick & Gerri Gouthro RE: Rezoning #16060

6. Public hearings

None

7. Unfinished Business

- A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately 0.56 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office).

Commissioner, Staff and Applicant Discussion:

- Commissioners commented this will be a good project and a good use for the subject property.
- Commissioner DeGroff commented he was abstaining from the vote due to his wife's relationship with the applicants.

Commissioner Scott-Craig moved to approve Rezoning #17010

Seconded by Commissioner Tenaglia

ROLL CALL VOTE: YEAS: Commissioners Scott-Craig, Baruah, Tenaglia, Premoe, Richards, Lane, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 8-0.

- B. Special Use Permit #17-94071 (242 Community Church), establish community center at 2630 Bennett Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for discussion.
- Conditions were discussed to ensure no commercial activity takes place on the property.
- The applicant agreed to the conditions of the resolution as written.
- Commissioner Baruah asked if renting the facility for weddings and parties would be allowed.
- Commissioner Richards offered a friendly amendment "day rentals of space for weddings and similar uses are allowed under the special use permit."
- Friendly amendment to the resolution was accepted by both Commissioner DeGroff and Commissioner Tenaglia.
- The applicant agreed to the friendly amendment.

Commissioner DeGroff moved to approve Special Use Permit #17-94071

Seconded by Commissioner Tenaglia

ROLL CALL VOTE: YEAS: Commissioners Scott-Craig, Tenaglia, Premoe, Richards, DeGroff, Lane, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 9-0.

- C. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for discussion
- Steve Schafer, the applicant, stated the request is consistent with the zoning of surrounding properties. He commented there is very little that would appease the neighbors as far as a development is concerned. He said there had been discussion about donating a portion of the property to the Township to lease to the Walnut Hills Association so the property could remain a golf course.
- Commissioner Scott-Craig asked if the traffic study had been updated. He said he was concerned about the amount of homeowners coming in and out of the development where there are only two exits/entrances. He said the density of the proposed rezoning was too high and he would be unable to support the rezoning.
- Commissioner Baruah asked if it was a conflict of interest for the developer to commission their own traffic study.
- Mr. Menser answered the developer pays for the traffic study and it is reviewed by the township staff for accuracy prior to being presented to the Planning Commission, in this case the Township had Mannik and Smith review the traffic study for accuracy.
- Commissioner Richards asked if staff notifies the school districts of rezoning requests.
- Commissioner Baruah asked if the Township had any requirement for the applicant to set aside land for a new school if it is needed.
- Mr. Menser said the Township does not notice the school districts of possible rezonings unless there is a school within the 300 foot noticing boundary and the Township has no requirement for land to be set aside for school use. He said he could look into the details and provide them to the Planning Commission at a later date.
- Commissioner Baruah added it was wonderful to hear the memories residents have of the country club but the club was not financially supported by the community so the property was sold. She said development is likely an unavoidable prospect so it becomes the responsibility of the community is to ensure it is the best type of development for the community as a whole.
- Commissioner Scott-Craig and Commissioner Tenaglia agreed that development may be unavoidable but its impact could be minimized.
- Chair Ianni commented the rezoning does not look favorable at this time and asked the applicant to submit additional conditions at the next meeting for further discussion.
- Mr. Schafer replied there are options they can present in future meetings and he would have conditions ready for review and discussion at the next meeting. He said he would not expect a vote at that time.
- Chair Ianni delayed further discussion of Rezoning #16060 to the March 13th meeting.

- D. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for further discussion.
- Mr. Jeff Keyes, the applicant, 2116 Haslett Road, showed a new site plan for the proposed development; the changes made included: removal of five (5) parking spaces, saved one (1) tree, added an electric car charging station, removal of public seating at the corner, relocation of bicycle parking with a reduction of two (2) spaces, an updated waiver list to reflect the loss of parking spaces and an increase in pervious areas. Mr. Keyes said he planned to have a revised plan available for review at the March 13th meeting.
- Commissioner Richards asked where the cars park that are waiting for service.
- Mr. Keyes said service is done by appointment only so very little parking is needed (2-3 spaces) for service.
- Additional concerns voiced by the Commissioners included, hours of operation, towing services, Brownfield status, if the building is too large for the site.
- Commissioner DeGroff noted his appreciation of the provision for a car charging site.

A straw poll indicated Planning Commissioners were in support of the project and would like to see a revised site plan at the next meeting for further consideration.

8. Other Business - None

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

- Chair Ianni invited the Planning Commissioners to attend the ribbon cutting for Salon Red and Big John's Steak and Onion at 2398 Jolly Rd., on 3/6/17 at 2 p.m.
- Commissioner Premoe commented he would be attending the Environmental Commission meeting on February 28th.
- Commissioner Baruah asked for continued sign-ups on doodle poll for other boards and commissions.
- Commissioner Scott-Craig commented the Meridian Transportation Commission and the Corridor Improvement Authority should be added to the doodle poll.
- Senior Planner Menser commented the Corridor Improvement Authority had not yet established meeting dates or times.
- Director Kieselbach said the Transportation Commission met on February 23rd and meets again on the 23rd of March.
- Commissioner Premoe informed the Planning Commission he had been appointed to the Building Board of Appeals.
- Commissioner Scott-Craig said he and Commissioner Cordill had attended the Enactment Day at the State Capitol and gave a short summary. He also said there is an upcoming Mid-Michigan Environmental and Land Use Council Luncheon coming up which he recommended attending if Commissioners were able.

10. Project Updates

A. New Applications

1. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance response at 1673 Haslett Road.

B. Site Plans Received - none

C. Site Plans Approved

1. Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point mixed use planned unit development (MUPUD) at Jolly/Jolly Oak Road.

11. Public remarks

Chair Ianni opened public remarks.

Neil Bowlby, 6240 Beechtree, asked if the proposed gas station reconstruction at Haslett and Marsh Road would have LED lighting. He also commented in opposition to Rezoning #16060.

Chair Ianni closed public remarks.

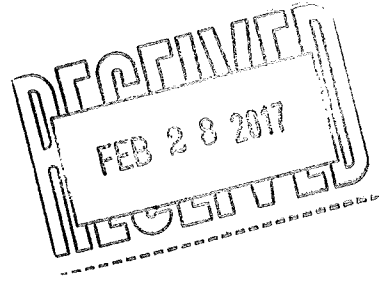
11. Adjournment

Chair Ianni adjourned the regular meeting at 9:33P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Eleanor Heusner
6216 Skyline Drive



I am vehemently opposed to rezoning Walnut Hills property for a number of reasons. They all involve violating three goals of the Meridian Township Master Plan:

- First: To preserve and strengthen residential neighborhoods;
- Second: To preserve open space and natural areas;
- Third: To enhance viability of Township businesses.

Walnut Hills has many wetland areas and has had drainage/flooding issues at a number of locations, even at places not designated wetlands. The northern part of the parcel has muck soil that must not be built upon without replacing that soil with 10 feet of firm soil, a huge messy project.

The proposed RAA zoning would "go with the property" in case Summer Park Realty decides to sell rather than develop it, thus allowing the maximum numbers of units (up to 451) to be built upon it.

There really is no need for such dense development because many homes for sale in the surrounding area have remained unsold for extended periods of time. Meridian Township already has the proposed Carriage Hills PICA development nearby, for which the Township plans to use its resources.

Traffic, with Mr. Schafer's proposed dense 383 unit development, would be hectic on Lake Lansing and Park Lake Roads. Additionally, this would cause both safety and overcrowding problems for the two East Lansing Elementary Schools on the already busy Lake Lansing Road.

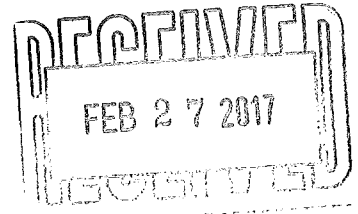
Obviously this would negatively impact all area residents of the property were it to be rezoned. Please consider all the negative comments and deny the request to rezone this lovely RR zone.

Thank you.

Eleanor F. Heusner

Peter Menser

From: Rick Lasch <rwlasch@gmail.com>
Sent: Saturday, February 25, 2017 1:56 PM
To: Peter Menser; Frank Walsh



Dear Planning Commission,

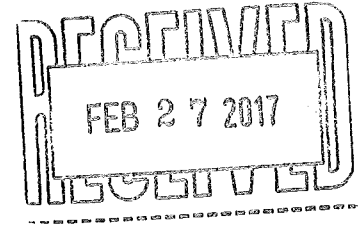
I'm writing to express my hope that you will not permit the rezoning of Walnut Hills. Preserving our neighborhoods and green space are an important component on my property value. Moreover, we're already going to have overcrowded roads once the CostCo opens and adding this massive residential development will make driving on Lake Lansing feel like midtown Manhattan.

Thank you for your consideration and your service.

Rick Lasch

Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Sunday, February 26, 2017 4:10 PM
To: Peter Menser
Subject: Walnut Hills Rezoning



Dear members of the Meridian Township Planning Commission,

I urge that you deny the requested rezoning of the Walnut Hills Golf Club property.

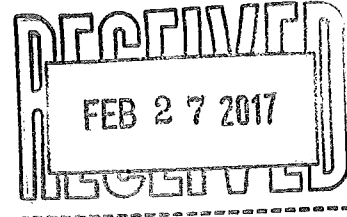
Chester Lewis
Heritage Hills Subdivision
5944 Patriots Way

Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Sunday, February 26, 2017 4:23 PM
To: Peter Menser
Subject: Request #16060 (Summer Park Realty)

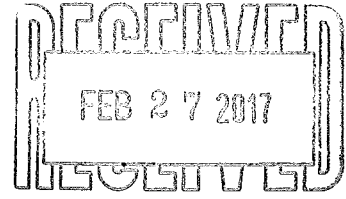
I urge the Planning Commission and the Township Board of Trustees to reject Summer Park Realty's request to have the Walnut Hills Golf Club property rezoned. This property should remain in recreational use.

Chester Lewis
5944 Patriots Way
Heritage Hills Subdivision



Peter Menser

From: jim bartow <jbartow1962@gmail.com>
Sent: Monday, February 27, 2017 11:02 AM
To: Frank Walsh; Peter Menser
Subject: Walnut Hills Development



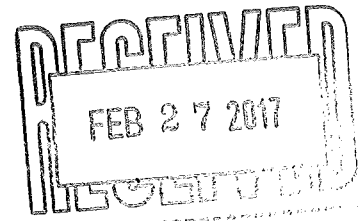
Please vote NO on any zoning requests for the future development. It needs to stay a golf course at all costs.

Thanks.

Jim Bartow
Past President of the Greens.

Peter Menser

From: Mary Thomas <mkthomas14@att.net>
Sent: Monday, February 27, 2017 1:24 PM
To: Peter Menser; Frank Walsh
Subject: Rezoning Request



February 27, 2017 Monday 11:30

am

2741 Southwood, Heritage Hills

Subdivision

Meridian Township, East Lansing

School District

Dear Mr Peter Menser and Mr. Frank Walsh,

I am writing to both of you due to you influential positions as senior Planning Commissioner and Township Manager. My backyard backs up to wooded property owned by the United Church of Christ. The church has a small conference building facing Saginaw Highway., and the rest of the property extends to Park Lake Road and Lake Lansing Road. (There is also an older home on the property for church guests.) The wooded land provides a wild haven for many birds, including rare ducks, opossums and mammals including deer, racoons, ground hogs, foxes, skunks and others. These animals are part of a wild life trail beginning in Okemos and Haslett extending along the walking/biking trail to East Lansing. and cutting across Haslett Rd. through the YMCA and the former golf course/COSCO across the dangerously busy Saginaw Hwy to this property. People living in the area nearby or backing up to the 190 acres in the rezoning request (Walnut Hills Golf Course) have seen wildlife crossing Lake Lansing Road especial young animals who live and roam on these acres and beyond possibly to the wooded nature area obtained by the township. The vernal and year round ponds help these animals thrive.

My background includes a Biology Degree and a completed internship in Medical Technology that I have used to provide medical information for doctors and patients. My three children loved living in a house that backed up to a park in Lansing and to a wooded area on Southwood Dr. As a child, my parents enjoying playing golf together at Walnut Hills (an 125 year old course), and my siblings and I had fun swimming in the outdoor pool.

The current code 9/10 acre per household protects the green land needs of this area of Meridian Township and nearby East Lansing providing connection routes for wildlife, beauty and appreciation of nature for current residents, population control for local schools, less road maintenance, less individual stress (blind people like living here), better life style and more freedom of movement.

I do not know what the future holds for this beautiful land, but the rezoning request should be denied to protect the community.

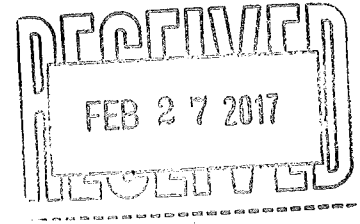
Sincerely,

Mary Thomas

RE: Rezoning #16060

VIA EMAIL

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



Dear Members of the Planning Commission:

New developments are supposed to enhance the lives of directly affected citizens. In no way does the Summer Park Realty LLC high-density project enrich the adjacent communities; unfortunately it harmfully affects every longstanding and potential future resident.

This letter shall serve as our formal objection to any rezoning, especially that which would allow for multi-family, for the Walnut Hills Country Club site. The clear negative effects of such rezoning are far more numerous, a handful of which are noted herein.

The existing infrastructure of Park Lake Road cannot support the proposed development. Widening the road would ruin the existing sidewalk on the east side. Any newly-developed, 21st-century neighborhood should offer safe, walkable ingress and egress as a way of life. Any potential widening of Park Lake Road would eliminate such options for the existing communities of Whitehills Lakes and The Greens, as well as any new high-density residential development on the west side of Park Lake Road.

As clearly evidenced by a lack of site plan submitted to the Township, the developer making the proposal has absolutely no interest in the future welfare of those Meridian residents adjacent to the site, or those that routinely use the surrounding infrastructure. These are residents that have made their respective neighborhoods what they are today – some of the most desirable communities in the Lansing region.

We have no interest – membership, financial, or otherwise – in Walnut Hills, but believe a viable, agreeable plan for the site exists, should the Club eventually close. However, the proposal presented by Summer Park in no way enhances the value or desirability of the properties the current Township residents have worked so hard to advance. Looking to the future, the allure of the adjacent neighborhoods to potential new buyers will undoubtedly be devastated should any type of multi-family development occur on the site in question.

We'd ask those Township decision makers to put themselves in the shoes of the effected residents. It is our hope the Township listens to the residents that over decades have made the community what it is today and concurs with the overwhelming majority in rejecting any rezoning that would allow for multi-family use.

Sincerely,

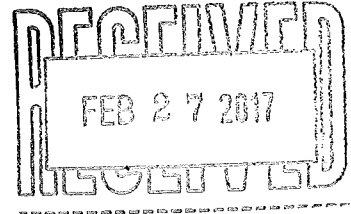
Jeff & Molly Barnes
6291 Island Lake Dr.

Skyline Hills Association

6049 Skyline Drive, East Lansing, MI 48823 | (517) 337-9316 | Email: nitacprn@comcast.net

February 27, 2017

Meridian Township Planning Commission



RE: Rezoning #16060 (Summer Park Realty)

Dear Commissioners:

Attached is a Petition to Oppose the Rezoning of Walnut Hills Country Club. The first 21 pages are comments from residents who signed the petition. Following the Comments is a list of 308 names of residents of the area who oppose the rezoning of Walnut Hills Country Club.

Currently the application for Rezoning of Walnut Hills Country Club is before the Planning Commission.

Sincerely,

LaNita Campbell

President, Skyline Hills Association

Name	City	Signed On	Comment
Karen Renner	East Lansing	1/19/17	I am signing because of the reasons listed in the petition and also my concern that property values along Skyline Court and Skyline Drive will be de-valued without the parklike setting that has existed for 80 years and made this area, Heritage Hills, and Whitehills and Whitehills Lakes a very desirable location to live.
James Harrison	East Lansing	1/19/17	Walnut Hills is a very special place and an asset to the region. If it must be developed it should be done so in a very careful manner and I haven't seen an indication that the proposed developer intends to do so. The rezoning is an indication that he doesn't have the best interests of the community at heart.
Judith Allswede	East Lansing	1/19/17	I'm signing because I think this proposed plan is too dense. I built a nice home in the old Tower Garden area & have tried to help upgrade the Tower neighborhood. When the drainage system (rain gardens) was redone we lost underground telephone wiring because there is only so much space for sewers, water systems, power and telephone lines when no sidewalk space is available. This is a nice piece of land in Meridien Township & I think it should be developed without the crowding I see in this plan.
Mark Hiaeshutter	East Lansing	1/19/17	I do not wish to have the golf course rezoned and would prefer that the housing development not be done. It would have a negative impact on this area.

Elizabeth Schneider	East Lansing	1/19/17	<p>I totally oppose this rezoning of Walnut Hills Country Club. The disruption and destruction of any of the current green space goes against the Township's Master Plan, and will have a devastating impact on the flora and fauna that currently depend on the space for existence. Once a single alteration of this land is made, once rubble and concrete is created, this beautiful resource will be forever destroyed.</p>
Marcia Engelkes	East Lansing	1/19/17	<p>I feel the impact of a development with so many homes will negatively impact our development and all of Meridian Township. The infrastructure of our neighborhood cannot safely accommodate a development the size the developer has proposed. There are many children whose homes back up to Walnut Hills who will be negatively impacted.</p>

William Triola	East Lansing	1/19/17	Noise, light and visual pollution will become an unwanted reality for the residents of this area of the township who choose live here for the peace and calm this area of the township offers. Walnut Hills CC is in a Priority Conservation Corridor detailed in the Meridian Township Greenspace Plan. We ask that you honor this and deny development of this prime and unique property.
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2. SMART GROWTH

Low density residential development threatens open space, raises public service costs and, and degrades the environmental quality of the area. We ask that you adhere to new Smart Growth Principals to control sprawling land development by stopping the ongoing construction of dispersed, auto-dependent, single use residential areas throughout the township. Instead, to use these new principles towards building a healthier, more people-oriented community. A more compact urban residential/commercial design would offer healthier living areas where people could walk to obtain their daily needs, preserve our open green spaces, and accommodate future growth while upholding the values outlined in our Master Plan.

3. INCREASE IN TRAFFIC

Adding 250+ automobile- dependent residences with exclusive egress on Lake Lansing and Park Lake Road to the increase in regional traffic on these local, residential

Lawrence P Schneider	East Lansing	1/19/17	I am submitting a detailed letter concerning traffic concerns to the Meridian Township Planning Commission.
Jan Ragan	East Lansing	1/20/17	A commercial developer hasn't a clue of developing a neighborhood. Doesn't know or care about developing this property .

Lissy Goralnik	East Lansing	1/20/17	I'm signing because developing the golf course with hundreds of quick-build houses will destroy the character of the neighborhood I love, introducing road and light pollution to an area I bought into for its very lack of these things. Changing the zoning will also displace wildlife, which are running out of safe habitat in the area and drastically reduce the beneficial green space in the Township, one of its most valuable assets that makes it a desirable place to live, and which is both ecologically necessary and socially valuable, an important haven against the strip mall, pop-up neighborhoods taking over East Lansing, Haslett, and Okemos
Ron Applegate	Haslett	1/20/17	In favor of protecting our open recreational venues in Meridian township.
Kevin Howard	East Lansing	1/20/17	This should not be rezoned
Dennis Bernick	Haslett	1/20/17	I have been a member of Walnut Hills for 40 years. It is a beautiful golf course and should remain that way
Mary Ellen Sheets	East Lansing	1/20/17	Walnut Hills is a beautiful old golf course. A jewel in Meridian township. To replace it with tract housing is such a waste. This decision will be regretted in the future.
Erica Letts	East Lansing	1/20/17	My husband and I were married at Walnut Hills this place is very special to us. I love seeing the beautiful golf course.
Beth Snyder-Petrowitz	East Lansing	1/20/17	We have a ton of wildlife we will be displacing
Barbara Reeves	East Lansing	1/20/17	I have strong concerns about the water table changes that this construction would cause. Those of us on Skyline Drive could find ourselves in a flood plain because of that amount of building.
Carol Weatherhead	East Lansing	1/20/17	I am adamantly opposed to rezoning based on safety and traffic concerns. Property values and destruction of natural habitats issues.

Kevin Mullin	East Lansing	1/20/17	The reason I bought in the Woods across the street was the low density of housing in this area. It is already a dangerous road with the traffic we have. Increase traffic flow will be a problem and this will lower the valuation of our homes and increase inventory of empty houses...which is already an issue in our subdivision across the street .
Rex Foster	East Lansing	1/20/17	I believe this will be very detrimental to the community and surrounding homes with traffic fallout and the loss of green space.
Michael Hudson	East Lansing	1/20/17	The current zoning of Rural Residential is properly matched to the surroundings
Jenna Minton	East Lansing	1/20/17	I want to keep the golf course!
Annie Campbell	East Lansing	1/20/17	I've lived on this road for 44 years and don't want to see the beautiful land be overcrowded with unneeded houses! many reasons...the golf course is a long tradition of east lansing/meridian township...
James Noble	East Lansing	1/20/17	second...the traffic density is too great for that area there has to be some room for the inhabitants in our township to have quality of life.
Margaret Spitzley	East Lansing	1/20/17	Very opposed to building where this golf course is. The neighboring roads cannot handle more traffic and there are numerous wildlife that will be displaced.
SUSAN ANDERSON	EAST LANSING	1/20/17	Too many homes
Vanessa Cook	East Lansing	1/20/17	Local roads are already dangerously busy and will only get worse with the already approved Costco in this area. The addition of this number of new residents to this area will only worsen the situation and no consideration has been given of how this volume of traffic will be handled. Have you driven down Hagadorn at 7.50am with 2 schools and hence children there crossing the road? if so you will understand my concern!

Kelly Beach	Mason	1/20/17	Walnut Hills is the best course Lansing has. We dont need to fill this great golf course and beautiful landscape with houses!
Allison Parker	Lansing	1/20/17	Not only is this development not needed, the density proposed by the purchaser of the land is disgraceful and cannot be safely supported with extant infrastructure (roadways, etc.) without great costs incurred on behalf of Meridian Twp taxpayers and State of Michigan taxpayers. The request to redefine the zoning should be denied for ennumerative reasons, many of which have been adequately expressed by adjoining homeowners. What population would a development at high-density serve, or to whom would the property be "flipped" after rezoning?
Rick Gouthro	East Lansing	1/20/17	I live in the neighborhood and this development with be a traffic nightmare that will cause accidents. I am concerned for the children in the neighborhood who walk to school each day. The amount of flooding of homes in this area will only increase with this development. This could be one of those projects that you will look back on and say how beautiful this area was with the Walnut Hills course and now it is a congested traffic nightmare with empty homes looking of buyers that cannot be found. The property values for the White Hills, Skyline and Heritage Hills will fall. Let the current group who are running Walnut Hills purchase the land at a reasonable cost and they will maintain as a golf course. We do not need a new subdivision in our neighborhood.

Greg Grady	Okemos	1/20/17	<p>The wetland and animal habitats for sandhill cranes, bluebirds, hawks, and owls are critical for the health of the environment and biome of this area. The proposed change to this property will irrevocably damage a resource.</p> <p>Additionally, the many of the proposed building sites are in low lying food prone areas. The density being requested is far too great.</p>
James Shaheen	Okemos	1/21/17	<p>I just purchased a new condo on the third hole green that has views down 500 yards of beautiful green fairways. My investment will exceed \$800k with improvements. I want to protect my investment. Any development of this property other than a golf course or a nature park will drastically reduce my home value. There are too many subdivisions that have new unsold homes available that after 10 to 15 yrs still have not filled all the available homes. This developer has no ties to this community. Nor does he care about anything other than personal gain with no reservations of destroying this beautiful property. There is a standing offer to preserve. Walnut hills as a golf course. Please help. I want to protect my investment and our green space. I dont see how 350 new homes will achieve this. HELP!!!</p>
Pam Frake	Okemos	1/21/17	<p>Want to save green space,don't feel need for anymore stores or developments</p>
Amee O'Leary	Okemos	1/21/17	<p>This property is beautiful and should be protected. There is no shortage of available homes in this area, however the green space and natural undeveloped land has become scarce.</p>

Craig Havican	East Lansing	1/21/17	Walnut Hills is a part of East Lansing history. It was established nearly 100 years ago. It has been home to an LPGA event for a number of years. It has been a part of many people's weddings and celebrations. It has been a place to gather and create life long friendships. It has been a part of many families for generations. It should be allowed to stand as is. Members have made attempts to reclaim the club. We hope you will deny this rezoning and preserve our city's historic and treasured club.
Don Burkhardt	Okemos	1/21/17	more housing is not needed and WHCC is a nice value to our community
Stephen Wolcott	East Lansing	1/21/17	I do not agree with the development plan.
Lynne Hannas	East Lansing	1/21/17	We don't need a new development. There are plenty of homes and condos on the market. More traffic on Lake Lansing that we do not need. It should remain a golf course.
Robert Regan	East Lansing	1/21/17	We don't need the home, traffic, derogated property values, loss of precious beautiful property
Brett Bean	Haslett	1/21/17	350+ new homes with an average of 4 occupants and 2 cars, plus bicycles, tricycles and motorcycles makes for severe safety problems. Also, I love the green space and golf course at WHCC. Please don't change that.
crippen jeff	East Lansing	1/21/17	I am opposed because I do not wish to see the green space decreased and as a former home owner on Skyline Drive I am concerned for the storm drainage issues that will develop. Does this approval benefit Meridian Township? I think not.
Chester Lewis	East Lansing	1/21/17	In addition to the reasons mentioned in the petition, the developer has not shown how the Clubhouse building would be used. Without the golf course, the building is likely to become abandoned. If it is to be used, isn't that going to require a proper planning and zoning approval for the proposed use?

Chris Haddad	East Lansing	1/21/17	There is much history surrounding the presence of this type of golf in our area. It's one reason why many of us live here! Clearly the land value is greater to the applicant if it is rezoned and that's what he was thinking when he swooped in and pushed club members plan to keep the course viable, aside and bailed out the bank. The township should not bail him out now by caving to his request. The applicant should have made his offer to the bank contingent upon zoning changes but he needed to act to fast. The township should not bail him out now! This land is a great open space that is enjoyed by many residence and should remain a golf course. The course could've been saved by members if the developer didn't assume he could change zoning. the applicant goofed and now he has a real dilemma because in keeping with the values of this township his request should be denied! It's a shame because without his interference the bank would have likely struck a deal with the parties interested in assuring that walnut hills continues as one of this areas finest golf courses.
Jeff Thompson	East Lansing	1/21/17	This area is already too populated and this refining goes against the master plan of the township. The lack of population density was a major reason we moved here and this refining will blow all that up.
Mike Ramsby	East Lansing	1/21/17	Drainage concerns, traffic, reduction of green space. Donley is at capacity and can't take more students.
John Gobel	East Lansing	1/21/17	I oppose building homes on open space, like a golf course.
Linda McCardel	Laingsburg	1/22/17	I oppose the rezoning of Walnut Hills

Julie Brennan	Bath Township	1/22/17	<p>I have been a resident of Meridian Twp for 39 years (having recently moved to Hawk Hollow in Bath Twp). My husband and I have lived in Heritage Hills (directly across the street from Walnut Hills) for most of these years. It's a lovely area and yet a busy area. We have also been members of Walnut Hills for over 31 years. This green space has been a treasure in Meridian Twp since 1921, and to eliminate this treasure would be a tragedy. There is already a density of housing surrounding Walnut Hills, so where is there the need to add more, other than to have an investor come in, make his money, and move on. . . . with no community investment or connection whatsoever. It's a haven for wildlife like deer, fox, geese, cranes, ducks and more. Why upset that? Walnut Hills is one of the most beautiful properties in all of Meridian, so why upset that either? Why eliminate one of its treasures?</p>
Carol Harvin	East Lansing	1/22/17	<p>I want Walnut Hills to survive and the beautiful property be left green and undeveloped.</p>
Martha Brick Brick	East Lansing	1/22/17	<p>My pedestrian friendly neighborhood would be used as short cut to get to the highway.</p>
Peter Schonfeld	Bath	1/22/17	<p>A low density recreational use in this residential area is more appropriate. Building more homes will increase traffic and over stress the drainage of water runoff.</p>

Karla Hudson	East Lansing	1/22/17	I oppose the re-zoning. The developer new what the zoning was when he purchased the property. Please leave a legacy of Green space for the children of Meridian not a cement city. Our family desires a safe, walkable community not a highway running next to our home. Remember the committed tax paying residents when making your decision. Remember the importance of safety for our school children who must encounter Lake Lansing Road twice a day. Both Donley and Whitehills schools will be impacted by this development and Costco traffic.
Rex Copsey	East Lansing	1/22/17	We are very concerned about the major increase in traffic and congestion at Park Lake and Lake Lansing Roads. We support keeping the zoning as is.
William Ragla	East Lansing	1/23/17	We don't need anymore housing development
Breeann Anderson	East Lansing	1/23/17	Major decisions impacting the community should be well researched, carefully planned and involve all stakeholders UNLIKE this process.
Kevin Sayers	East Lansing	1/23/17	I simply cannot understand why this development is needed here. Obviously it's in the developer's interest to see it built out to maximize profit but it doesn't seem to fit the Township's plans or desire (i.e. green space preservation is higher priority). Likewise, is the local real estate market really demanding it? Do people even realize how wet this area gets at times? Sump pumps, drains etc., i'm afraid anyone with a home in the low areas will regret it. If it has to get developed, please consider maintaining the clubhouse, and possibly converting it to a 9 hole course with houses on the higher areas. Maybe it's an option for keeping some heritage, function and allowing for limited development. No mulligans on this if it goes away as green space.

Shelley Smithson	East Lansing	1/23/17	I am signing this petition because the proposed residential building on the WHCC land is far to dense for this area, posing significant traffic risks and potential harm to school children accessing Donley School. This area cannot absorb this type of proposed density.
Lynn Garrett	East Lansing	1/23/17	I don't want Walnut hills developed with so many houses...it is too much! The plan must be more thought out and only done if this is a he case.
Eleanor Heusner	East Lansing	1/23/17	Ideally, I would like to stop the development of Walnut Hills property entirely. Keeping this beautiful greenspace open, with no dense residential development as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife. Safety is of great concern for the children attending the two elementary schools on Lake Lansing Road due the increased amount of traffic there would be if the proposed re-zoning is accepted. Please do not approve the proposed re-zoning from RR to RAA, which would allow up to 451 units on this property.
Brenda Fry	East Lansing	1/23/17	I am opposed to the zoning being changed because I believe in keeping the environment green and protecting the wildlife. I think the proposal that is being made would make a population that is too dense for this area. I do not feel that this proposed construction can absorb the extra burden that would be placed upon the current infrastructure. Park Lake Road is currently busy enough without adding any extra traffic.
Paul Rashid	Lansing	1/23/17	It would be a tragedy to lose such a landmark in the Lansing area!

Michael Barnes	Boyne City	1/23/17	I am opposed to the proposed development/
Titun Maiti	East Lansing	1/23/17	I am signing because of the reasons listed in the petition and also my concern of that property values will drive down.
Rachael Cupples	Okemos	1/23/17	I worked at the restaraunt in Walnut Hills Country Club, and now that it's closed, work down the street. Beautiful land, and do not want that area to become overpopulated.
Gay Heusner	East Lansing	1/23/17	I am opposed to any development of Walnut Hills property, especially one with such a high density of housing units as currently proposed by Mr. Schafer. The permanent loss of greenspace and wildlife, dramatic increase in traffic, drainage issues, and loss of property values are highly detrimental to the surrounding area and to Meridian Township as a whole. It is very hard to believe that this community has the need for such a large development. Please, at a minimum, do not approve a zoning change for this beautiful and unique property.

Ryan Schrottenboer

East Lansing

1/23/17

doesn't mean they'll come.

I live in the Skyline Hills Neighborhood, and the house next door to me seemed to be on the market for a full year before it was finally sold. And that is a very nice, well-maintained home on a lot 2-3 times larger than those for this proposed development for Walnut Hills. I just don't see how there will be demand for over 350 new units in this area when existing homeowners already have enough challenges if they need to put their home on the market. Competing against this new development will not make things any easier, especially when you consider the years of noise pollution to the surrounding neighborhoods as they build all of it, the increased traffic, and the upheaval of the most beautiful golf course in Meridian Township that attracted many of us to live around here. This will only drive property values down for everyone that lives near Walnut Hills.

About a mile down the road from Walnut Hills is an empty, ugly parking lot at the corner of E. Saginaw St. and Newton Rd. It has to be one of the biggest eyesores in all of Meridian Township. One would think this unsightly, abandoned parking lot would be targeted for new development before such a wonderful, classy, and iconic place like Walnut Hills would be.

With the right business and marketing plan, Walnut Hills

Too many houses with too much possible traffic

There are so many homes in the area for sale that are not selling. The last thing we need is more homes for people to not buy

Robert Mitchell

Williamston

1/23/17

Albert Ross

East Lansing

1/23/17

Howard Majors	East Lansing	1/23/17	The proposed re-zoning in order to facilitate this massive development (220 plus homes) and the destruction of Walnut Hills Golf Course (a valuable community asset for more than 100 years) is totally unacceptable!
Michael Kuhl	East Lansing	1/23/17	I worked at Walnut for 3 years and they were some of the best summers of my life
suzanne majors	East Lansing	1/23/17	Opposed to the rezoning and the destruction of Walnut Hills golf course
Nancy McFee	East Lansing	1/24/17	The property that Walnut Hills sits on and represents for in all my years living here, stands for family activities, community building and safe haven for our neighborhood. We have golfed on its grounds in the summer, cross country skied on it during the winter and lavished in its autumn colors throughout the fall. There is NO reason to rezone this property for more housing purposes when there is many other areas in East Lansing that are not being occupied or rented and new buildings near Frandor will be popping up creating too many choices with not enough tenants. Leave a good neighborhood thing alone!
Beverly Stephens	East Lansing	1/24/17	I believe the rezoning will allow for a density that will diminish the rural nature of this area and create undo hardships on the infrastructure and residents in this part of Meridian township.
Kenneth Elmassian	East Lansing	1/24/17	Meridian Twp has let an eyesore exist for decades at the corner of Saginaw and Coleman and now we are looking to disregard the environment and the needs of the community once again and rezone this proposed area for another developer to rape the land.

Joseph Juszczyk	Dearborn Heights	1/25/17	Walnut Hills Country Club has been there for over 80 years. It would be a shame to see it go. The community would lose so much character and value. The club may not be thriving now. But in the future it has great potential to be a fantastic club and add great value to the community. As we keep losing these great classic golf courses the golf community as a whole loses. I hope WHCC remains a golf course and is given a chance to be what I know it can be.
Brian Bertsch	Lansing	1/26/17	Developing a portion of this property is responsible. Losing the green space is NOT. Preserving what has been a staple to our community for nearly 100 years is imperative.
George Pflieger	San Francisco	1/26/17	use to be a member, many memories!
Greg Komyathy	Okemos	1/26/17	I oppose the increase in housing density, 300 homes would be too many in that area.
Rob Olds	East Lansing	1/26/17	Walnut Hills is a staple to the East Lansing/Meridian Township communities. The club has such a rich history and it would be a shame to see it developed. Walnut was my home course in high school, I spent more time at the course during the warm months than I did at my home. It became my sanctuary. A place I could go that I always felt comfortable and welcome at. After high school, it was my first job. I spent 6 seasons working and building relationships that ultimately lead me to where I am now. For those who work and play there on a regular basis, it isn't just a golf club; it is a family. I can accredit the family community and the employees of the club to the person I became now and I wouldn't have asked for anything different. Don't take this sanctuary away from us.
Andrew Brogan	Okemos	1/26/17	Oppose development of this property.
Grant Solik	Lansing	1/26/17	Preserving what has been a staple to our community for nearly 100 years is imperative

Robert Filter	Haslett	1/27/17	Please act responsibly. Your residents demand that you, our civic leaders, look out for the best interests of your constituents. Let's deal with some of the projects and challenges that we are already facing in our community before we give a developer permission to destroy a beloved and historic area of Meridian Township.
Susan GRADY	OKEMOS	1/27/17	Wildlife habitats and green spaces are valuable...our community has plenty of other options for building housing, when and if the housing we have becomes filled to capacity.
David Wilcox	East Lansing	1/27/17	As per the comments described in this petition as well as the fact that my property faces the ponds on the 13th hole. Our property value would diminish significantly should this property be developed.
Judith Schwary	East Lansing	1/28/17	I'm signing because of all of the actions cited.
Sherry Martin	Okemos	1/29/17	I oppose the rezoning because, this golf club has been a classic part of East Lansing History. Turning it into high density housing with be a negative addition to the area and a strain on the infrastructure.
Elizabeth Anne Charamella	East Lansing	2/1/17	I do not believe that the zoning on this property should be changed.
George Perles	East Lansing	2/1/17	Opposed to development of what is now green space.
Elaine Adams	East Lansing	2/1/17	I believe the traffic will be a huge issue. Then of course you have to take in concideration the elementary school right there on Lake Lansing Road. I would fear for all those children trying to find their way safely home with the increased traffic.
Michel	Increase traffic and redu East Lansing	2/2/17	Will increase Traffic and reduce the road capacity of local roads. Also will impact the wet land.
John Findley	East Lansing	2/2/17	My home is on the golf course and I am very concerned with this development.
Jim Bartow	East Lansing	2/16/17	Traffic volume concerns and impact of potential lower property values.

Judy Kindel	East Lansing	2/21/17	Please deny the rezoning request for the reasons listed in the Recommended Action
SHEILA FLYNN	East Lansing	2/24/17	The proposed zoning change would totally change the character of the area.
William Anderson	East Lansing	2/25/17	The proposed housing plan is not consistent with the principles established in the Meridian Township Master Plan.
Emily Anderson	East Lansing	2/25/17	I hate to see us lose so much green space for unneeded housing. We need the green space.
Kelly Luther	East Lansing	2/26/17	Increased traffic volume, loss of wetlands
Rob McDonnell	East Lansing	2/26/17	Lake Lansing Rd between Park Lake and Hagadorn is busy enough as it is even *before* the Costco is built. Adding hundreds of homes in that area will only worsen the traffic problem and, to date, NO CREDIBLE TRAFFIC STUDY HAS BEEN DONE to alleviate this concern. Further, the Heritage Hills neighborhood is already used as a shortcut by many people wishing to bypass the light at Hagadorn and Lake Lansing. These people speed through our 25MPH neighborhood at speeds in excess of 45MPH with full knowledge they'll never be caught doing it. This problem is *another* one that will only be exacerbated by the addition of hundreds of homes right across the street. All this is assuming these new homes are ever inhabited to begin with, and the strong sign is that they won't be. The new homes are unnecessary and violative of Meridian Township's roadmap, the zoning for this project should not be granted.

Marcia Merando	East Lansing	2/26/17	I am opposed to this rezoning plan.
			I do not want to see the extra traffic or negative impact to our property value.
			This club is capable of being privately owned. Let the interested buyers take on this challenge to preserve this unique and appealing club and green acreage within our township.
Stacy McDonnell	East Lansing	2/26/17	I oppose the proposed upzoning. I believe that it would cause a great deal more traffic and that would be dangerous to the many school walkers. It would also be negative on the environment and against the Meridian plan of preserving green space.

Kevin Sayers

East Lansing

2/27/17

This rezoning request should be denied. It does not fit with the intent of the Township's Master Plan and redirects development away from the Carriage Hills PICA. It would eliminate 190 acres of green space, which is counter to the stated priority of the master plan to preserve green space. It would also generate an unmanageable volume of traffic in an area that should not have it; i.e. school zones.

This is a legacy decision before the Township. They can choose to side with the non-local, non-tax paying developer and leave citizens, for generations to come, a legacy of traffic, trash, flood-prone and unneeded grey infrastructure. Or, they can choose to listen to generations of local tax-paying citizens and deny the rezoning request (and fight all subsequent legal challenges) and ultimately leave a leafy, green oasis that preserves the character and vibrant nature of this beautiful part of the township. I sincerely hope they choose the latter, for the sake of all current and future generations.

Jan Jenkins

East Lansing

2/27/17

When you consider the development of Carriage Hills and the Costco big box store on Park Lake Road and the potential expansion of Donley Elementary School, it becomes clear that we do not need a rezoning that will allow 300+ homes to be added to the already 200 homes that can be built under current zoning. If the rezoning request is approved AND WHCC IS ALSO DEVELOPED WITH THESE ADDITIONAL HOMES, we residents will be elbow to elbow in overbuilt residential (that will take forever to sell) with little remaining open areas or green space.

Please deny the rezoning based on guidance from the Master Plan.

Laura Monea

Okemos

2/27/17

I am opposed to this re-zoning because it does not make sense for the area or the needs of this whole community.

Jim Savage

East Lansing

2/27/17

The proposed project is ill-conceived and approval would be a disastrous mistake for Meridian Township.

J Thaden

East Lansing

2/27/17

Development would be devastating to wildlife and habitats surrounding us and ruin what little 'quiet enjoyment' remains for ourselves and our children as they grow.

Karen Petersmarck

East Lansing

2/27/17

I think that is too much density for this area. Losing the beautiful green space to Costco, and now the whole golf course area is a terrible decline in quality of life in this community.

Name	City	State	Postal Co	Country	Signed On
LaNita Campbell	East Lansing	Michigan		United States	1/18/2017
Paula Frantz	East Lansing	Michigan	48823	United States	1/19/2017
Karen Renner	East Lansing	Michigan	48823	United States	1/19/2017
James Harrison	East Lansing	Michigan	48823	United States	1/19/2017
Judith Allswede	East Lansing	Michigan	48823	United States	1/19/2017
Mark Hiaeshutter	East Lansing	Michigan	48823	United States	1/19/2017
Justin Tobin	East Lansing	Michigan	48823	United States	1/19/2017
Dennis Campbell	East Lansing	Michigan	48823	United States	1/19/2017
Elizabeth Schneider	East Lansing	Michigan	48823	United States	1/19/2017
Karen Howland	East Lansing	Michigan	48823	United States	1/19/2017
Marcia Engelkes	East Lansing	Michigan	48823	United States	1/19/2017
Jane Harrison	East Lansing	Michigan	48823	United States	1/19/2017
William Triola	East Lansing	Michigan	48823	United States	1/19/2017
Mary Zaleta	East Lansing	Michigan	48823	United States	1/19/2017
Kevin Witgen	East Lansing	Michigan	48823	United States	1/19/2017
Lawrence P Schneider	East Lansing	Michigan	48823	United States	1/19/2017
Chris Triola	East Lansing	Michigan	48823	United States	1/20/2017
Gabe Zussman	Lansing	Michigan	48911	United States	1/20/2017
Jan Ragan	East Lansing	Michigan	48823	United States	1/20/2017
Christina Lance	East Lansing	Michigan	48823	United States	1/20/2017
L. Anne Hirschel	East Lansing	Michigan	48823	United States	1/20/2017
Lissy Goralnik	East Lansing	Michigan	48823	United States	1/20/2017
William Weatherhead	East Lansing	Michigan	48823	United States	1/20/2017
Ruthi Bloomfield	East Lansing	Michigan	48823	United States	1/20/2017
Ben Wood	East Lansing	Michigan	48823	United States	1/20/2017
Victoria Bellon	East Lansing	Michigan	48823	United States	1/20/2017
Michael Stock	East Lansing	Michigan	48823	United States	1/20/2017
Janet MacFarlane	Haslett	Michigan	48840	United States	1/20/2017
Michael Kendrick	Lansing	Michigan	48912	United States	1/20/2017
Ron Applegate	Haslett	Michigan	48840	United States	1/20/2017
Rosemary Buhl	east lansing	Michigan	48823	United States	1/20/2017
Lisa Farzam	East Lansing	Michigan	48823	United States	1/20/2017
Elizabeth Ivkovich	East Lansing	Michigan	48823	United States	1/20/2017
Mary Howard	East Lansing	Michigan	48823	United States	1/20/2017
Donna Rose	East Lansing	Michigan	48823	United States	1/20/2017
Thomas Hursey	Okemos	Michigan	48864	United States	1/20/2017
Kevin Howard	East Lansing	Michigan	48823	United States	1/20/2017
Thomas Archipley	Okemos	Michigan	48864	United States	1/20/2017
Katie Lynwood	East Lansing	Michigan	48823	United States	1/20/2017
Brenda Gordon	East Lansing	Michigan	48823	United States	1/20/2017
Michael Donahue	Henderson	Nevada	89052	United States	1/20/2017
Elizabeth Spiegl	Brooklyn	New York	11209	United States	1/20/2017
Sue Nuccio	Syracuse	New York	13206-3	United States	1/20/2017
Kathleen Walsh	Lansing	Michigan	48917	United States	1/20/2017
Mary Ellen Sheets	East Lansing	Michigan	48823-5	United States	1/20/2017
Ali Mahdavi	East Lansing	Michigan	48823	United States	1/20/2017

Brent Scott	East Lansing	Michigan	48823	United States	1/20/2017
Mary Ellen Jakovac	East Lansing	Michigan	48823	United States	1/20/2017
Erica Letts	East Lansing	Michigan	48823	United States	1/20/2017
Beth Snyder-Petrowitz	East Lansing	Michigan	48823	United States	1/20/2017
Ken Ketcham	Bath Township	Michigan	48808	United States	1/20/2017
Barbara Reeves	East Lansing	Michigan	48823	United States	1/20/2017
Marianne Flynn	East Lansing	Michigan	48823	United States	1/20/2017
Linda Kalof	Okemos	Michigan	48864	United States	1/20/2017
Kevin Mullin	East Lansing	Michigan	48823	United States	1/20/2017
kerry Brick	East Lansing	Michigan	48823	United States	1/20/2017
Elizabeth Cox	Okemos	Michigan	48864	United States	1/20/2017
Paul Nieratko	Bath Township	Michigan	48808	United States	1/20/2017
Earnest Zubkus	East Lansing	Michigan	48823	United States	1/20/2017
Shelley Baumgartner	East Lansing	Michigan	48823	United States	1/20/2017
Rex Foster	East Lansing	Michigan	48823	United States	1/20/2017
Michael Hudson	East Lansing	Michigan	48823	United States	1/20/2017
Brian Pentecost	East Lansing	Michigan	48823	United States	1/20/2017
quinn ferguson	East Lansing	Michigan	48823	United States	1/20/2017
Jenna Minton	East Lansing	Michigan	48823	United States	1/20/2017
Annie Campbell	East Lansing	Michigan	48823	United States	1/20/2017
Sonya Pentecost	East Lansing	Michigan	48823	United States	1/20/2017
Robert Wood	East Lansing	Michigan	48823	United States	1/20/2017
James Noble Noble	East Lansing	Michigan	48823	United States	1/20/2017
Sarah Wescott	Haslett	Michigan	48840	United States	1/20/2017
Kerri Wilcox	East Lansing	Michigan	48823	United States	1/20/2017
Margaret Spitzley	East Lansing	Michigan	48823	United States	1/20/2017
Walt Reynolds	Haslett	Michigan	48840	United States	1/20/2017
Susan Anderson	East Lansing	Michigan	48823	United States	1/20/2017
Kelly Paquet	Laingsburg	Michigan	48848	United States	1/20/2017
Catherine Cleveland	East Lansing	Michigan	48823	United States	1/20/2017
Stacy Fernandez	East Lansing	Michigan	48823	United States	1/20/2017
Don Pricco	East Lansing	Michigan	48823	United States	1/20/2017
Vanessa Cook	East Lansing	Michigan	48823	United States	1/20/2017
Steven Charchut	East Lansing	Michigan	48823	United States	1/20/2017
Kelley Minnehan	East Lansing	Michigan	48823	United States	1/20/2017
Nick Norris	East Lansing	Michigan	48823	United States	1/20/2017
Kelly Beach	Mason	Michigan	48854	United States	1/20/2017
Nisha Adams	East Lansing	Michigan	48823	United States	1/20/2017
Kim Vukovic	Haslett	Michigan	48840	United States	1/20/2017
Kristin Reinhart	East Lansing	Michigan	48823	United States	1/20/2017
Allison Parker	East Lansing	Michigan	48823	United States	1/20/2017
Suellen Hozman	Lansing	Michigan	48912	United States	1/20/2017
Lori Stewart	East Lansing	Michigan	48823	United States	1/20/2017
Joan Gochberg	East Lansing	Michigan	48823	United States	1/20/2017
Rick Gouthro	East Lansing	Michigan	48823	United States	1/20/2017
Pamela Smiadak	East Lansing	Michigan	48823	United States	1/20/2017
Roberta Glaser Carlsen	East Lansing	Michigan	48823	United States	1/20/2017

Steven Kopke	East Lansing	Michigan	48823	United States	1/20/2017
Rhonda Bueche	Okemos	Michigan	4126	United States	1/20/2017
Greg Grady	Okemos	Michigan	48864	United States	1/20/2017
Bruce McFee	East Lansing	Michigan	48823	United States	1/20/2017
Sarah Margulies	East Lansing	Michigan	48823	United States	1/20/2017
Micheal Shafer	Lansing	Michigan	48912	United States	1/21/2017
Shannon Beckman	Okemos	Michigan	48864	United States	1/21/2017
James Shaheen	Okemos	Michigan	48864	United States	1/21/2017
Kevin Ragan	East Lansing	Michigan	48823	United States	1/21/2017
Kathryn Jones	East Lansing	Michigan	48823	United States	1/21/2017
Pam Fraker	Okemos	Michigan	48864	United States	1/21/2017
Amee OLeary	Okemos	Michigan	48864	United States	1/21/2017
Jim Heavenrich	East Lansing	Michigan	48823	United States	1/21/2017
Craig Havican	East Lansing	Michigan	48823	United States	1/21/2017
jeff weatherhead	East Lansing	Michigan	48823	United States	1/21/2017
Rau Rich	East Lansing	Michigan	48823	United States	1/21/2017
Matthew Yeomans	Okemos	Michigan	48864	United States	1/21/2017
Sharon Reynolds	Haslett	Michigan	48840	United States	1/21/2017
Jason Hartman	Williamston	Michigan	48895	United States	1/21/2017
Jennifer Scott	East Lansing	Michigan	48823	United States	1/21/2017
Peter Burke	East Lansing	Michigan	48823	United States	1/21/2017
Robert Francoeur	East Lansing	Michigan	48823	United States	1/21/2017
Don Burkhardt	Okemos	Michigan	48864	United States	1/21/2017
Stephen Wolcott	East Lansing	Michigan	48823	United States	1/21/2017
Lynne Hannas	East Lansing	Michigan	48823	United States	1/21/2017
Greg Minton	Lansing	Michigan	48912	United States	1/21/2017
Shaheen Farzam-Behboodi	East Lansing	Michigan	48823	United States	1/21/2017
Frank Woronoff	Okemos	Michigan	48864	United States	1/21/2017
Elizabeth Wakulsky	East Lansing	Michigan	48823	United States	1/21/2017
John Voorheis	Haslett	Michigan	48840	United States	1/21/2017
Robert Regan	East Lansing	Michigan	48823	United States	1/21/2017
Sunita Mahdavi	East Lansing	Michigan	48823	United States	1/21/2017
Brett Bean	Haslett	Michigan	48840	United States	1/21/2017
crippen jeff	East Lansing	Michigan	48823	United States	1/21/2017
Lawrence Shanker	East Lansing	Michigan	48823	United States	1/21/2017
Tim Wellemeyer	Haslett	Michigan	48840	United States	1/21/2017
Dave Regan	East Lansing	Michigan	48823	United States	1/21/2017
Chester Lewis	East Lansing	Michigan	48823	United States	1/21/2017
Megan VanZwoll	East Lansing	Michigan	48823	United States	1/21/2017
Chris Haddad	East Lansing	Michigan	48823	United States	1/21/2017
Nina Glauch	East Lansing	Michigan	48823	United States	1/21/2017
Jeff Thompson	East Lansing	Michigan	48823	United States	1/21/2017
Mike Ramsby	East Lansing	Michigan	48823	United States	1/21/2017
H James Fitzgerald	East Lansing	Michigan	48823	United States	1/21/2017
Benjamin Louagie	East Lansing	Michigan	48823	United States	1/21/2017
john Gobel	East Lansing	Michigan	48823	United States	1/21/2017
Betty Simon	East Lansing	Michigan	48823	United States	1/21/2017

Arthur Irish	East Lansing	Michigan	48823	United States	1/21/2017
Meliss Spadafore	East Lansing	Michigan	48823	United States	1/21/2017
Chuck Levy	Haslett	Michigan	48840-8	United States	1/21/2017
Gina Brick	East Lansing	Michigan	48823	United States	1/22/2017
Joe Spadafore	East Lansing	Michigan	48823	United States	1/22/2017
Donald Gochberg	East Lansing	Michigan	48823-1	United States	1/22/2017
Linda McCardel	Laingsburg	Michigan	48848-8	United States	1/22/2017
Rachel Joseph	East Lansing	Michigan	48823	United States	1/22/2017
Scott Carney	East Lansing	Michigan	48823	United States	1/22/2017
Julie Brennan	Bath Township	Michigan	48808	United States	1/22/2017
Carol Harvin	East Lansing	Michigan	48823	United States	1/22/2017
Jennifer Louagie	East Lansing	Michigan	48823	United States	1/22/2017
Martha Brick Brick	East Lansing	Michigan	48823	United States	1/22/2017
Peter Schonfeld	Bath Township	Michigan	48808	United States	1/22/2017
Brenda Ramsby	East Lansing	Michigan	48823	United States	1/22/2017
susie crippen	East Lansing	Michigan	48823	United States	1/22/2017
John Brick	East Lansing	Michigan	48823	United States	1/22/2017
Kelly Luther	East Lansing	Michigan	48823	United States	1/22/2017
Joan Johnson	East Lansing	Michigan	48823	United States	1/22/2017
Karla Hudson	East Lansing	Michigan	48823	United States	1/22/2017
Tom Davis	Okemos	Michigan	48864	United States	1/22/2017
Mary Minnehan	East Lansing	Michigan	48823	United States	1/22/2017
J.M. Thaden	East Lansing	Michigan	48823	United States	1/22/2017
Erin Recktenwald	East Lansing	Michigan	48823	United States	1/22/2017
Rex Copsey	East Lansing	Michigan	48823	United States	1/22/2017
Patricia Degnan	East Lansing	Michigan	48823	United States	1/22/2017
Jan Wenglekowski	Dimondale	Michigan	48821	United States	1/22/2017
William Ragla	East Lansing	Michigan	48823	United States	1/23/2017
Joseph Reid	East Lansing	Michigan	48823	United States	1/23/2017
Breeann Anderson	East Lansing	Michigan	48823	United States	1/23/2017
Kimberly Thompson	East Lansing	Michigan	48823	United States	1/23/2017
Scott Murray	East Lansing	Michigan	East Lan	United States	1/23/2017
Kevin Sayers	East Lansing	Michigan	48823	United States	1/23/2017
Mary Gates	East Lansing	Michigan	48823	United States	1/23/2017
Ann VanBaalen	East Lansing	Michigan	48823	United States	1/23/2017
Shelley Smithson	East Lansing	Michigan	48823	United States	1/23/2017
Gretchen Karlake	East Lansing	Michigan	48823	United States	1/23/2017
Lynn Garrett	East Lansing	Michigan	48823	United States	1/23/2017
Betty Wei	Williamston	Michigan	48895	United States	1/23/2017
Eleanor Heusner	East Lansing	Michigan	48823	United States	1/23/2017
Brenda Fry	East Lansing	Michigan	48823	United States	1/23/2017
cecil simpson	East Lansing	Michigan	48823	United States	1/23/2017
Valerie Hoag	Okemos	Michigan	48864	United States	1/23/2017
Paul Rashid	Lansing	Michigan	48917	United States	1/23/2017
Suzanne Foltz	East Lansing	Michigan	48823	United States	1/23/2017
Patricia Bean	Haslett	Michigan	48840	United States	1/23/2017
Rocco Cironi	East Lansing	Michigan	48823	United States	1/23/2017

Dennis & Diane Bernick	Haslett	Michigan	48840	United States	1/23/2017
Michael Barnes	East Lansing	Michigan	48823	United States	1/23/2017
Titun Maiti	East Lansing	Michigan	48823	United States	1/23/2017
joyce stoughton-kim	East Lansing	Michigan	48823	United States	1/23/2017
Ryan Jankovic	East Lansing	Michigan	48823	United States	1/23/2017
Rachael Cupples	Okemos	Michigan	48864	United States	1/23/2017
Gary Dawson	Haslett	Michigan	48840	United States	1/23/2017
James Nye	East Lansing	Michigan	48823	United States	1/23/2017
Elaine Crilley	East Lansing	Michigan	48823	United States	1/23/2017
Chad Myers	East Lansing	Michigan	48823	United States	1/23/2017
Wayne Budde	East Lansing	Michigan	48823	United States	1/23/2017
Elizabeth Rosekrans	East Lansing	Michigan	48823	United States	1/23/2017
Lori Jungbluth-Ross	East Lansing	Michigan	48823	United States	1/23/2017
Roy Bierwirth	East Lansing	Michigan	48823	United States	1/23/2017
Gay Heusner	East Lansing	Michigan	48823	United States	1/23/2017
Debra Farzam	East Lansing	Michigan	48823	United States	1/23/2017
Destiny Saucedo-Al Jallad	East Lansing	Michigan	48823	United States	1/23/2017
Ryan Schrottenboer	East Lansing	Michigan	48823	United States	1/23/2017
Mary Hanish	East Lansing	Michigan	48823	United States	1/23/2017
Catherine Lindquist	East Lansing	Michigan	48823	United States	1/23/2017
Tara Tyler	East Lansing	Michigan	48823	United States	1/23/2017
Frederick Stacks	East Lansing	Michigan	48823	United States	1/23/2017
Robert Mitchell	Williamston	Michigan	48895	United States	1/23/2017
Michael Guess	Lansing	Michigan	48906	United States	1/23/2017
Judith Hudson	Plymouth	Michigan	48170	United States	1/23/2017
Ken Stewart	East Lansing	Michigan	48823	United States	1/23/2017
Pam Harden	East Lansing	Michigan	48823	United States	1/23/2017
Rick Lasch	East Lansing	Michigan	48823	United States	1/23/2017
Carol Chapman	Okemos	Michigan	48864	United States	1/23/2017
John Pajak	East Lansing	Michigan	48823	United States	1/23/2017
Pamela Ruth	East Lansing	Michigan	48823	United States	1/23/2017
Albert Ross	East Lansing	Michigan	48823	United States	1/23/2017
Amy Sayers	East Lansing	Michigan	48824	United States	1/23/2017
Howard Majors	East Lansing	Michigan	48823	United States	1/23/2017
Robert Coon	East Lansing	Michigan	48823	United States	1/23/2017
Justin Micomonaco	East Lansing	Michigan	48823	United States	1/23/2017
Michael Kuhl	East Lansing	Michigan	48823	United States	1/23/2017
Rebecca Blake	East Lansing	Michigan	48823	United States	1/23/2017
suzanne majors	East Lansing	Michigan	48823	United States	1/23/2017
Terry Chapman	Okemos	Michigan	48864	United States	1/23/2017
Nathanael Flynn	East Lansing	Michigan	48823	United States	1/23/2017
Dianne Hudgins	East Lansing	Michigan	48823	United States	1/23/2017
Michael Garrett	East Lansing	Michigan	48823	United States	1/23/2017
William Boettcher	East Lansing	Michigan	48823	United States	1/24/2017
Nancy McFee	East Lansing	Michigan	48823	United States	1/24/2017
Bob Courtney	East Lansing	Michigan	48823	United States	1/24/2017
willard hershey	East Lansing	Michigan	48823	United States	1/24/2017

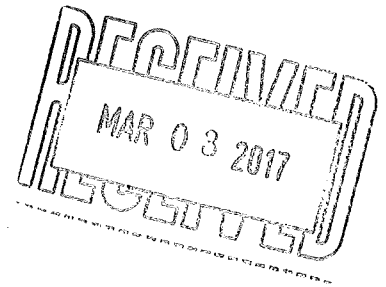
Susan & James Herman	East Lansing	Michigan	48823	United States	1/24/2017
Beverly Stephens	East Lansing	Michigan	48823	United States	1/24/2017
Carol Sanford	East Lansing	Michigan	48823	United States	1/24/2017
Kenneth Elmassian	East Lansing	Michigan	48823	United States	1/24/2017
Jason Good	East Lansing	Michigan	48823	United States	1/24/2017
Joseph Juszczyk	Dearborn Heights	Michigan	48127	United States	1/25/2017
Erin Jankovic	East Lansing	Michigan	48823	United States	1/25/2017
Brian Bertsch	Lansing	Michigan	48912	United States	1/26/2017
Susan Wilcox	East Lansing	Michigan	48823	United States	1/26/2017
Logan Wilcox	East Lansing	Michigan	48823	United States	1/26/2017
Barbara Church	East Lansing	Michigan	48823	United States	1/26/2017
George Pflieger	San Francisco	California	94127	United States	1/26/2017
Greg Komyathy	Okemos	Michigan	48864	United States	1/26/2017
Thomas Crawford	East Lansing	Michigan	48823	United States	1/26/2017
Julie VanAcker	East Lansing	Michigan	48823	United States	1/26/2017
k reid	mckinney	Texas	75050	United States	1/26/2017
Kathryn Dirkin	East Lansing	Michigan	48823	United States	1/26/2017
samantha harper	Hamilton	L8P 2N2	Canada		1/26/2017
Rob Olds	East Lansing	Michigan	48823	United States	1/26/2017
Andrew Brogan	Okemos	Michigan	48864	United States	1/26/2017
Sara Murray	East Lansing	Michigan	48823	United States	1/26/2017
William Wei	Lansing	Michigan	48917	United States	1/26/2017
Steve Boettcher	East Lansing	Michigan	48823	United States	1/26/2017
Grant Solik	Lansing	Michigan	48911	United States	1/26/2017
Broc Edwards	Okemos	Michigan	48864	United States	1/26/2017
Elizabeth Murray	East Lansing	Michigan	48823	United States	1/27/2017
Robert Filter	Haslett	Michigan	48840	United States	1/27/2017
Susan GRADY	OKEMOS	Michigan	48864-3	United States	1/27/2017
Matt Person	Tempe	Arizona	85281	United States	1/27/2017
Dustan Janetzke	Williamston	Michigan	48895	United States	1/27/2017
Vanessa de Bruijn	Okemos	Michigan	48864	United States	1/27/2017
William Faucett	Lansing	Michigan	48906	United States	1/27/2017
David Wilcox	East Lansing	Michigan	48823	United States	1/27/2017
TJ Brogan	East Lansing	Michigan	48823	United States	1/27/2017
Judith Schwary	East Lansing	Michigan	48823	United States	1/28/2017
Irene & Bill Mauer	Topeka	Kansas	66608	United States	1/28/2017
Karen Hudson	East Lansing	Michigan	48823	United States	1/29/2017
Sherry Martin	Okemos	Michigan	48864	United States	1/29/2017
Walter Benenson	East Lansing	Michigan	48823	United States	2/1/2017
Elizabeth Anne Charamella	East Lansing	Michigan	48823	United States	2/1/2017
George Perles	East Lansing	Michigan	48823	United States	2/1/2017
Gaffney Norman	East Lansing	Michigan	48823	United States	2/1/2017
Anne Wood	Auburn	Maine	4210	United States	2/1/2017
Stuart D. Sleight Sleight	East Lansing	Michigan	48823	United States	2/1/2017
Dina Tarazi	East Lansing	Michigan	48823	United States	2/1/2017
Michel Increase traffic and reduse Rd c	East Lansing	Michigan	48823	United States	2/2/2017
John Findley	East Lansing	Michigan	48823	United States	2/2/2017

Jim Bartow	East Lansing	Michigan	48823-9	United States	2/16/2017
Steven Boughton	East Lansing	Michigan	48823	United States	2/16/2017
Thomas Vogel	East Lansing	Michigan	48823	United States	2/16/2017
Judy Kindel	East Lansing	Michigan	48823	United States	2/21/2017
Joy Sheridan	East Lansing	Michigan	48823	United States	2/23/2017
SHEILA FLYNN	East Lansing	Michigan	48823	United States	2/24/2017
Nanette Alton	Haslett	Michigan	48840	United States	2/24/2017
William Anderson	East Lansing	Michigan	48823	United States	2/25/2017
Neal Adams	East Lansing	Michigan	48823	United States	2/25/2017
Emily Anderson	East Lansing	Michigan	48823	United States	2/25/2017
Janet Chegwiddden	East Lansing	Michigan	48823	United States	2/25/2017
Rob McDonnell	East Lansing	Michigan	48823	United States	2/26/2017
Marcia Merando	East Lansing	Michigan	48823	United States	2/26/2017
JJames Dalley	East Lansing	Michigan	48823	United States	2/26/2017
Stacy McDonnell	East Lansing	Michigan	48823	United States	2/26/2017
Kevin Sayers	East Lansing	Michigan	48823	United States	2/27/2017
Elijah Sheridan	East Lansing	Michigan	48823	United States	2/27/2017
David Sheridan	East Lansing	Michigan	48823	United States	2/27/2017
Carol Weatherhead	East Lansing	Michigan	48823	United States	2/27/2017
Jan Jenkins	East Lansing	Michigan	48823-10	United States	2/27/2017
Roberta Davis	East Lansing	Michigan	48823	United States	2/27/2017

Peter Menser

From: Karen Renner <renner@msu.edu>
Sent: Friday, March 03, 2017 3:07 PM
To: Peter Menser
Cc: nitacprn@comcast.net; bowlby@msu.edu
Subject: Email for the Planning Commission March 3 3 p.m.

Importance: High



Peter-
Could you please share this email with the Planning Commission? Thank you.

Many Meridian Township citizens, including myself, were concerned and frustrated following the last Planning Commission meeting and the comments and discussion with the developer. Since Meridian township residents (and others) spoke prior to the developer, I would like to add some clarification for the Planning Commission.

We understand that a developer owns the property. We understand that he has applied for re-zoning. We have voiced our concerns over the re-zoning at multiple PC meetings, in writing and in voice. We know it is the Planning Commission's role to make a recommendation to the Township Board to approve or deny the request for rezoning.

The developer mentioned that a meeting was held with a group of individuals concerning this property. He did not state when the meeting was held. He did "inquire at the PC meeting where we were with that – he said he had not heard anything following the meeting." In my notes he mentioned Mr. Feldman (manager of the golf course?), the city manager, the attorney for the township, the Parks and Rec Commission, and the Triolas attended the meeting. He stated that he had offered a donation of $\frac{1}{4}$ of the property to the township (according to my notes) and mentioned a proposed long term lease from the township (according to my notes).

Most individuals sitting in the room, myself included, were not aware of this meeting.

I queried Peter Menser if there were minutes of this meeting located on the Meridian Township web site. Peter wrote back to me on Friday March 3:

"A meeting was held between the developer and some members of the Township administration. There were no minutes taken at that meeting. The Township's Attorney has advised the Township not to consider or comment on any potential offers from the developer until after the rezoning request is adjudicated."

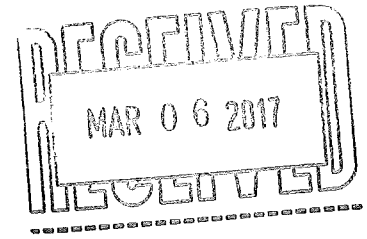
One Planning Commission member said he hoped these meetings would continue. I think it is important that the Planning Commission understand that the residents attending the Planning Commission meeting on February 27 (except for possibly the Triolas mentioned by the developer) were not involved. And after reading Peter's response it appears that the Township has been advised not to consider or comment on any potential offers from the developer until the rezoning request is adjudicated.

At the upcoming March 13 Planning Commission meeting, Meridian Township residents (and others) will write, attend and speak again to request the PC to make the recommendation to the Township Board to deny rezoning for the reasons mentioned to date that I won't repeat here. Residents understand the property is owned by the developer. We are asking for rezoning to be denied.

I am hopeful that the developer will submit a PUD with the current mixed zoning. This will allow for a less dense development (~50% fewer housing units) compared with the number of housing units the developer has proposed for the property if it were to be rezoned.

Thank you for your time. In closing, I would like the Planning Commission to understand that township residents are not holding back information from the Planning Commission.

KAR



March 6, 2017

TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor Plant, Soil and Microbial Sciences

6270 Skyline Drive, East Lansing MI

RE: Walnut Hills Property Development - Rezoning 16060

I am opposed to rezoning the Walnut Hills Property for the following reasons:

- 1) The developer bought the almost 200 acre property for just over two million dollars. **The developer knew the zoning when he purchased the property.** The developer does not need to maximize housing density on this property to be profitable.
- 2) Planned unit development (PUD) ordinances "allow developers flexibility to depart from existing zoning requirements in exchange for fulfilling an established set of planning criteria". A PUD does not require rezoning. **The developer has repeatedly stated to the Planning Commission that he needed rezoning first before he could develop his PUD and that is not correct.** A PUD can be developed with the current zoning.
- 3) **Walnut Hills is a unique property that has had a township built around it for over 100 years.** This is not 200 acres on the outskirts of an expanding community. This is 200 acres in the heart of Meridian Township and East Lansing. There is **farming to the north; there is a large township park just to the west.** Most homes on Skyline Drive were built 60 years ago; homes sell very rapidly because of the street name and the existing communities. Whitehills, Heritage Hills, and Whitehills Lakes are all very prestigious communities to live in. People built homes knowing the zoning regulations and where the greenspace was in the community. Keeping land zoned RR is not detrimental to the development of Meridian Township; **RR co-exists with the zoning to the north and the parks and Greenspace/open space in the proposed Master Plan.**
- 4) There are **drainage issues** on the property. **Adding impervious layers and changing topography will increase total runoff.** This development is going to concentrate runoff in smaller areas. Climate is changing; rainfall events with greater accumulation are increasing in number. Please consider the rainfall patterns predicted for the next 50-100 years. **Fewer housing units and roads should mean fewer drainage problems** for current and future residents.
- 5) **Soil mapping units classified as poorly drained muck occur throughout the northern half of the property,** in particular the northcentral and northwest areas of the property. The northeastern area adjacent to Park Lake Road is not in the poorly drained area. **A PUD with fewer housing units under current zoning is an appropriate fit for the site topography and soils.**
- 6) What wetlands will be regulated and what wetlands will not be regulated and subject to regrading? **The developer corrected himself at least twice when he forgot to mention the word 'regulated'.** He showed his "true colors" at the November 14 meeting; **he doesn't plan to keep wetlands if not regulated to do so.**
- 7) The current drawing by the developer suggests a series of two roads in the northwest quadrant of the property, running north-south parallel to Skyline Drive. Proposed homes about each other- a **virtual wall of four rows of two-story homes.** This impinges on line of sight; there is no line of sight for current Skyline Drive residents in the proposed sketch submitted by the developer. **The majority of the mature trees in the interior of the northern half of this property that line the**

golf course fairways would be removed with the current drawing submitted by the developer. Not rezoning will reduce the number of housing units and the number of trees removed and replaced by walls of homes.

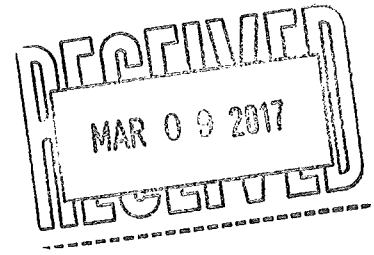
- 8) **There is affordable housing** just outside Meridian Township borders to the west of Walnut Hills, including Carriage Hills East, Castle Pointe Apartments, and Edgewood Village Apartments. Lake of the Hills apartments are to the east on Lake Lansing Road StoneRidge apartments are located on Hagadorn Road as well as condominiums to the east (Hagadorn Hills condo associates). There are also numerous condominiums off of Park Lake Road both to the north and to the south of Lake Lansing Road. **A quick search on Zillow showed over 60 homes/condominiums in the \$125-\$175K price range for sale within a five-mile radius of the Walnut Hills property.** Furthermore, there are approximately **five lots for sale in The Greens, 3 lots and 30 properties for sale in Whitehills Lakes, and 12 homes for sale in Whitehills.** Meridian Township does not need an additional 400 housing units.
- 9) **Truck traffic during construction** of the new development must be considered. The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill. A new 1200 square foot ranch home would require muck to be removed and fill dirt added. **“A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is.”** If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. 15,000 x 75 lb/cubic foot = 1.1 million pounds of soil = **562 tons of soil to be removed and then replaced with fill for one moderate sized home.** This truck traffic will have a **huge impact on Lake Lansing and Park Lake roads** where semi-trucks seldom run. Fewer housing units means fewer tons of earth moved on Lake Lansing and Park Lake roads. The developer should know **where the fill is going to come from and if the trucks hauling soil will be traveling Lake Lansing Road past the William Donley elementary school.** Roads will need to be repaved; truck traffic and speed limits during the construction phase will have a huge impact on the safety of individuals in Meridian Township, Bath Township and East Lansing. **Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.**

In closing, **most individuals** attending all of the meetings want a **planned community development under current zoning with buffers that enhances neighborhoods, provide open space, and doesn't jeopardize current resident property values.** If the development is going to have 50% Greenspace, are there opportunities for the developer to deed a 75-100 yard buffer strip along the western border of the property to Meridian Township or the Skyline Hills Association or the Nature Conservancy to keep as a wildlife conservation pathway?

Current property owners have been paying Meridian township taxes for more than 60 years; their opinion should have strong merit in the discussion. Please don't devalue current tax revenue for Meridian Township. **New homeowners want Greenspace in their backyards; so do current homeowners. Please recommend to the Township Board not to rezone the property.** The Walnut Hills development can be unique and bring revenue to the Township. Meridian Township has always paid careful attention to planned communities. **Consider a PUD for mixed zoning that will have 50% fewer housing units and add value to all Meridian Township residents and the surrounding communities.**

Peter Menser

From: Mark Kieselbach
Sent: Thursday, March 09, 2017 9:21 AM
To: Peter Menser; Sandy Otto
Subject: FW: Meridian Township Website Inquiry



From: Michelle Prinz
Sent: Thursday, March 09, 2017 9:10 AM
To: kindel@msu.edu
Cc: Frank Walsh; Mark Kieselbach
Subject: Meridian Township Website Inquiry

Judy,
Thanks for your recent inquiry. Mark Kieselbach, Community Planning and Development Director, will follow up with you shortly.

Thank you!



Michelle Prinz
Executive Assistant
prinz@meridian.mi.us
W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

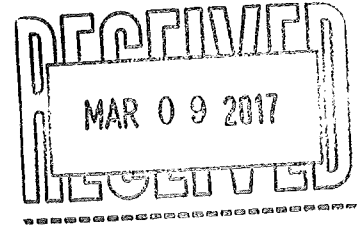
Township Board and Commissions:
Planning Commission

First and Last Name: Paul/Judy Kindel
Address, City, Zip Code: 2915 Margate Lane E-mail Address: Telephone Number: (517)332-3091 Please enter your comments or suggestions here: To Planning Commission Members,

We are opposed to the rezoning of Parcel No. 16060 Summer Park Realty as presently presented by the developer.

Peter Menser

From: mo <golfermo@msn.com>
Sent: Thursday, March 09, 2017 2:12 PM
To: Peter Menser
Subject: 16060 Summer Park Realty



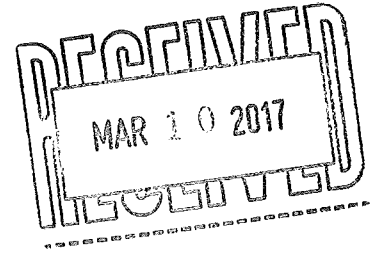
Dear Peter,
Please reject the rezoning for 16060, Summer Park Realty. The beautiful site on Lake Lansing Road in Meridian Township needs to stay at golf course.

Thank you!

Sent from my Verizon,
Maureen LaValley

Peter Menser

From: Gay Heusner <ghbenterprises@yahoo.com>
Sent: Thursday, March 09, 2017 11:40 PM
To: Peter Menser
Cc: Frank Walsh
Subject: Rezoning # 16060 (Walnut Hills)



To Meridian Township Planning Commission:

We understand that the developer owns and can develop the Walnut Hills property. We also understand that, as much as we would prefer it to remain a golf course, it most likely will be developed to some degree by either the current or some future owner. However, we strongly oppose changing the zoning from RR to RAA. If this change is made, the zoning "goes with the property" and would allow triple the number of units, which would be an incredibly dense development. Such a dense development would violate several goals of Meridian Township's Master Plan, including to preserve and strengthen residential neighborhoods, and to preserve open spaces and natural areas.

Another reason to leave the RR zoning in place is one of safety. The increased traffic from such a dense development, especially at rush hours, would cause huge traffic delays, as well as increased safety concerns for the elementary schools in the area. In addition, with only two proposed entrances/exits, emergency vehicles (i.e., fire engines, EMT, ambulances, etc.) will have difficulty reaching residents in a timely manner.

For these reasons, and for the many others previously mentioned, please allow the RR zoning to remain in place.

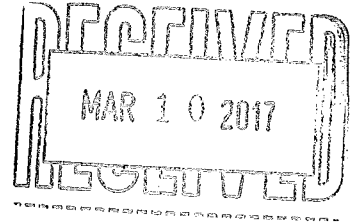
Thank you,

Eleanor Heusner
Gay Heusner
6216 Skyline Drive
East Lansing, MI 48823

Peter Menser

From: Elizabeth Jane Schneider <ejaneschneider@gmail.com>
Sent: Friday, March 10, 2017 6:21 AM
To: Peter Menser
Subject: Please include the Included Message in the Planning Commission Packet. Thanks!

To: Meridian Township Planning Commission
Attention: Peter Menser, Senior Planner for 3/13/17 Planning Commission Meeting Packet
Re: Rezoning request: #16060 (Summer Park Realty)



Greetings,

Thank you for the opportunity to once again voice our strong opposition to the rezoning of the property known as Walnut Hills Country Club. Again, we remain in **absolute total opposition** to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and, is in concert with the Township's own Master Plan and Greenspace plan.

We live on the west side of Skyline Drive, in the wooded area at the dead end of the street. We have totally redone our home and yard to make it blend as much as possible with nature, using the colors of nature. We are fortunate to back up to one of the township's beautiful preservation areas. We thank the township for the purchase of this property. It is a safe haven for fauna and flora alike. But, there are resources that the Walnut Hills greenspace offers, like water, that fuels the need for wildlife to cross over Skyline Drive to the available open ponds.

The construction of houses on this site will change the property forever. Once the first shovel of dirt is dug, the first tree felled and the habitat disturbed, this development will have done a great disservice to its wildlife and township residents alike.

We also have recently learned that there may be housing and other types development proposed for Carriage Hills. It would be wonderful to see this area thrive again. But any construction there would be adding to traffic, pollution and noise as well. Please consider the traffic increasingly developing along Lake Lansing Road. The corner of Hagadorn and Lake Lansing Road, the site of an elementary school, will soon look like Grand River and Hagadorn, currently considered one of the most dangerous intersections in the County. And let's not forget Costco is all but a mile away from all of this.

This is just too much destruction. Plus there has been no real plan nor written commitment from Mr. Shafer that he will keep his many and varied promises once the zoning is changed.

Once this zoning change is made, anything could happen to the property. Our expectation is that Mr. Shafer will quickly sell for a great profit to a big builder, the land despoiled, wildlife habitats destroyed, and over 500 unneeded and unwanted houses will be left to wreak havoc on surrounding stable neighborhoods.

We politely, yet firmly, request the township to honor its own community plans and keep the property under consideration for development, green, and to deny the rezoning request. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

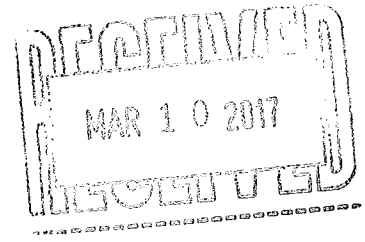
Everyone choses a neighborhood to live in for their own reasons. We chose to live on Skyline Drive because of the unique closeness to nature's beauty and quiet. What no one has convinced us of, is that we need more destruction of land, concrete, asphalt, additional water issues, years of building noise, houses, people, loose pets, roadkill, trafficand less greenspace.

Thank you,
Larry and Jane Schneider
6295 Skyline Drive
East Lansing MI 48823
February 24, 2017

To: Meridian Township Planning Commission or Board of Trustees
From: Chester W. Lewis,
5944 Patriots Way
Heritage Hills Subdivision
Request # 16060 (Summer Park Realty)

March 10, 2017

Dear Planning Commission



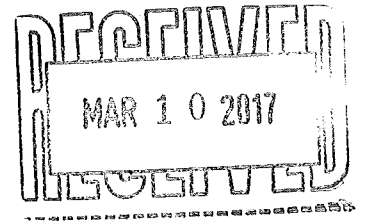
I urge you to deny this rezoning request.

The best use of this property is to be left in open space recreation or park use. This supports the existing neighborhoods such as Heritage Hills that are near the property and is consistent with the Township's master plan.

Peter Menser

From: Karla Hudson <hudson.kc@live.com>
Sent: Friday, March 10, 2017 8:11 AM
To: Peter Menser
Subject: Support the residents, Oppose rezoning of Walnut Hills, 16060 (Summer Park Realty)

March 10, 2017



Dear Planning Commission,

My family and hundreds of our neighbors have attended your meetings for months now since the first time we realized Summerpark Realty acquired the note for Walnut Hills. In each filled-room session, we have declared our opposition to the rezoning they seek. We realize he already has a right to radically change the looks of our corner of the township with a couple of hundred new homes possible but we do not wish to see 400 or more homes crammed into an area that exemplifies the special quasi-rural beauty of Meridian Township. Indeed, Skyline Hills was constructed with many of the homes having architectural significance based on the greenspace setting that represented our skyline since the 1950s origination of the neighborhood.

Alarming, our narrow/rural street Skyline Drive, was suggested as a possible portal into and out of the proposed development because the zoning requested by the developer will put undue pressure on Lake Lansing Road and Park Lake. This pressure will be significant given the impending opening of Costco which itself will likely double the traffic we need to endure here. Skyline is already a risky departure point for those who exit onto Lake Lansing with tire screeching and horns blowing in front of our home an increasingly present reality even without new developments. Our street seemingly has no room for pathways that will be needed to allow pedestrians and children safe travel were hundreds of new homes connected to our narrow/rural street. I believe Skyline and Highgate are already in a place where traffic increases on Lake Lansing will necessitate consideration of traffic calming or control devices at one street or the other. 400 plus new homes there would be perilous for our neighborhood.

We ask you to help commemorate Meridian's 175-year anniversary with continued "smart development" that embraces the rural and carefully planned atmosphere that distinguishes us from more urban East Lansing or Lansing settings. Indeed, others from the greater Lansing area have referred to Meridian residents as "tree and farm huggers" – a designation many of us wear proudly as the quasi rural nature of our township is exactly why we purchased here. Please don't force us to leave Meridian to regain what we came to Meridian to enjoy. It is reasonable to allow the developer to maintain the zoning he purchased as it fits the surrounding structures so well with the rural residential portions adjacent to the land preserves and working farm. Our area has lost the core features of a once walkable Carriage Hills grocery, pharmacy, travel agent, dry cleaner, etc. that served us well and precluded the need to roam distances for these amenities. The Walnut Hills property is located at the edge of our township near land preservation areas and a working farm. It is zoned appropriately as part of a graduated down-zoning from the Carriage Hills high density, through low density on Horizon to lower on skyline and lowest at Walnut Hills.

If you choose to rezone, this developer, who has already evidenced a disagreeable side, is likely to begin a project that he may not complete for any number of reasons including our perception that he would love to sell it off to a national developer once he gets the zoning that adds significant value for the "flip" of a bargain property to a national

development model for maximum profit. While very beneficial for him, the rezoning serves up a good deal of adversity for us, the long-standing citizens of this area.

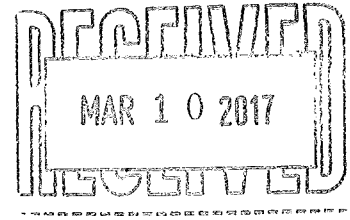
We implore you to leave well enough alone, this property is beautiful as is, will offer a nice option for development in the current zoning configuration while meeting the master plan constructs for our township and the homes already built to the specifications of the rural nature. We will continue to attend meetings as we expect our township officials to faithfully serve the interests of existing residents and long-standing taxpayers.

Michael and Karla Hudson

6009 Skyline Drive

Peter Menser

From: Chris Triola <ctriola@aol.com>
Sent: Friday, March 10, 2017 8:36 AM
To: Peter Menser
Subject: Rezoning request # 16060



To: Meridian Township Planning Commission

We remain totally in opposition to this rezoning request. For months we and many others have presented a compelling argument as to why this rezoning would not be in keeping with the needs, goals, beauty, and safety of the township while Mr. Schafer has done just the opposite.

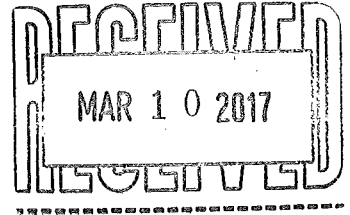
We ask that you not delay your recommendation to deny rezoning any further so that Mr. Schafer can move on to other options.

Thank you,
Bill and Chris Triola
6292 Skyline Dr.

Sent from my iPad

Peter Menser

From: Kevin Witgen <kevinwitgen@icloud.com>
Sent: Friday, March 10, 2017 10:26 AM
To: Peter Menser
Subject: Walnut hills



Good morning Peter, I am emailing once again to express my very urgent desire to have the rezoning request by Schaeffer for the Walnut Hills property turned down. There are a multitude of reasons to not do this, and not any that would benefit the community as I can see. Thank you Kevin Witgen Sent from my iPhone

March 10, 2017

From: Sheila Flynn

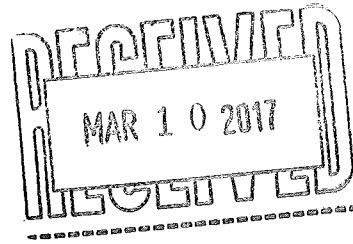
6086 Skyline Drive,

East Lansing, MI

To: Planning Commission of Meridian Township

C/O Peter Menser, Senior Planner

RE: Oppose Rezoning #16060



At your last committee meeting, on February 27th, some of the committee were encouraged by the mention of the possibility that both sides might come together for a different kind of development plan. While this may be a remote possibility, I would remind the committee that it could only happen if you choose NOT to change the zoning. If the zoning changes to RAA, the land will be developed to its maximum housing potential and we will have another 800 + cars impacting the adjacent roads and both Donley and Whitehills schools..(Children cross lake lansing at both schools).

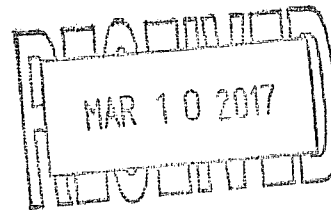
If the zoning remains the same, there may be potential for other options, or the possibility of 180 homes being built on the property. Either possibility is better that the developers desire to build double that. I really believe Mr Schafer is trying to wear us down, but I hope you are considering all the opposition of all the surrounding neighborhoods. Please vote against rezoning.

Thank you,

Sheila Flynn

Peter Menser

From: James R Engelkes <mnejre@comcast.net>
Sent: Friday, March 10, 2017 12:11 PM
To: Peter Menser
Cc: Frank Walsh
Subject: Walnut Hills rezoning.



To whom it may concern,

We are writing to you as long time homeowners on Skyline Drive since 1984. We are concerned about the preservation and strength of our residential neighborhood. We feel to rezone the area to enable the developer to build over 200 homes in that small acreage would be a travesty. Only one of our major concerns is the roads and the need for more roads to adequately accommodate the additional cars from the change in zoning. The impact of the additional homes would greatly change our quality of life on Skyline Drive.

We ask you to please give a NO vote to change the zoning.

With great concern, Marcia and Jim Engelkes
6343 Skyline Dr
East Lansing, Mi
517 351 6544

Sent from my iPhone

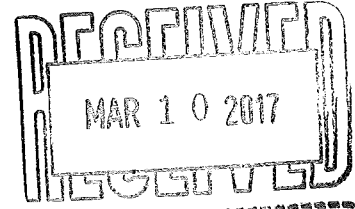
PROUD MEMBER OF



Laboratory
Products
Association

PLAS ■ LABS, Inc. ®

401 E. North St.
Lansing, Michigan
Domestic Memo



Date: March 10, 2017
To: Mr. Peter Menser Senior Planner
Meridian Twp. Planning Commission
551 Marsh Road
Okemos, MI 48864
From: Dave Regan
President
Subject: Rezoning of the Walnut Hills property.

Hello and good day to you all on the Planning Commission. This is my second memo to you in regards to the rezoning request put forth by a group by a Mr. Schaeffer.

I have attended several of your meetings and they have been very enlightening. There are several issues I would like to mention that have not been thoroughly discussed.

SIDE COMMENT: Back in 1959-60 I was a college student working at Walnut the day it burned down. The fire Department had everything under control UNTIL the "pumper" ran out of water. The nearest fire hydrant was almost ¾ of a mile away. By the time the pumper was refilled and back at the fire scene, it was too late and the building burned down!


Concern #1. With proposed houses at over 275 units (or more) there will be MANY more students at the Donley School. To get the children across Lake Lansing Road safely, they will have to install a pedestrian overpass (walk way). My friends at the East Lansing City offices tell me it will cost at least \$185,000 to install it. Who has to pay for this?

Concern #2. With only two (2) entry points for the entire sub-division (ingress and egress), What happens if there is a weather related storm that blocks one of the entry points? Can Fire Trucks get to fires in time to be effective?

Concern #3. Who pays for the MANY NEW fire hydrants required for the sub-division?

Last but not least, after being in business over 50 years, I have learned the "hard way" to get any proposed promises made during early negotiations IN WRITING.

Cordially...


Dave Regan

CONCEPTION ■ INTERPRETATION ■ PRODUCTION ■ SATISFACTION

**Special Use Permit #17011
(Verizon Wireless)
March 13, 2017**

APPLICANT: Verizon Wireless
PO Box 21485
Detroit, MI 48821

STATUS OF APPLICANT: Lessee

REQUEST: To install 90-foot wireless communications tower

ZONING: I (Industrial)

LOCATION: 4888 Dawn Avenue

AREA OF SUBJECT SITE: 0.847 acres

EXISTING LAND USE: Industrial

MASTER PLAN DESIGNATION: Industrial

**EXISTING LAND USES
IN SURROUNDING AREA:** North: Professional Metal Works
South: Grand Trunk Western Railroad
East: Salvation Army Donation Family Stores
West: Superior Brass & Aluminum


**CURRENT ZONING
IN SURROUNDING AREA:** North: I (Industrial)
South: RAA (Single Family, Low Density)
East: C-2 (Commercial)
West: I (Industrial)


**COMP PLAN DESIGNATION
IN SURROUNDING AREA:** North: Industrial
South: Residential 3.5-5.0 du/a
East: Commercial
West: Industrial

MEMORANDUM

TO: Planning Commission

FROM:


Peter Menser
Senior Planner


Jennifer Quinlivan
Assistant Planner

DATE: March 9, 2017

RE: Special Use Permit #17011 (Verizon Wireless), install 90-foot tall wireless communication tower at 4888 Dawn Avenue.

Verizon Wireless, represented by Leland Calloway, has requested a special use permit to install a 90-foot tall wireless communication tower at 4888 Dawn Avenue. The site is zoned I (Industrial) and is approximately 0.847 acre.

The wireless communication tower, associated equipment cabinet, generator, and propane tank will be located within a fenced area on a 2,500 square foot lease area. The leased area will be directly adjacent to an approximately 4,000 square foot commercial storage building owned by Vandelet Industries. Access to the site will be provided directly from Dawn Avenue. The wireless communication tower is a 90-foot monopole with a seven foot antenna attached to the top.

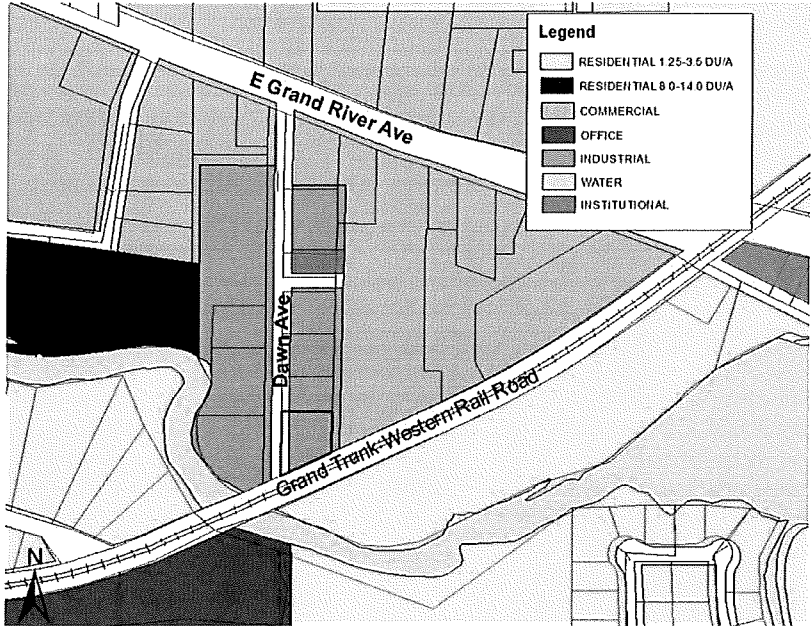
The Wireless Communication Facilities Overlay District (Chapter 86-438), provides standards and regulations pertaining to the location, construction, design, and maintenance of wireless communication facilities in the Township. A wireless communication facility is an allowed use in all zoning districts either by right or special use permit.

A wireless communication facility is permitted by right when it incorporates stealth design or collocates on an existing wireless communication support structure. Any wireless communication facility that is not considered a use permitted by right requires a special use permit. The proposed wireless communication structure is a monopole tower that does not incorporate stealth design and is not collocated with an existing or Township approved wireless communication facility, therefore a special use permit is required.

Master Plan

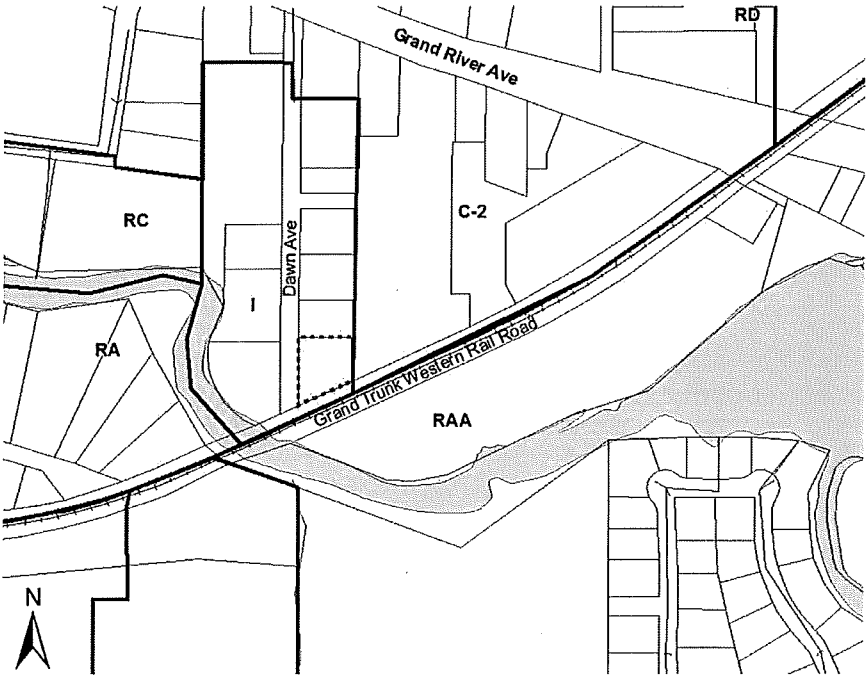
The 2005 Master Plan designates the subject site in the Industrial category.

FUTURE LAND USE MAP



Zoning

Minimum lot width and lot area requirements for Industrial district zoned properties are 100 feet of lot width and one acre of lot area. The parcel is 0.847 acres in size and has 229 feet of frontage on Dawn Avenue. The leased area for the wireless communication facility is 2,500 square feet and has no frontage on Dawn Avenue.



Physical Features

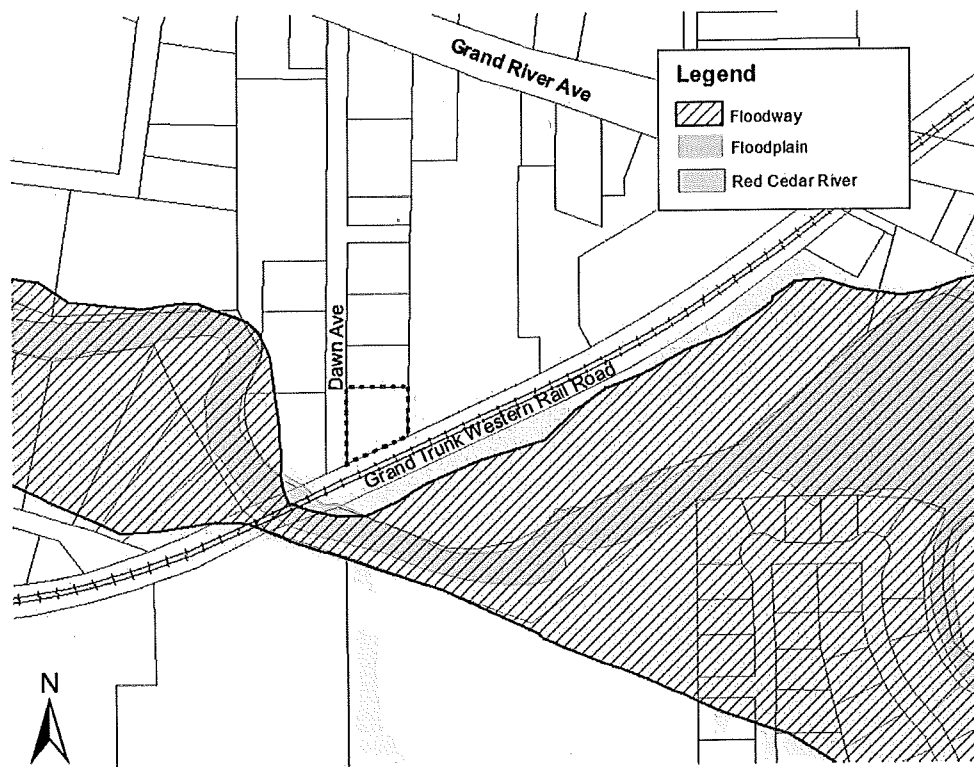
The site consists of a one approximately 4,000 square foot commercial storage building and one approximately 250 square foot shed with a loading dock.

The majority of the site is gravel with natural grass vegetation and brush along the northeast and south perimeter of the site. The site is sparsely wooded with a few smaller trees located along the north property line. The proposed location for the 2,500 square foot leased wireless communication facility and cell tower is free of overhanging branches and the site is generally flat. The site borders the Grand Trunk Western Railroad to the south.

Floodplain

The Red Cedar River is 325 feet from the proposed wireless communication facility. Township ordinance requires a 50-foot setback from the ordinary high water mark of the Red Cedar River. The proposed wireless communication facility is not located within the floodplain.

FLOODPLAIN MAP



The site has no special designation on the Township's Greenspace Plan.

Streets and Traffic

Dawn Avenue is a two lane paved public road. Access to the site is via Dawn Avenue and a proposed twelve foot ingress/egress easement connecting the leased area to Dawn Avenue. The application indicates maintenance personnel will visit the site two to four times per month. Traffic counts are not available for Dawn Avenue and a traffic report was not required for the project.

Pathway

The Pedestrian/ Bicycle Master Plan indicates no Township pathway is required along Dawn Avenue.

Public Utilities

The applicant has indicated public water and sewer services will not be utilized. The site plan shows a proposed six foot utility easement from Dawn Avenue to the leased area. Underground fiber optic cable will be located in the utility easement.

Staff Analysis

The applicant has requested a special use permit to install a wireless communications facility with a 90-foot tall cell tower at 4888 Dawn Avenue. A special use permit is required as the proposed cell tower does not incorporate stealth design and is not collocated with an existing or wireless communication facility.

Review Process. The Wireless Overlay District provides the Planning Commission 90 days from the date the application was deemed complete to approve or deny the special use permit. The application was deemed complete by staff on February 22, 2017 and notice was mailed to the applicant within the required 14 day period. The Planning Commission must approve or deny the special use permit on or before the May 22, 2017 Planning Commission meeting.

Environmental Assessment. The applicant is required to disclose any potential impact on the environment in an environmental assessment. A report by Trileaf Environmental Services indicated no portion of the site is within a water feature, natural vegetation strip, floodway, heritage neighborhood, historic property, Native American burial site, or 300 feet of a designated natural beauty road.

Parking Requirements. A wireless communication facility with a freestanding monopole cell tower is required to provide two off-street parking spaces on the site and an additional off-street parking space for each two employees required for on-site personnel. The proposed site plan does not include the required two off-street parking spaces. The proposed facility will be serviced two to four times per month and will not have on-site personnel.

Wiring. All wiring is required to be underground and fully enclosed within an equipment compound. The applicant has indicated all wiring will be placed underground.

Regulatory Approvals. Application materials indicate the proposed wireless communication facility and cell tower are Federal Communication Commission (FCC) compliant. The applicant has submitted a letter from Midwestern Consulting stating that the wireless communication facility complies with the building code and Electronics Industry Association (ETA) standards.

Accessory Buildings. Accessory mechanical buildings associated with wireless communication facilities must be designed in a manner architecturally compatible with the surrounding neighborhood. No accessory buildings are proposed.

Collocation. In order to maximize the efficiency of wireless communication services, while also minimizing the impact of such facilities on the Township, all applicants for wireless communication facilities are required to provide information on the feasibility of collocation at all proposed or existing sites in the Township. The applicant provided maps showing existing cell towers near the location of the proposed cell tower and related coverage radiuses. Additional information is needed from the applicant to demonstrate the need for a cell tower at this location.

Site Development Requirements. Site plan review is required for all wireless communication facilities. If the special use permit is approved, the project will move onto the site plan review process.

Height. The Wireless Communication Facility Overlay District Ordinance provides an exemption from the maximum height restrictions of the zoning district where they are located. The 90-foot tall cell tower is located in the Industrial district and is exempt from the district's maximum 40-foot building height limit. The applicant is required to submit an architect or engineer's report detailing that the proposed wireless communication facility is no more than the minimum height necessary. In a letter from the cell tower manufacturer, the height and design of the cell tower is confirmed to be no more than the minimum height necessary.

Setbacks. Freestanding wireless communication facilities incorporating a monopole must be setback a distance equal to the height of the pole. The setback is measured from the cell tower structure to the property lines. The proposed 90-foot tall cell tower meets the required setbacks.

Anticlimbing. The cell tower is fitted with anti-climbing mechanisms. As noted in the application, the bottom 20 feet of the cell tower will have no rungs attached to prevent climbing.

Insurance Coverage. Proof of adequate insurance coverage to cover any potential damages done by or to the facility is required. The applicant provided documentation of insurance coverages in the supporting documentation.

Security Fencing. A 39 foot by 34 foot fence is proposed around the 90-foot tall cell tower, a 1,000 gallon propane tank, 220 square foot equipment cabinet, and with a propane generator. The fenced equipment area is located adjacent to an existing 4,000 commercial storage building with a shared wall. The wire security fence is six feet tall with one foot of barbed wire at the top. The total proposed fence height is seven feet.

Building Code and Electronics Industry Association (ETA). For monopoles, a statement verifying that the tower and all attachments comply with all building code and ETA standards is required. The applicant has submitted a letter from Midwestern Consulting stating that the wireless communication facility meets the building code and Electronics Industry Association (ETA) standards.

Landscaping and Visual Impact Requirements. Landscaping consisting of native species approved by the Township is required around the perimeter of the wire security fencing as well as any adjacent buildings. Site entrances must be landscaped with native materials. The site plan shows a portion of the required landscaping will be provided by existing vegetative material to the south. Landscaping of the site access entrance is also required but not shown on the site plan. A landscape plan will be required during the site plan review process.

Lighting. Lighting at a wireless communication facility must be designed in compliance with Federal Aviation Administration (FAA) standards and the Township's outdoor lighting ordinance. No outdoor lighting is proposed for the wireless communication facility other than the lighting that is required on the cell tower for FAA compliance.

Cell Tower Color. The FAA requires that a monopole cell tower of 200 feet or less in height must be designed utilizing light sky-blue, sky-mist gray, or a similar unobtrusive color. The proposed 90-foot tall cell tower will be sky-mist gray in color.

Variances. A review of the proposal indicates the following variances are necessary to proceed with the project as designed:

- Parking and drive aisles must be paved with concrete or asphalt, but only gravel is proposed. Two parking spaces are required. No off-street parking is shown on the site plan. A variance is required for the two required concrete or asphalt off-street parking spaces.
- The maximum fence height in any district is six feet. The proposed security fence is a six foot tall wire security fence with one additional foot of barbed wire. A one foot variance is required for the barbed wire to extend above the six feet.
- The Michigan Land Division Act considers areas leased for more than one year a land division. To receive Township approval of a land division, the leased area must comply with the lot width and lot area requirements of the zoning district. The proposed 2,500 square foot lease area must be at least one acre in size and have 100 feet of frontage for consistency with Industrial district standards, a variance is required for lot size and frontage.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit request. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit Application and supporting documents
2. Site Plan dated on February 10, 2017.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2017\SUP 17011 (Verizon Wireless)\SUP 17011.pc1

17011

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

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant New Par alpha Verizon Wireless of Cassadaga
Address of Applicant P.O. Box 21485 Detroit, MI 48221
Telephone - Work 248-908-2774 Home _____ Fax _____ Email @stomineval.com
Interest in property (circle one): Owner Tenant _____ Option _____ Other _____
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number Please see "Property Information" on site
Legal description (please attach if necessary)

Current zoning Industrial
Use for which permit is requested / project name Special Use Permit / 473 Grand River
Corresponding ordinance number Chapter 86 Article IV 7 Park Lake

C. Developer (if different than applicant) _____
Address _____
Telephone - Work _____ Home _____ Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Jim Fisher and/or Scott Fisher
Address 3815 Plaza Drive, Ann Arbor, MI 48108
Telephone - Work 734-995-0200 Home _____ Fax _____

E. Acreage of all parcels in the project: Gross 847 Net 847

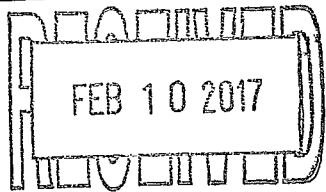
F. Explain the project and development phases:

G. Total number of:
Existing: structures _____ bedrooms 1 offices _____ parking spaces _____ carports _____
garages _____ Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____
garages _____

H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:

J. Existing Recreation: Type N/A Acreage _____
Proposed Recreation: Type N/A Acreage _____



Existing Open Space: Type Vacant land Acreage 32,095
 Proposed Open Space: Type _____ Acreage _____

K. ~~If Multiple Housing:~~

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

L. The following support materials must be submitted with the application: 86-438

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

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

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N/A
N.

In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

N/A
O.

In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

N/A
P.

In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

N/A
Q.

In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

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

S.

Part II

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

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

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

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

Yes No (Please check one)

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

John Callaway agent for Verizon Wireless 12/20/16
Signature of Applicant Date

Leland Calloway
Type/Print Name

Fee: _____

Received by/Date: John M... 2-10-17

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

Part II

SUP REQUEST STANDARDS

Township Code of Ordinances, Section 86-126

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

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

This use is proposed in a I zoning district. There are only industrial, commercial uses or vacancy on the adjacent properties therefore the nature, design and location will have no negative effects on the proposed parcel or any adjacent land uses. Because this facility will allow better communication in the surrounding area, this use will actually improve the health, safety, and general welfare of the community.

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

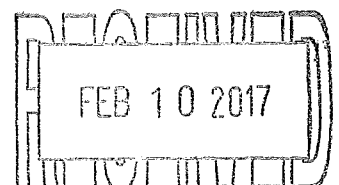
Per the zoning review and requirements there is no indication that this project is not consistent with the Township's comprehensive development plan

- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

This project is proposed in a industrial district. The facility is self-contained and self-operating with very little need for maintenance. The adjacent properties also have industrial or commercial uses on them so the essential character of the area will not be affected.

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

This project is proposed in a industrial district where a similar use and the adjacent properties also have industrial or commercial uses on them so the essential character of the area will not be affected.



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

There is no evidence that any wireless communications facility has ever be detrimental to the economic welfare of a community.

- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

The facility will be visited by maintenance personnel on average 2-4 times per month so existing roads will be adequate. There will be no need for any of the other services listed above for this facility.

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

This project does not require any public sanitation.

- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

This project does not produce any pollution in the form of traffic, noise, smoke, fumes, glare, or odors.

- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

This project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township as outlined in the NEPA report provided to the township.

1.

A response to the nine (9) statements listed as "Part B" on Page 4 of the special use permit application.

Please see attachment 1 of this submission packet where you will find the responses to the nine (9) statements listed as "Part B" on Page 4 of the special use permit application.

2.

The applicant must demonstrate to the Township by means of an architect's or engineer's report that the proposed wireless communication facility is no more than the minimum height necessary. This report shall be certified and sealed and shall at a minimum include details on tower or facility design, geography and topography constraints, expected usage or cell range, potential interference sources, collocation needs, structural design and safety, and siting need and requirements.

Please see attached letter from Jun Yu, PE regarding the need and design of the tower, the siting. There is also a letter from the tower manufacturer about the tower design and how it will fall in extreme weather events and the standards to which it the tower will be built.

3.

All applicants for a wireless communication facility shall disclose any potential impact on the environment in an environmental assessment for the following categories:

Endangered species

Floodplains, including floodway and floodway fringe

Groundwater recharge areas

Historical sites

Native American religious sites

Wetlands

Wildlife preserves and corridors

Woodlands

Please see email sent on 12/20/16, The Section 106 Review done by Trileaf environmental and property consultants. The report covers all of the above mentioned categories.

4.

The applicant shall, in conjunction with the application, submit a statement that is certified and sealed by a licensed architect or engineer indicating that the proposed wireless communication facility is in compliance with all Federal Communications Commission (FCC) regulations and all building and code requirements.

Please see attached letter from Scott Fisher, PE.

5. For tower facilities, a statement verifying that the tower, including any and all attachments, shall comply with all building code and Electronics Industry Association (ETA) (222-E) requirements and shall be certified and sealed by a licensed architect or engineer and furnished with the application.

Please see letter from Mr. Konyha PE.

6. The applicant shall provide the Township with copies of all Federal Communications Commission (FCC) and other regulatory approvals.

Please see attached FAA and FCC related documents.

7. All wireless communication facilities shall be fitted with anti-climbing devices.

The tower will be fitted with an anti climbing mechanism. The bottom 20' of the tower will have no rungs attached. Maintenance personnel will bring special rungs that fit into slots on the tower. These rungs will be needed to climb the tower.

8. Proof of adequate insurance coverage, sufficient to cover any potential damages done by or to the facility shall be provided.

Please see attached Certificate of Insurance to cover any damages at the facility.

9. Whether a freestanding or mounted telecommunications facility is proposed, the applicants shall demonstrate how the accessory building's design will limit adverse visual impacts to neighboring property owners. Appropriate landscaping shall also be provided.

Since this tower is proposed in an industrial district on a dead end street Verizon Wireless feels that a landscape plan is unnecessary but will be willing to work with the township if it finds that landscaping is necessary.

10. When freestanding, conventional, wireless communications facilities which are 200 feet or less in height are proposed, a monopole design utilizing light sky-blue, sky-mist gray, or a similar unobtrusive color shall be required, unless otherwise directed by the FAA.

The tower will be un-painted, sky mist gray, galvanized steel.



December 9, 2016

The Verizon Wireless equipment proposed at site 'Grand River and Park Lake' location will meet all existing FCC / Federal Telecommunications guidelines for electromagnetic emissions (EME) as well as established guidelines for output power (W/MHz).

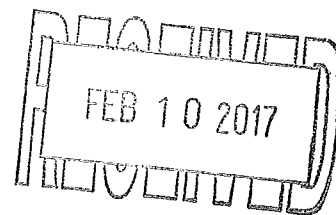
The equipment installed within the shelters and on the structures will neither contribute to nor produce additional noise as the radio transceivers are designed to operate silently.

Verizon Wireless uses spectrum for communication purposes that is separate from the spectrum that Public Safety communication systems utilize. There are no known interference issues between Verizon's spectral allocations and those of the Public Safety departments.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jun Yu".

Jun Yu
Radio Frequency Engineer
Verizon Wireless





December 21, 2016

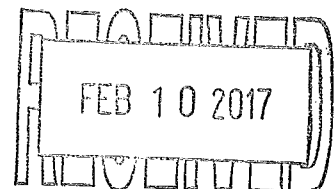
The Verizon Wireless proposed 90 feet height for 'Grand River and Park Lake' site tower is the necessary height to overcome the vegetation and ground clutters to fulfill the communication needs including voice, high speed data and E911 service in this location. The effective cell range expected to be within 1 mile radius.

Verizon Wireless uses spectrum for communication purposes that is separate from the spectrum that Public Safety communication systems utilize. There are no known interference issues between Verizon's spectral allocations and those of the Public Safety departments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jun Yu".

Jun Yu
Radio Frequency Engineer
Verizon Wireless



verizon

December 9, 2016

Meridian Township
5151 Marsh Road
Okemos, MI 48864

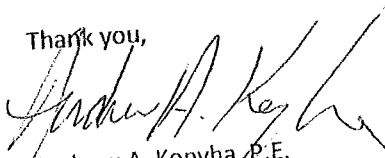
RE: Site 473/Grand River and Park Lake

To whom it may concern,

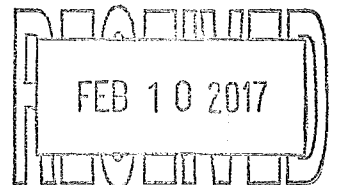
The tower Verizon proposes for the subject site shall be built in compliance with ANSI/TIA-222-G. It shall not be built in compliance with ANSI/TIA-222-E as requested in the ordinance. That version of the standard is outdated and is not applicable to current construction in the industry.

Specific tower drawings, signed and sealed by the design PE, shall be completed at the time of tower design. Tower design cannot occur until after Verizon has received zoning approval. These drawings are typically provided to the municipality as part of the building permit process, and Verizon will do so as required by the building department for permit approval. Exposure and topographic categories, which are used for the tower design, cannot be determined until that time.

Thank you,



Andrew A. Konyha, P.E.
Construction Engineer
Verizon
24242 Northwestern Hwy
Southfield, MI 48075





MIDWESTERN
CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734-995-0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

December 9, 2016

Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

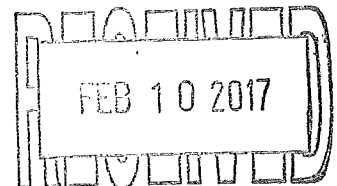
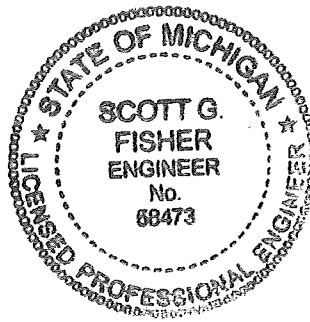
Re: Verizon Wireless Site #473 "Grand River Park Lake" aka 4888 Dawn Avenue

To Whom It May Concern

To the best of my knowledge the proposed wireless communications facility is designed so that all work and materials can be constructed in compliance with the current edition of the building code(s) and requirements followed by Meridian Charter Township.

Sincerely,
MIDWESTERN CONSULTING

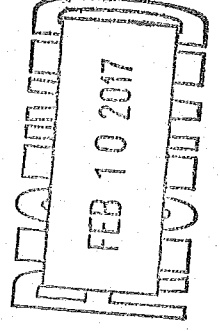
Scott G. Fisher, PE
Project Manager



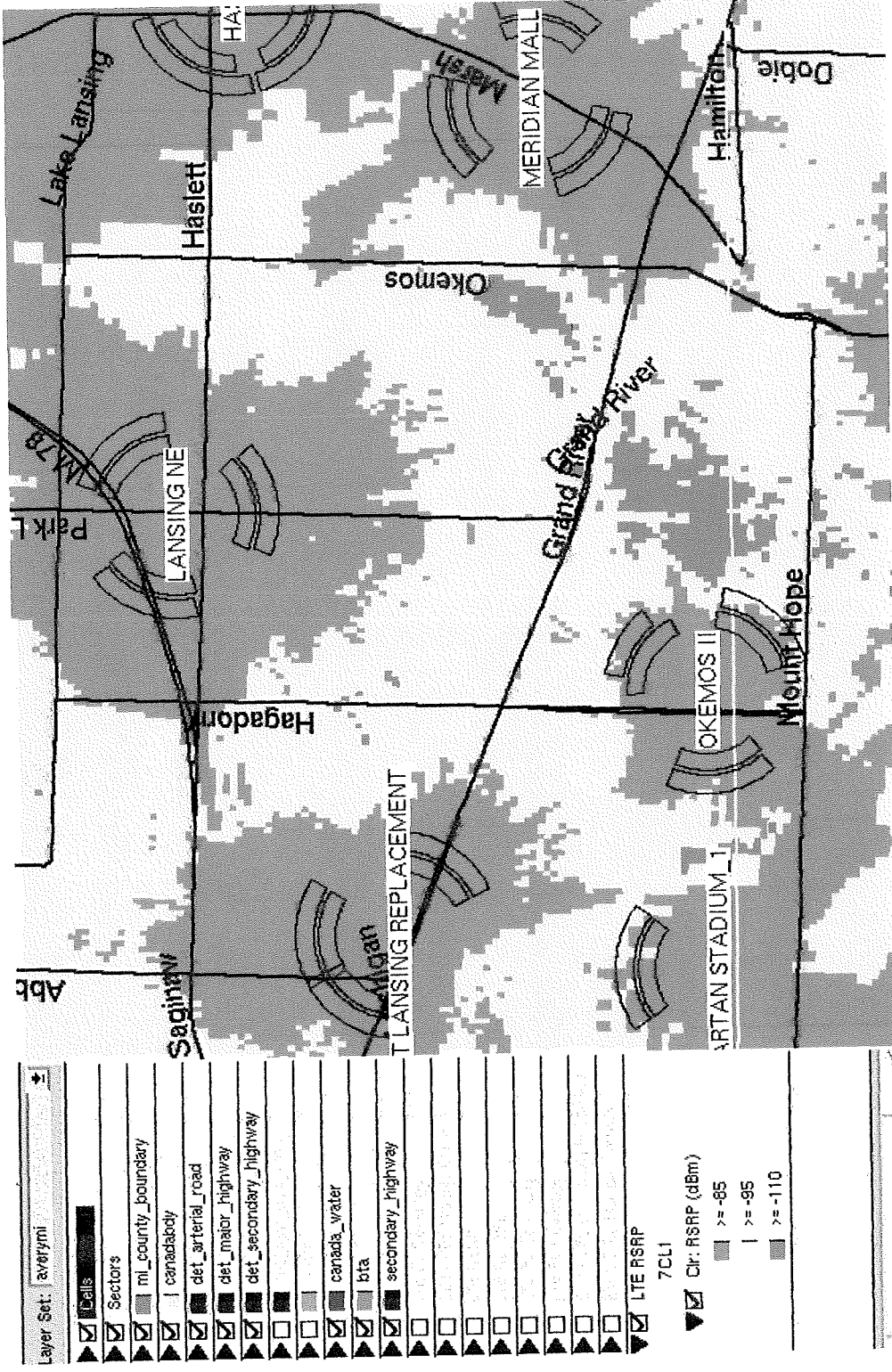
473 – Grand River and Park Lake

Propagation Maps

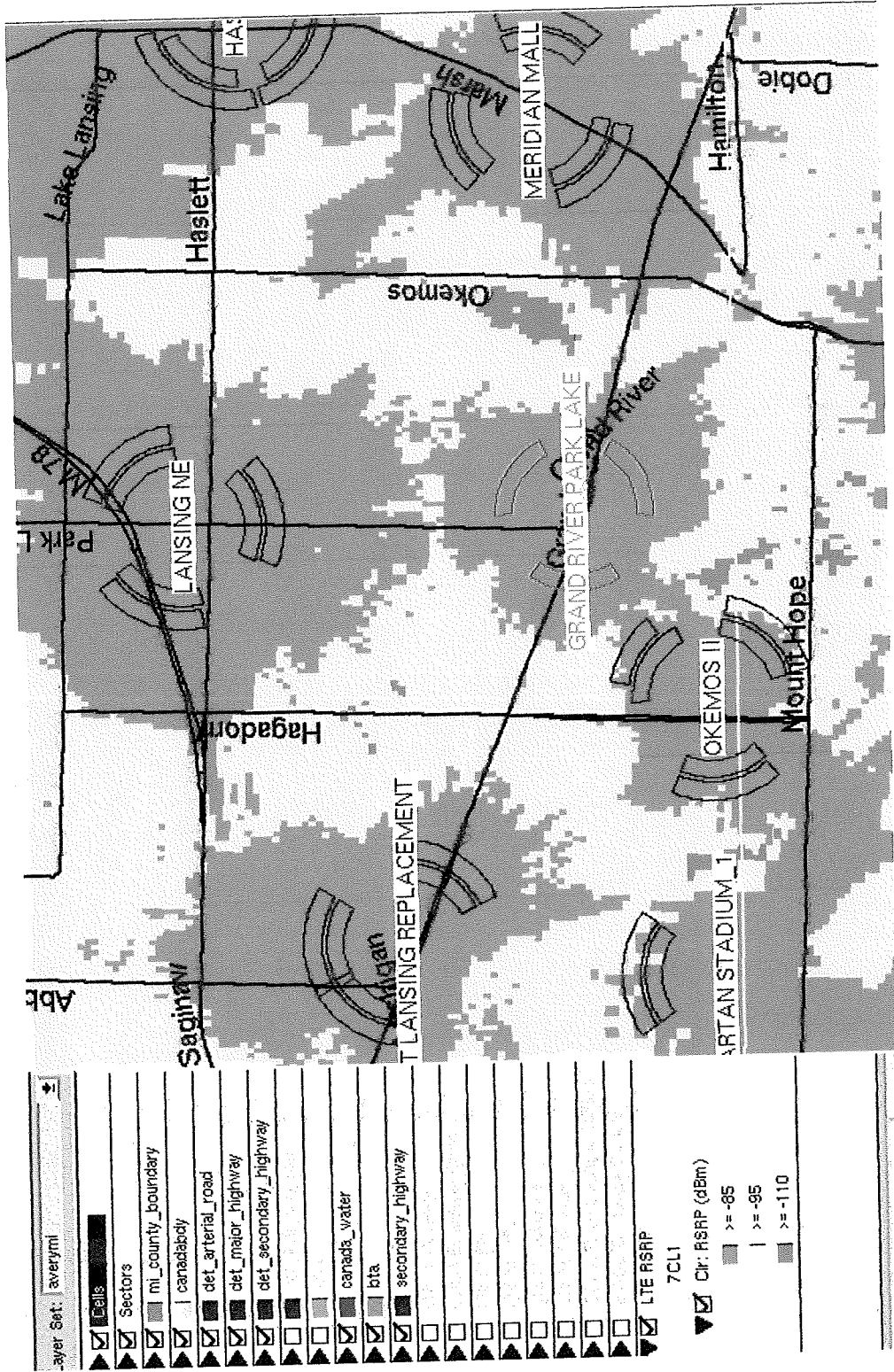
Dec 12, 2016



473 – Grand River and Park Lake coverage plot (current)



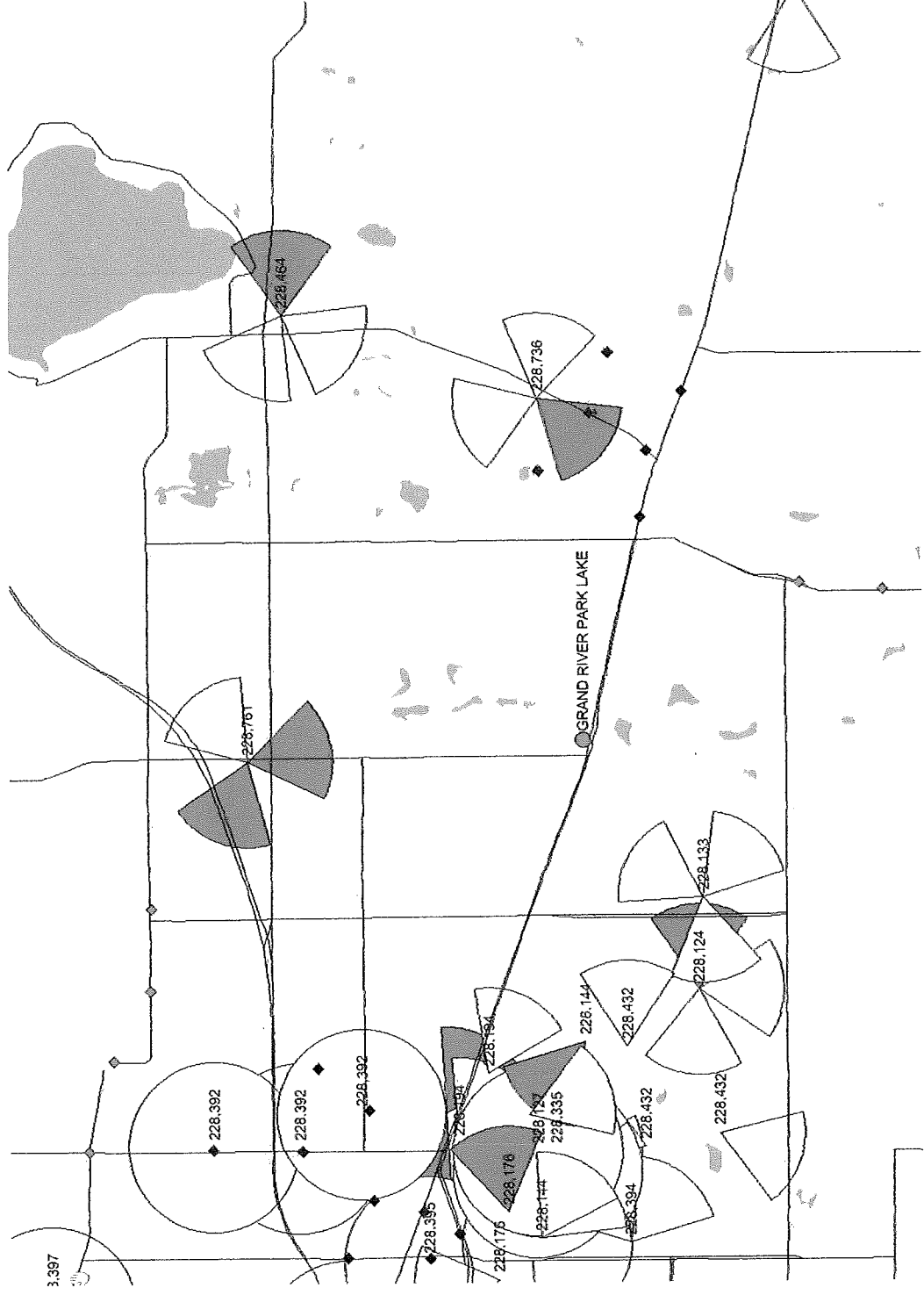
473 – Grand River and Park Lake 85' RAD



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



473 – Grand River and Park Lake Capacity exhausted sectors map (Red)



Thank you.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Section 106

Review

Informal Biological Assessment

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless)

Project Name: 473 Grand River Park Lake Vandelet / EnSite #29292 - Trileaf #62572

Latitude: 42-43-23.2 N; Longitude: 84-27-2.8 W

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs and topographical site location maps are included in this report.

Proposed Project Description:

The Site is located at Dawn Avenue, East Lansing, Ingham County, MI 48823, and consists of the construction of a 90-foot Monopole Communications Tower, with a total height of 97 feet including attachments. The proposed tower will be within a 50-foot by 50-foot (2,500 square foot) lease area. In addition, the project includes an access/utility easement, measuring approximately 12 feet wide extending west away from the lease area, connecting with Dawn Avenue. The proposed tower site is approximately 851 feet above mean sea level.

Site and Surrounding Habitat:

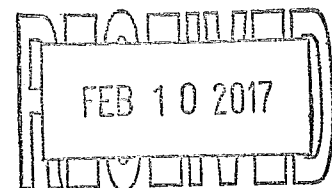
The Site is currently located within a gravel lot. During the area reconnaissance, no trees along the access road, and generally throughout the area were identified to be removed.

The surrounding habitat within a 0.5 mile radius of the proposed site consists predominantly of wooded areas and commercial development. To the north is commercial development, East Grand River Avenue, and residential development. To the east is railroad tracks, Red Cedar River, and residential development. To the south is Red Cedar River followed by a wooded area and commercial development. To the west is a few commercial properties followed by Red Cedar River and a mixture of residential and commercial development. The current habitat is not mapped as critical habitat, nor does it qualify as sufficient habitat for Federal or State listed species.

Wetlands:

Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:



473 Grand River Park Lake Vandelet
 Trileaf# 625721

Water Body Type	Water Body Name	Direction from Tower	Distance from Tower
River	Red Cedar River	Extends northwest to east	325 feet
Freshwater Forested/Shrub Wetland	Associated with Red Cedar River	Extends northwest to east following Red Cedar River	190 feet
Freshwater Pond	Associated with Red Cedar River	SE	0.21 miles
Creek	Herron Creek	SE	0.32 miles
Freshwater Forested/Shrub Wetlands	Associated with Herron Creek	SE	0.32 miles
Riverine	Pine Lake Outlet	NE	0.35 miles
Freshwater Forested/Shrub and Freshwater Emergent Wetlands	Associated with Pine Lake Outlet	NE	0.38 miles
Freshwater Pond	Associated with Herron Creek	SE	0.47 miles

Migratory Birds:

The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has included mitigating factors such as tower placement within minimally sensitive areas, avoiding placement near wetlands and large water bodies, limiting tower height to 97 feet, and eliminating the need for guy wires or FAA obstruction. While the proposed Site is located near the Mississippi flyway, our site investigation has determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

Soils:

According to the U.S. Soil Conservation Service Soil Survey of Ingham County, Michigan, the Site is underlain by Urban land-Marlette complex, with 2 to 12 percent slopes. Urban land is material that has been manipulated, disturbed, or transported by human activity in the urban environment. Marlette soils consist of well drained soils that are formed from loamy till and are found in end moraines. The depth to the most restrictive feature is more than 80 inches, and the depth to the water table is about 30 to 72 inches. A typical profile of Marlette soils consists of two distinct layers of loam from 0 to 9 and 9 to 15 inches, clay loam from 15 to 31 inches, and loam from 31 to 60 inches. Marlette soils have no frequency of flooding or ponding. Urban land-Marlette complex, with 2 to 12 percent slopes, is considered a hydric soil in Ingham County; however no hydrophytic vegetation or surface water was observed.

473 Grand River Park Lake Vandelet
 Trileaf# 625721

Threatened or Endangered Species:

Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the state where the project is located. The list of federally threatened or endangered species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC). The state list of threatened or endangered species was acquired from Michigan State University: Michigan Natural Features Inventory and is broken down by county. A list of species and site observations are summarized in the following table:

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Indiana bat (<i>Myotis sodalis</i>)	Federal Endangered	Roosts underneath bark, in cavities or crevices of trees along wooded stream corridors, forests and woods, hibernates in caves or mines	No effect	Habitat assessment indicated no potential habitat present
Northern long-eared Bat (<i>Myotis septentrionalis</i>)	Federal Threatened	Roosts underneath bark, in cavities, or in crevices of both live and dead trees; hibernates in large caves or mines	No effect	Habitat assessment indicated no potential habitat present
Eastern Massasauga (<i>Sistrurus catenatus</i>)	Federal Proposed Threatened	Shallow wetlands or shrub swamps; damp lowland habitats, including bottomland forests, swamps, sedge meadows, and wet prairies	No effect	Habitat assessment indicated no potential habitat present

Conclusions:

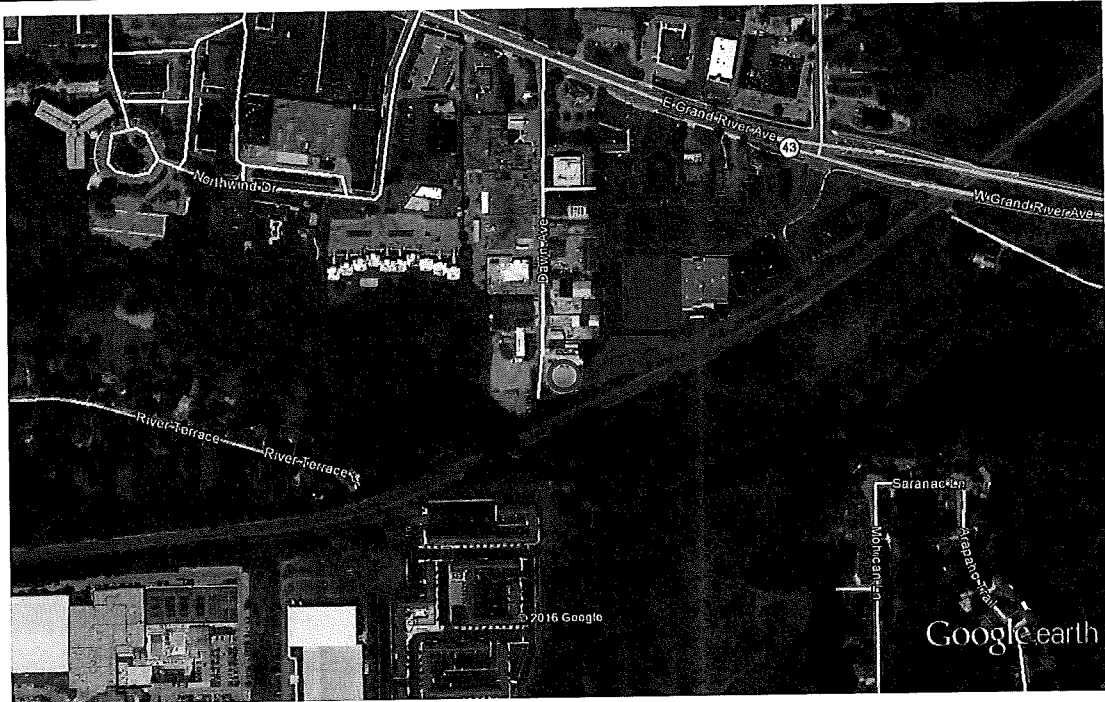
Based on the efforts undertaken during our IBA, project specifications and the current data made available, we have concluded that there is no potential for the proposed project to have a significant effect on listed or proposed, threatened and endangered species, their designated critical habitat, or migratory birds.

473 Grand River Park Lake Vandelet
Trileaf# 625721

It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).

Emily Kinzinger

Emily Kinzinger
Natural Resource Specialist



Site Location & Surrounding Properties



Site Location

----- Easement

Aerial Photographs

Verizon Wireless
 473 Grand River Park Lake Vandelet
 Dawn Avenue
 East Lansing, MI 48823

Google Earth
 2015



East Lansing Quadrangle, Michigan (1976)

Contour Interval = 10 Feet

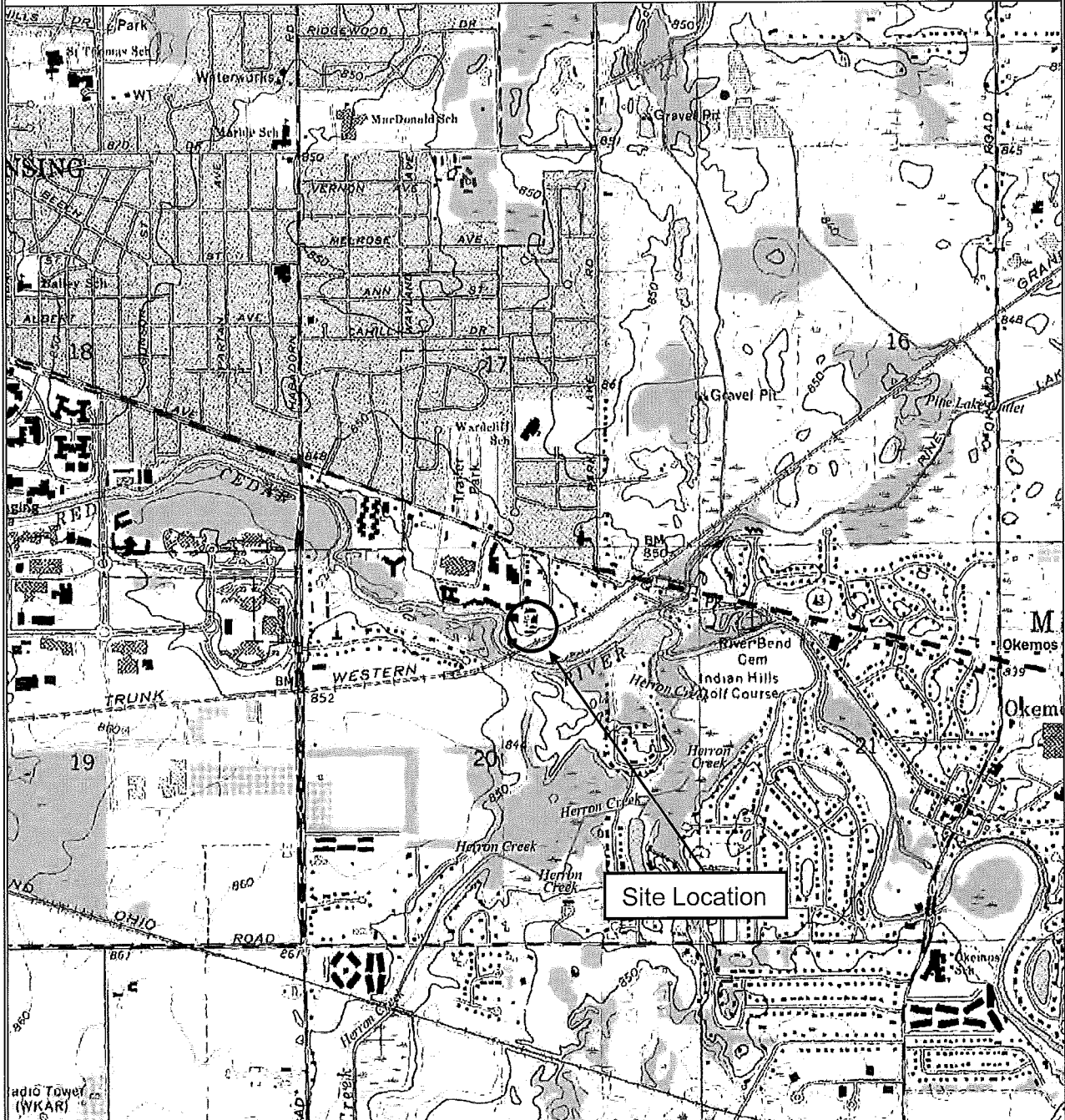
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 43' 23.2" N, Longitude: 84° 27' 2.8" W

Township: T4N Range: R1W Section: S20



North



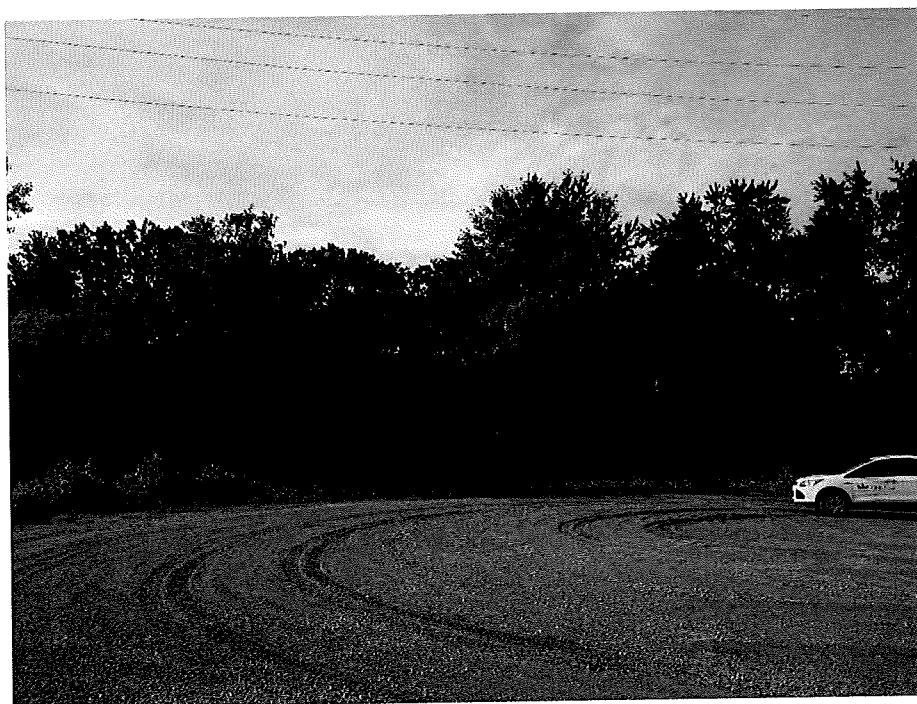
USGS Topographic Map – Location Map

Verizon Wireless
473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823





Site Photograph 1 – Looking north at the Site



Site Photograph 2 – Looking south at the Site

Site Photographs

Verizon Wireless – 473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823

Photographed:
August 12, 2016



Site Photograph 3 – Looking east at the Site



Site Photograph 4 – Looking west at the Site

Site Photographs

Verizon Wireless – 473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823

Photographed:
August 12, 2016



Site Photograph 5 – Looking north away from the Site



Site Photograph 6 – Looking south away from the Site

Site Photographs

Verizon Wireless – 473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823

Photographed:
August 12, 2016



Site Photograph 7 – Looking east away from the Site



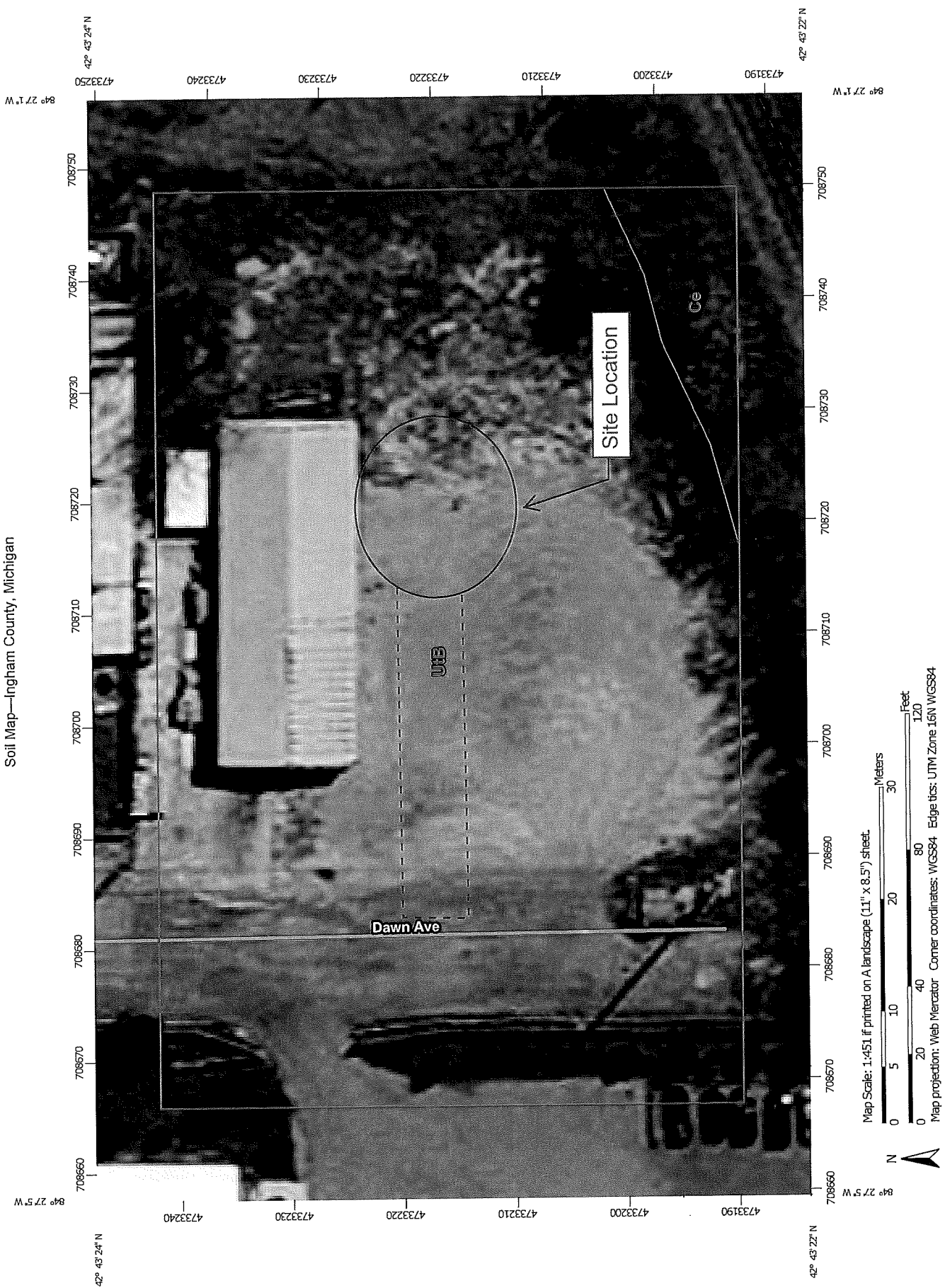
Site Photograph 8 – Looking west away from the Site

Site Photographs

Verizon Wireless – 473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823

Photographed:
August 12, 2016







































Soil Map—Ingham County, Michigan



Map Scale: 1:451 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ingham County, Michigan
 Survey Area Data: Version 13, Sep 18, 2015


Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

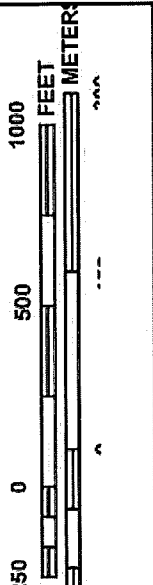
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Ingham County, Michigan (MI065)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Ceresco fine sandy loam	0.0	4.2%
UtB	Urban land-Marlette complex, 2 to 12 percent slopes	1.0	95.8%
Totals for Area of Interest		1.1	100.0%



MAP SCALE 1" = 500'



250 0 500 1000
FEET
METER


FIRM
FLOOD INSURANCE RATE MAP
INGHAM COUNTY,
MICHIGAN
(ALL JURISDICTIONS)

PANEL 0152D

PANEL 152 OF 425
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	260089	0152	D
EAST LANSING	260089	0152	D
CITY OF	260089	0152	D
MERIDIAN	260089	0152	D
CHARTER TOWNSHIP OF	260089	0152	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



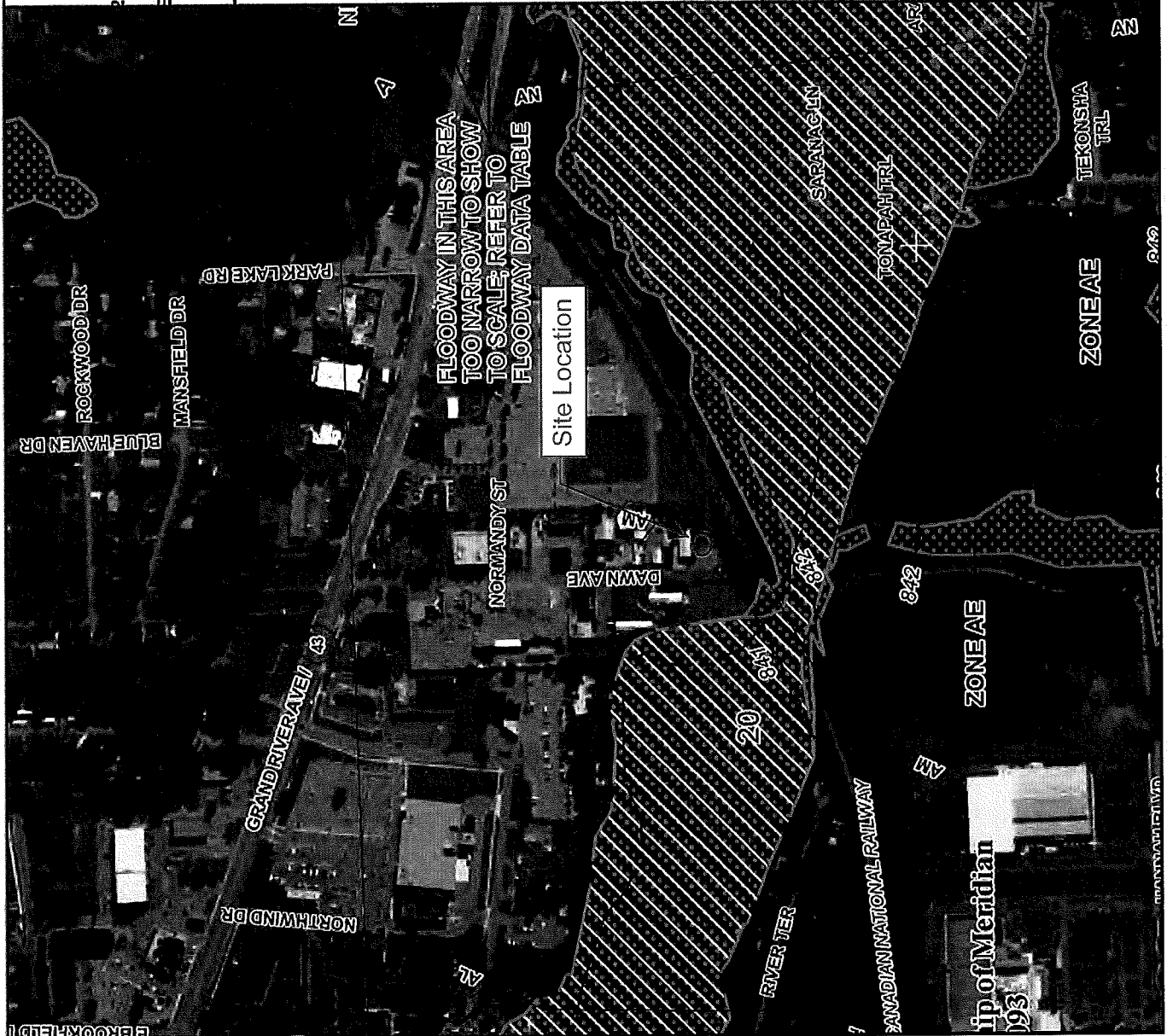
MAP NUMBER
26065C0152D

EFFECTIVE DATE
AUGUST 16, 2011

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

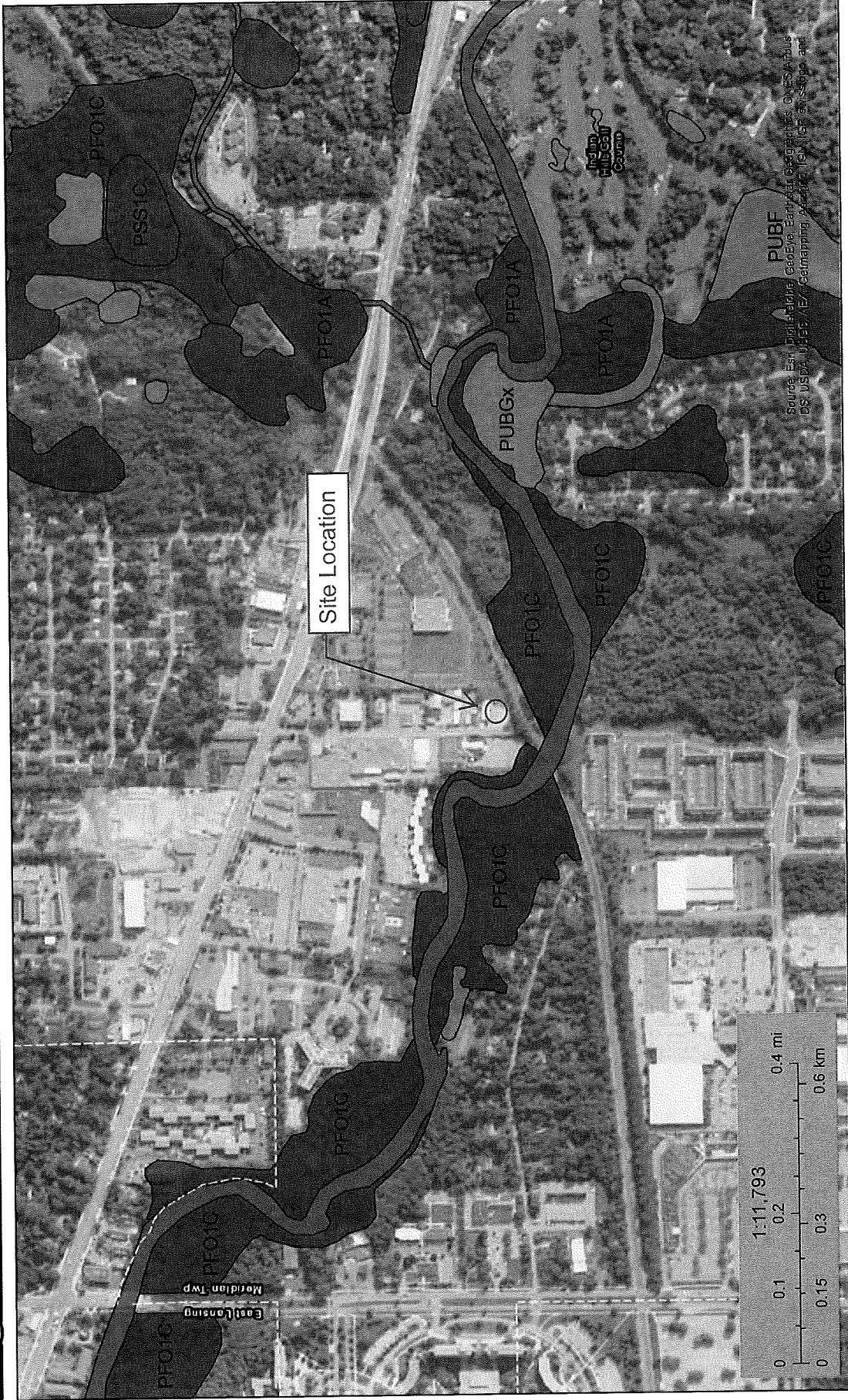




U.S. Fish and Wildlife Service

National Wetlands Inventory

473 Grand River Park Lake Vandelet



August 3, 2016

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service
National Wildlife Refuge System Map



North



USFWS – Wildlife Refuge Map

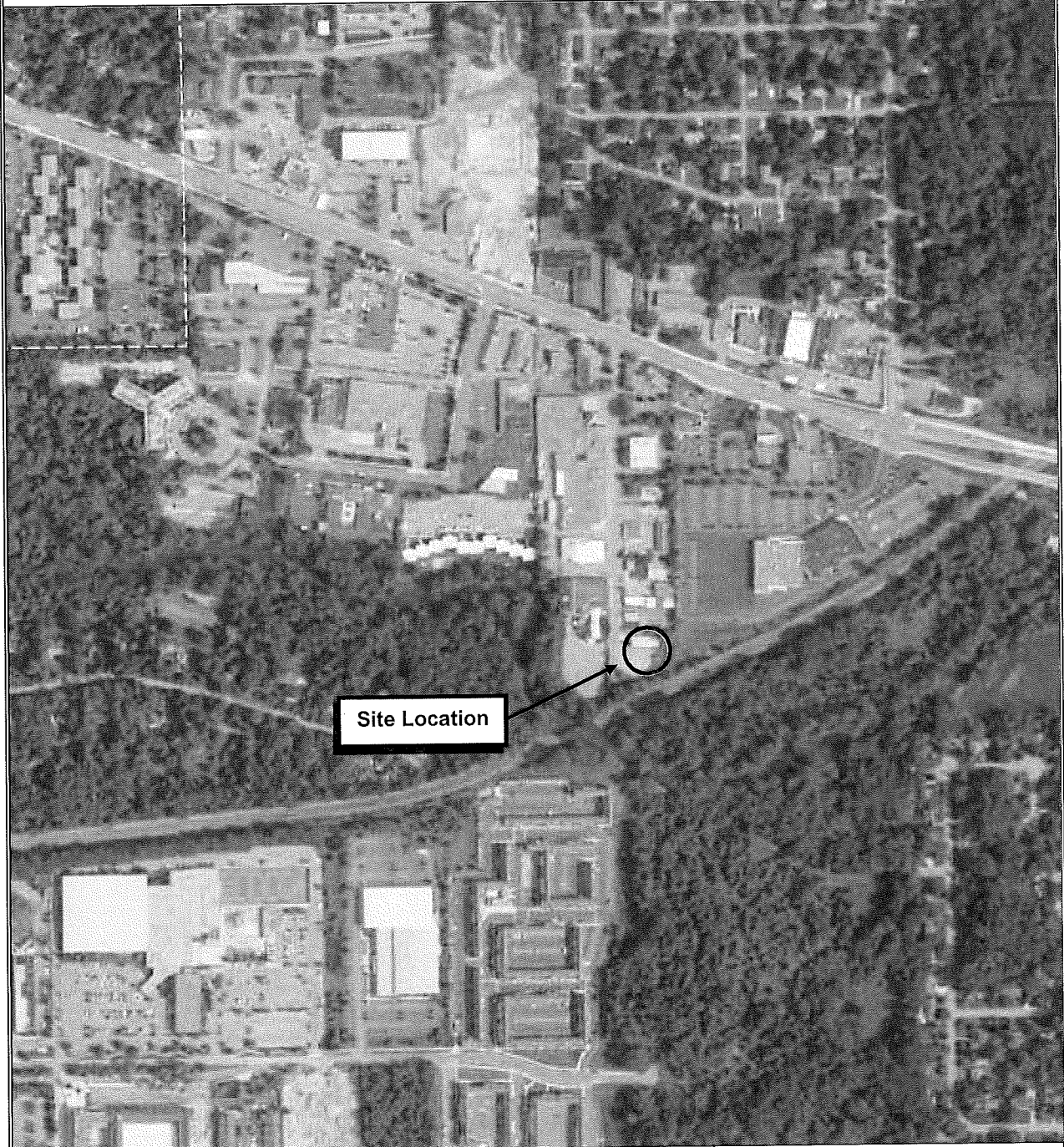
Verizon Wireless - 473 Grand River Park Lake Vandeleit
Dawn Avenue
East Lansing, MI 48823



U.S. Fish and Wildlife Service
Critical Habitat Map



North



Site Location

USFWS – Critical Habitat Map

Verizon Wireless - 473 Grand River Park Lake Vandelet
Dawn Avenue
East Lansing, MI 48823



**Rezoning #17020
(Jason Evins)
March 13, 2017**

APPLICANT: Jason Evins
1102 Happy Hollow Rd.
Fayetteville, AR 72701

STATUS OF APPLICANT: Purchase contingent on rezoning

REQUEST: Rezone to C-2 (Commercial)

CURRENT ZONING: PO (Professional and Office)

LOCATION: 4825 & 4837 Okemos Road, & an adjacent vacant lot (Parcel I.D. #21-254-017)

AREA OF SUBJECT SITE: 0.79 acres

EXISTING LAND USE: Single Family Home & Vacant land

**EXISTING LAND USES
IN AREA:** North: Walgreen's
South: Fifth Third Bank
East: Leo's Spirits and Grub
West: Single Family Houses


CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: PO (Professional and Office)
East: C-2 (Commercial) & C-3 (Commercial)
West: RA (Single Family, Medium Density)

**FUTURE LAND USE
DESIGNATION:** Office

FUTURE LAND USE MAP: North: Commercial
South: Office
East: Commercial Core Area
West: Residential 1.25 – 3.5 dwelling units per acre (du/a)

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner


Keith Chapman
Assistant Planner

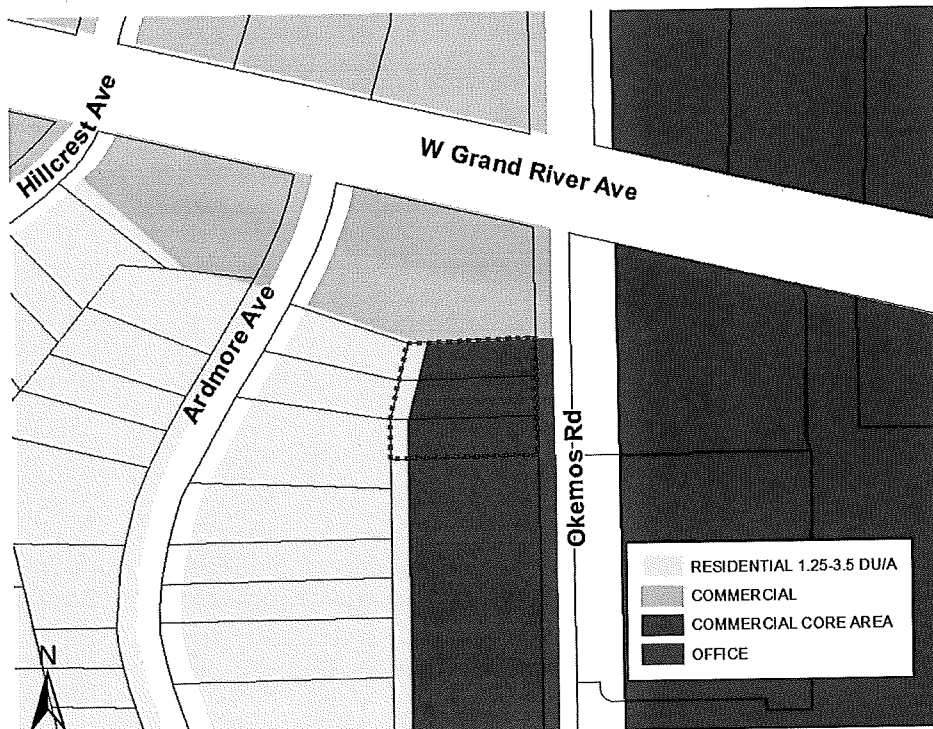
DATE: March 10, 2017

RE: Rezoning #17020 (Evins), rezone approximately 0.79 acres located at 4825 Okemos Road, 4837 Okemos Road, and an adjacent vacant lot (Parcel I.D. # 21-254-017) from PO (Professional and Office) to C-2 (Commercial).

Jason Evins has requested the rezoning of approximately 0.79 acres located at 4825 Okemos Road, 4837 Okemos Road, and an adjacent vacant lot (Parcel I.D. # 21-254-017) from PO (Professional and Office) to C-2 (Commercial). The site consists of three parcels. The three lots are in a platted subdivision identified as lots 17, 18, and 19 of Cedar Bend Heights. On the northern parcel, there is currently a 1,024 square foot, two story single family home.

Master Plan

The Future Land Use Map from the 2005 Master Plan designates the subject property in the Office category.



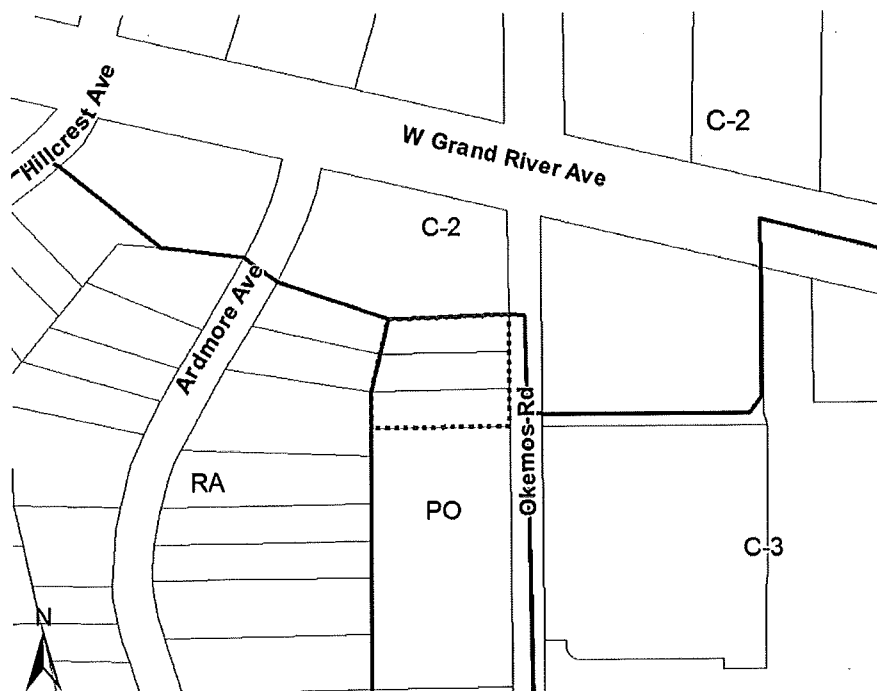
Zoning

The subject site is zoned PO (Professional and Office) and has been since the 1960's. PO zoning requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. The C-2 zoning district requires a minimum 100 feet of lot width and 4,000 square feet of lot area. A lot combination would be required to create a parcel that meets the minimum C-2 district requirement for lot width. If all three of the lots are combined, they would have a total of 165 feet of lot width and 34,412.4 square feet of lot area. The following tables illustrate the existing lot widths and areas, as well as the minimum lot width and lot area requirements for the existing PO and proposed C-2 zoning districts:

PARCEL	LOT AREA	LOT WIDTH
4837 Okemos Road	0.238 acre (10,367.28 sq. ft.)	55 ft.
Okemos Road	0.278 acre (12,109.68 sq. ft.)	55 ft.
4825 Okemos Road	0.278 acre (12,109.68 sq. ft.)	55 ft.

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
PO	5,000 sq. ft.	50 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



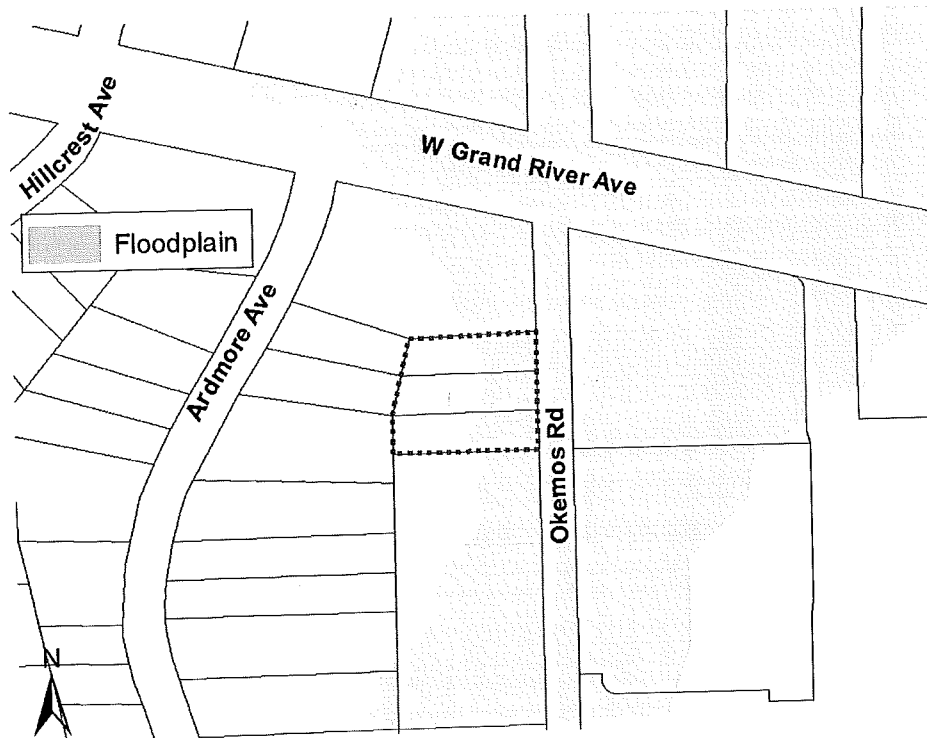
Physical Features

The site contains a 1,024 square foot, two story single family residence built in 1924 on the northern parcel. According to Building Department records the south parcel had a house and garage that were demolished in 1999. The topography of the site slopes from 850 feet above sea level in the western part of the parcels to a low point of 838 feet above sea level near the eastern portion of the site fronting on Okemos Road. The property does not contain wetlands. The Greenspace map does not show any features on this site.

Floodplain

There is a floodplain area located on the eastern two-thirds of the site according to the submitted survey.

FLOODPLAIN MAP

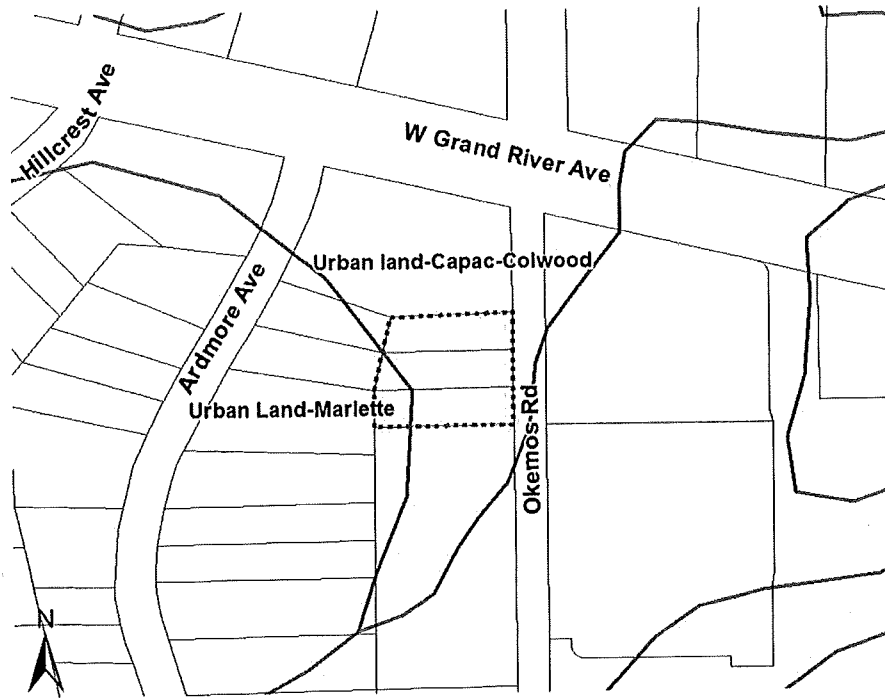


Soils

The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
Urban Land - Marlette	None
Urban Land - Capac - Colwood	Wetness & Ponding

SOILS MAP



Streets and Traffic

The site fronts on Okemos Road. Okemos Road is a four-lane road with a center turn lane designated as a Principal Arterial. There is an existing seven-foot pathway installed along the Okemos Road frontage of the property. The most recent (2005) traffic count information from the Ingham County Road Department (ICRD) for Okemos Road between Grand River Avenue and Kent Street showed a total of 20,387 vehicles in a 24 hour period, 11,786 traveling northbound and 8,601 southbound.

The applicant submitted a traffic impact study which provides information on the estimated traffic that could be generated from the development of the subject property. A rezoning traffic study was required since the possible uses permitted in the C-2 district would generate peak hour vehicle trips of 100 or greater than the current PO zoning district. The information below estimates traffic generation between the existing PO zoning district and proposed C-2 zoning district. The traffic report projects traffic volumes from this property will increase by 272 trips during the AM peak hour, 91 trips during the PM peak hour, and 4,739 trips during a weekday. It estimates future traffic by using data from the highest potential traffic generator in each zoning district. The traffic study used a 10,900 square foot office building for the PO district and a 6,995 square foot fast-food restaurant without a drive-through window for the C-2 district.

	Existing PO zoning	Proposed C-2 zoning	Change
Peak Hour trips	33 (a.m.)	305 (a.m.)	+272
	91 (p.m.)	182 (p.m.)	+91
Weekday trips	244	4,983	+4,739

REZ #17020 (Jason Evins)
Planning Commission (3/13/17)
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The staff has asked the applicant to confirm that the fast food restaurant without a drive-through window used in the traffic study is the largest traffic generator in the C-2 district. The traffic study will also need to address the level of service for the Okemos Road and Grand River Avenue intersection and the turning movements in the immediate area. A supplement to the traffic study is expected for review at a future meeting.

Utilities

Public water and sewer are available to serve the subject property.

Staff Analysis

The applicant has requested the rezoning of approximately 0.79 acres. When evaluating a rezoning 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.

The north parcel contains an existing single family house. The house is a nonconforming use under the current PO zoning district. If the property is rezoned to C-2, it will retain its nonconforming status until it is demolished.

There are several potential factors that may impact future development of the site. The C-2 zoning district requires a 100 foot rear yard setback from an adjacent residential zoning district boundary, which can be reduced to 60 feet with appropriate screening. The property borders the RA (Single Family, Medium Density) district on the west. There is also floodplain located on the site. Any future development within the floodplain will have to meet the requirements of the Conservancy District. A 12 foot drop in slope from west to east on the site must also be considered.

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. Site survey dated November 16, 2016

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: March 8, 2017

RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

The Planning Commission last discussed the C-PUD request on February 27, 2017. Since the last meeting the applicant has submitted a revised site plan. The following changes have been made to the site plan since the public hearing:

- Removal of the public gathering space at the northwest corner of the site. This area will be replaced by landscaping.
- One parking space at the northeast corner of the site near the Haslett Road entrance and four parking spaces near the Marsh Road entrance were removed to accommodate additional greenspace. Overall, four parking spaces were removed (one space is added back for the electric car charging station noted below), for a total of 20 total spaces provided on the property. 24 parking spaces are required for the project, so the applicant is requesting a waiver of four parking spaces.
- Addition of an electric car charging station near the Marsh Road entrance, which counts as an amenity listed under the Conservation category in the C-PUD ordinance.
- Relocation of the bicycle parking from Marsh Road to an area in the southeast corner of the site by the proposed outdoor gathering space, near the service bays. The number of bicycle parking spaces was reduced from six to four. Three bicycle parking spaces are required.
- With the addition of landscaping and greenspace the amount of impervious surface on the property was reduced from 85.47 percent to 83.72 percent.

-MOTION to adopt the attached resolution to recommend approval of the C-PUD.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD request. A resolution to recommend approval is attached.

Attachments

1. Revised site plan dated March 6, 2017
2. Resolution to approve

RESOLUTION TO APPROVE

**Commercial Planned Unit Development #17014
(Saroki)**

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 13th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road; and

WHEREAS, the redevelopment plan for the property includes demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop and new 3,480 square foot pump canopy; and

WHEREAS, the 0.81 acre subject site is appropriately zoned C-2 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on February 13, 2017, discussed the project at meetings on February 27, 2017 and March 13, 2017, and has reviewed staff material forwarded under staff memorandums dated February 9, 2017, February 23, 2017, and March 8, 2017; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for redevelopment of commercial sites to ensure the continuing economic viability of the Township's commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are necessary to facilitate redevelopment of the site due to constraints related to the size of the property, the nature of the use, and proximity to adjacent road rights-of-way; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by public water and sanitary sewer; and

WHEREAS, investment in the proposed redevelopment project is consistent with Township Board policy #1.3(3)(C), to facilitate a thriving economic community by encouraging redevelopment using the commercial planned unit development ordinance; and

**Resolution to Approve
MUPUD #17014 (Saroki)
Page 2**

WHEREAS, the project is consistent with Township Board policy #1.3(1)(C), to encourage redevelopment in the Haslett Corridor.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #17014, subject to the following conditions:

1. The recommendation for approval is based on the revised site plan prepared by Kebs, Inc., dated March 1, 2017 and received by the Township on March 6, 2017, and floor plan and building elevations prepared by Serra-Marko & Associates, dated October 20, 2016 and received by the Township on February 8, 2017, subject to revisions as required.
2. Approval is subject to one or more amenities. The applicant proposes the following amenities: rehabilitation of degraded site, outdoor gathering space, and electric car charging station.
3. The waivers requested for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are recommended for approval as depicted on the revised Dimension Plan prepared by Kebs, Inc. dated March 1, 2017 and received by the Township on March 6, 2017.
4. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting is recommended for use where feasible.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant should obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format should be provided to the Township Engineering staff.
10. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.

**Resolution to Approve
MUPUD #17014 (Saroki)
Page 3**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss


COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of March 2017.

Dante Ianni, Chair
Planning Commission

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: March 9, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the February 13, 2017 regular meeting. Since the meeting the applicant has submitted a letter offering to condition the rezoning on the following:

- A maximum density of 314 residential units on the 157 acre portion of the property proposed for rezoning to RAA.
- The availability and capacity of public utilities to service a maximum of 314 residential units on the portion of the property proposed for rezoning to RAA.
- Development of the property proposed for rezoning to RAA using the planned unit development (PUD) ordinance.

At this time the applicant is requesting to rezone 157 acres of the total 190 acre property to RAA. The applicant is limited to only offering conditions on the portion of the property under consideration for rezoning, conditions cannot be offered for the 33 acres not included in the rezoning request. At the conclusion of the rezoning process, whatever the outcome, the applicant may choose to apply for a PUD for the entire 190 acres since a PUD is permitted in any residential zoning district.

Section 86-93(3) of the Code of Ordinances allows a property owner requesting a rezoning to voluntarily offer in writing conditions restricting the use or development of a property. The offered conditions are then tied to the rezoning approval, if granted, and the property. The Township is not obligated to accept conditions offered by a property owner. The offered conditions are non-negotiable.

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 will be provided at a future meeting.

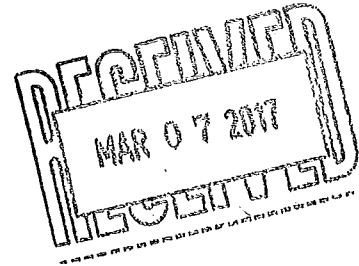
Attachment

1. Offer of conditions dated March 7, 2017

SUMMER PARK
REALTY, LLC

March 7, 2017

Charter Township of Meridian
Department of Community Planning and Development
5151 Marsh Road
Okemos, Michigan 48864



RE: Summer Park Realty, LLC; Conditions of Rezoning Approval

Dear Mr. Kieselbach:

As part of the request for RAA rezoning of the Walnut Hills Property, Summer Park is requesting that the following conditions be associated with the rezoning:

1. The permitted density of a maximum of 314 residential units on the 157 acre parcel proposed to be rezoned from RR to RAA.
2. Public Utilities are available and have adequate capacity to service the development or maximum capacity available not to exceed 314 residential units
3. A planned development will be permitted, consistent with the uses permitted by Section 86-439 of the 2002 Meridian Township Zoning Ordinance. Allowing for 50% of open space as required in Section 86-439(c)(8).

Thank you for your consideration of these requests. Please contact us at (248)613-6262 with any questions or comments you may have.

Respectfully Submitted,

Steven Schafer

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: March 10, 2017

RE: Mixed Use Planned Unit Development (MUPUD) #16024/Special Use Permit #16111 (Capstone Collegiate Communities, LLC), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.

The Planning Commission last discussed MUPUD #16024 and SUP #16111 at the January 9, 2017 meeting. Since the last meeting the applicant has submitted revised site plans. The plans arrived on Thursday (March 9, 2017) afternoon; therefore staff has not yet had the time to provide a detailed review of the revised plans. Initial observations include:

- Reduction in the total number of units in the project from 290 to 159.
- Reduction in the total number of bedrooms in the project from 621 to 462.
- Elimination of the apartment building along Eyde Parkway and the addition of townhouses.

The applicant will be in attendance at the March 13, 2017 meeting to provide an overview of the revised site plan. Staff will provide a report with a detailed review for the next Planning Commission meeting on March 27.

Planning Commission Options

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

Attachments

1. Revised site plan dated March 9, 2017 and received by the Township on March 9, 2017
2. Revised building elevations and floor plans labeled March, 2017 and received by the Township on March 9, 2017.