



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
February 25, 2019 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. February 11, 2019 Regular Meeting
  
5. COMMUNICATIONS
  - A. Shawn O'Brien RE: Zoning Amendment #19030
  - B. Lynne Page RE: Zoning Amendment #19030
  - C. Jim Phillipich RE: Zoning Amendment #19030
  - D. Deborah Keyworth RE: Rezoning #19010
  - E. Megan Long RE: Rezoning #19010
  - F. Mandie Roberts RE: Rezoning #19010
  - G. Jesse Green RE: Rezoning #19010
  - H. Barney Fenn RE: Rezoning #19010
  - I. Stephen Boyd RE: Rezoning #19010
  - J. Joseph McSweeney RE: Rezoning #19020
  - K. Jesse Green RE: Rezoning #19010
  - L. Ray & Pat Hammerschmidt RE: Rezoning #19010
  - M. Joseph McSweeney RE: Rezoning #19020
  - N. Mike Kieliszewski RE: Rezoning #19010
  - O. Sherry & James Fent RE: Rezoning #19010
  - P. Jim & Karen Carlson RE: Rezoning #19010
  - Q. Sarah Reboloso RE: Rezoning #19010
  
6. PUBLIC HEARINGS
  - A. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.
  - B. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.
  
7. UNFINISHED BUSINESS
  - A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhal Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).
  - B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
  - C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
February 25, 2019 7:00 pm

- D. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marihuana Facilities Overlay District.
  - E. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add continuing care communities to the list of uses permitted as non-residential uses in residential zoning districts.
  - F. Mixed Use Planned Unit Development (MUPUD) concept plan – Village of Okemos.
8. OTHER BUSINESS
- A. 2019 PC Goals.
  - B. Subcommittee meetings.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
- A. New Applications
    - 1. Special Use Permit #19-99021 (Williams Volkswagen Inc.), amend existing special use permit to construct addition to new car dealership at 2186 Jolly Road.
    - 2. Special Use Permit #19041 (Williams Volkswagen Inc.), amend existing special use permit to construct addition to building greater than 25,000 square feet in size at 2186 Jolly Road.
  - B. Site Plans Received – None
  - C. Site Plans Approved – None
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DAVID PREMEOE

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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**AGENDA page 3**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
February 25, 2019 7:00 pm

**TENTATIVE PLANNING COMMISSION AGENDA**

**March 11, 2019**

1. PUBLIC HEARINGS
  - A. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.
  
2. UNFINISHED BUSINESS
  - A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 and add Section 86-445 of the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District.
  - B. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add continuing care communities to the list of uses permitted as non-residential uses in residential zoning districts.
  - C. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.
  - D. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.
  
3. OTHER BUSINESS
  - A. 2019 PC Goals.

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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

**DRAFT**

**February 11, 2019  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Cordill, Lane, Scott-Craig, Shrewsbury, Hendrickson and Richards.**

**ABSENT: None**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Economic Development Director Chris Buck and Park Naturalist Kelsey Dillion.**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M. and welcomed the new Planning Commissioner, Scott Hendrickson, to the group.

**2. Public Remarks**

- A. Ron Calhoun, 2875 Northwind Drive, applicant with Meridian Investment Group, LLC introduced himself and said he would be available for questions regarding Mixed Use Planned Unit Development #18034 and Special Use Permit # 18031.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19030.

**3. Approval of Agenda**

Chair Scott-Craig moved to approve the agenda as written.  
Seconded by Commissioner Premoe.  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

- A. December 17, 2018 Regular Meeting
- B. January 14, 2019 Regular Meeting

Commissioner Cordill moved to approve the minutes as written.  
Seconded by Commissioner Premoe.  
VOICE VOTE: Motion approved unanimously.

**5. Communications**

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled. He further noted that hard copies of communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included in the packet for the February 25, 2019 Planning Commission meeting.

## 6. Public Hearings

- A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marijuana Facilities Overlay District.

Chair Scott-Craig opened the public hearing at 7:08 P.M.

Principal Planner Menser provided a brief summary of the staff report. The Township Board initiated the zoning amendment and referred it to the Planning Commission to hold a public hearing and make recommendations.

Public Comments: None

Planning Commission Discussion:

Chair Scott-Craig noted this is a complicated issue and the topics of discussion will include the overlay district area, reviewing the process and permitted locations.

Commissioner Trezise mentioned the overlay map is in conflict with the proposed ordinance. Section 1 is zoned RR, nothing is permitted in RR. He further noted section 3 and 4 are zoned RC and not allowed unless the area was rezoned. Commissioner Trezise asked why they were included in the district if they are not properly zoned.

Chair Scott-Craig noted the overlay map is in conflict also in section 5 as it shows a grow facility and Research Park is not Industrial unless rezoned. Chair Scott-Craig further noted the Township Board is still making changes and he suggested maybe not discussing the boundaries at this time

Commissioner Premoe expressed concerns with having six zones as this seems excessive. He shared his concern that the Planning Commission will spend too much time hearing residents complain.

Commissioner Cordill expressed concern with the overlay districts included or adjacent to residential districts.

Commissioner Richards suggested the Commission wait to make final comments until the Township Board makes final decisions.

Vice-Chair Lane suggested focusing on Commercial and Industrial Districts (4 and 5) and avoiding anything close to residential areas.

Commissioner Hendrickson expressed concerns with overlay district 4.

Chair Scott-Craig stated the overall number of permits are too great for the permitted locations.

Chair Scott-Craig closed the public hearing at 8:02 P.M.

- B. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add continuing care communities to the list of uses permitted as non-residential uses in residential zoning districts.

Chair Scott-Craig opened the public hearing at 8:03 P.M.

Principal Planner Menser provided a summary of the request. In December 2018 a concept plan was presented to the Township Board for a mix of senior independent living and skilled nursing care housing. The developer requested the Board amend the zoning ordinance to accommodate the proposed development and the Township Board voted to initiate a zoning amendment allowing senior living communities.

Senior living communities with cooking facilities (stove and oven) are considered under the multi-family residential zoning and if there are no cooking facilities the senior living communities are considered as a single-family non-residential use in a residential district.

Public Comments:

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19040.  
B. David Pierson, 1305 South Washington Avenue, attorney representing The Eyde Company spoke in support of Zoning Amendment #19040.  
C. Shawn O'Brien, 16948 Pine Hollow Drive, spoke in support of Zoning Amendment #19040.

Planning Commission Discussion:

Commissioner Richards stated the concept makes sense but has concerns with the impact to the single family residents to the east of the above mentioned site on Hannah Boulevard. Commissioner Richards also suggested tighter restrictions with setbacks and balconies that may be proposed on three and four story buildings, if located adjacent to single family zoning. He also noted the minimum age of 55 seems too young for the senior living communities and should be perhaps more in the range of 70-80 years old.

Commissioner Cordill expressed concern with the Hannah building height and stated a sixty foot; four story building should not be located fifty feet from a neighboring single family home. Commissioner Cordill also commented on the size of the property (10 acre lot) and wanted to know how many people might live in the proposed senior living community of this size and Principal Planner Menser replied there could be 25 units per acre based on the draft ordinance.

Commissioner Hendrickson asked if a comparison of the three independent senior living communities (Marsh Pointe, The Marquette and Meridian Stratford Place) listed in the staff report has been done regarding parcel size and standards. Principal Planner Menser replied that a comparison has not been done.

Chair Scott-Craig reminded everyone the ordinance is what is being considered and not the Hannah project. The projects will be limited if the proposed ten acres becomes the ordinance.

Commissioner Premoe shared an experience with a family member who was in Independence Village in East Lansing and when a senior moved into the complex they stayed in the same living quarters even as the skilled care levels changed from independent living thru hospice care. He also noted if the density is 25 per acre with a ratio of 2:1 (independent living units verses assisted and skilled care units typically being one room) one has to wonder what the area would look like.

Chair Scott-Craig mentioned some independent living does require moving into different size living accommodations based on the level of care needed. He also talked about a senior living community in New Hampshire that has buildings which are connected with walkways so residents do not have to walk outside. This is an example of why provisions of minimum space between buildings could impact future building plans.

Commissioner Trezise suggested taking each proposal on a case by case basis because the details may vary and this would allow more flexibility.

Commissioner Richards suggested a minimum setback should be more than fifty feet and the higher the building, the more space in setbacks and also suggested putting smaller buildings closer to the residential area.

Commissioner Premoe agreed there is a need in our community for independent senior living and we don't want to make restrictions so difficult we discourage future development.

Chair Scott-Craig closed the public hearing at 8:48P.M.

The Planning Commission took a five minute recess.

## **7. Unfinished Business**

- A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhal Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).

Principal Planner Menser explained the revised concept plan and reviewed the four conditions of the rezoning.

Frank Fugate, 5000 South Front Street, Columbus, Ohio, applicant for the project re-introduced himself and said he was available for questions.

Commissioner Premoe expressed appreciation to Mr. Fugate for listening to the Planning Commission concerns and also the concerns of local residents. Commissioner Premoe is very comfortable with the updated proposal.

Commissioner Richards asked if the property would pay taxes and he was told by Mr. Fugate yes. The applicant will also request payment in lieu of taxes P.I.L.O.T.

Commissioner Cordill asked about the building height and was told by Mr. Fugate this would be a two story building with a pitched roof of twenty-five feet.

A straw poll indicated the Planning Commission would be in favor of recommending Rezoning #19010 to the Township Board and staff was asked to prepare a resolution recommending approval for the next meeting.

- B. Special Use Permit #19011 (Potterpin Investments LLC), grading and fill in floodplain for drain crossing at 4977 Cornell Road.

Principal Planner Menser provided a brief re-cap of the Special Use Permit.

Motion by Commissioner Premoe to approve Special Use Permit #19011.  
Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Hendrickson, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

- C. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
- D. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

Principal Planner Menser provided an update on both agenda items since the last meeting. The Planning Commission was preparing to recommend denial of Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 but the applicant asked to come back with additional information to present to the Commission. They had a flood plain zone study done by HRC Consultants and wanted to share the results. In addition, the Meridian Township Engineering Department reviewed the study and agreed with the study results. In conclusion, there is a one percent chance of future flooding every year based on FEMA and information gathered.

Principal Planner Menser noted the Engineering Department report was not included in the packet but a copy of the letter was provided to each Commissioner.

Ron Calhoun representing Meridian Investment Group, LLC, 2875 Northwind Drive, reviewed the proposed project for redevelopment including 88 units, 107 beds, on 5 acres and discussed the challenges regarding the parking lot flooding. Mr. Calhoun indicated the H.R.C. study showed there have been 81 flood events over the past 115 years. He further commented signs could be installed in the parking area noting the area is a "flood prone area" and the owner of the property is responsible to provide "habitable housing".

Mr. Calhoun also mentioned the building code required they build one foot above the flood zone and they actually built fifteen inches. There was also another concern with the Southwest entrance of the building and Mr. Calhoun noted it is the lowest level of the building and there is no lower level as previously thought.

### Planning Commission Discussion:

Commissioner Richards expressed concerns at the previous meeting and since he has reviewed the report provided he is now in support of the project.

Commissioner Cordill noted her concern in the third paragraph of the report where it was noted during the past 115 year period there were 14 events with water levels 3 feet high. Commissioner Cordill stated water levels this high would ruin vehicles and may even cause them to float away.

Chair Scott-Craig mentioned several reasons he is opposed this project. The scale of the project is too large for the site. The current building is a 40,000 foot two story building and the proposed redevelopment is a 75,000 foot four story building. The proposed parking would include at least 70 percent in the flood plain area. In the past most parking was for office use and the area would be transitioning to primarily student resident parking with day and night use on a regular basis. This is an unacceptable risk. The traffic issues were also discussed during the July 2018 meeting and no updates have been addressed.

Commissioner Hendrickson shared his concerns relating to the parking area and noting 51 of 81 occurrences relating to past flooding had levels of 12 inches of water or more during the past 115 years and it is not acceptable to take future risks. He further noted if a change were to be made by raising the parking structure above the flood plain then he would reconsider his decision.

Commissioner Richards noted the proposed redevelopment is a walkable, bike able site for students to Michigan State University and this should be considered when discussing the traffic issues in the area. He suggested that the traffic light could also be adjusted at the intersection near Whole Foods to help with traffic flow at Northwind Drive.

Commissioner Cordill reviewed the January 14, 2019 staff packet and suggested reducing the density of the project in order to scale down the waver requests so they don't seem as significant.

A straw poll indicated the Planning Commission would not be in favor of recommending approval for Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 to the Township Board and staff was asked to prepare a resolution to recommend denial for the next meeting.

E. Mixed Use Planned Unit Development (MUPUD) concept plan – Village of Okemos.

This item was removed from the meeting agenda by the developer prior to the meeting. It was instead scheduled for the Planning Commission's next meeting on February 25, 2019.

## 8. Other Business

A. Commission Review #19013 (Parks Commission), review of location, character, and extent for potential land donation at W. Sleepy Hollow Lane.

Principal Planner Menser provided an overview of the potential land donation. The property donation is one lot being proposed to the Meridian Township Parks Commission and is located adjacent to Brattin Woods Park and the property has never been developed. Principal Planner Menser introduced Kelsey Dillon and expressed appreciation to her for waiting so patiently to speak with the Planning Commission.

Park Naturalist Kelsey Dillon provided an overview of the proposed land donation. The one acre piece of property includes many mature trees, wildlife and borders the Brattin Woods Park. The property is being considered for the Park Commission because of the connection to the current park and the possible future pedestrian pathway that may be constructed. If the property were to be considered for Land Preservation the pathway would not be a consideration.

Motion by Commissioner Premoe to approve Commission Review #19013.  
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Hendrickson, Trezise, Cordill, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

B. 2019 PC Goals.

Chair Scott-Craig moved this item to a future meeting.

C. Subcommittee meetings.

Chair Scott-Craig moved this item to a future meeting.

**9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports**

Commissioner Premoe provided an update from attending the Environmental Commission meeting last week. He also wanted to note a member of the public attended their meeting and they expressed an interest in expanding the chicken and rabbit ordinance so the Planning Commission may see this come to a meeting in the near future.

Commissioner Trezise provided an update from attending the Downtown Development Authority meeting last week.

Commissioner Richards provided an update from attending the Transportation Committee meeting last week.

**10. Project Updates**

A. New Applications

1. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.
2. Special Use Permit #19031 (Okemos Retail Mgmt., LLC), construct shopping center with five tenants and drive-through window at 2085 Grand River Avenue.

B. Site Plans Received – None

C. Site Plans Approved – None

**11. Public Remarks**

- A. Lynne Page, 3912 Raleigh Drive, spoke as post script to Zoning Amendment #19030.

**12. Adjournment**

All Commissioners moved to adjourn the meeting.

Supported by All Commissioners.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:50 P.M.

Respectfully Submitted,

Debbie Budzynski  
Recording Secretary



February 8, 2019

# Martin

**Shawn H. O'Brien,**  
CCIM  
Senior Vice President  
Brokerage Services

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

RE: Medical Marihuana District Expansion/2025 East Saginaw

Dear Mr. Walsh:

I represent Todd and Penny Setter, the owners of Barnum & Tenny Body Shop at 2025 East Saginaw. Todd and Penny are desirous of selling ±4-7.7 acres at the site.

This land could be redeveloped to create a higher and better use for the site. The property has 535' frontage on East Saginaw and over 400' frontage on Towner Road. A good portion of the south end of the property is within the 500' setback "halo" of the church located on Towner Road; however the balance of the excess property could be desirable for a developer. Several acres of frontage along East Saginaw could be rezoned to C-2, similar to what occurred at the adjacent property, at 1999 East Saginaw.

As you may be aware, as a commercial real estate professional, I am focused on selling under-utilized commercial parcels in the Township to retail users and developers, and I believe that the expansion of the Medical Marihuana Overlay District would do a lot to spur on development in this under-developed commercial corridor.

I support extending the overlay district along Towner Road west to the Towner/East Saginaw intersection so that the MM Overlay district takes advantage of the East Saginaw traffic and accessibility. I think trying to utilize Towner Road is not the best way to support expanded commercial development.

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East Lansing, MI 48823

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Council of  
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Individual  
Membership-  
Society of  
Industrial &  
Office Realtors



Mr. Frank Walsh  
February 8, 2019  
Page 2

In my professional opinion, property values along the E. Saginaw corridor on both the north and south side of the highway would be positively impacted with the expanded overlay district. It is also likely Meridian Township would gain the benefit developers helping pay for the cost of extending public utilities to the northern border as well.

Sincerely,

MARTIN COMMERCIAL PROPERTIES

Shawn H. O'Brien, CCIM  
Senior Vice President, Brokerage Services

SO/jml

cc. Todd Setter, Barnum & Tenny Body Shop  
Mark Kieselbach, Community Planning and Development Director

Lynne S. Page  
3912 Raleigh Drive  
Okemos, MI 48864

February 11, 2019

Planning Commission  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: Commercial Marijuana Facilities Overlay Zoning District (Opposition)

To the Planning Commission:

I am writing to express my opposition to the proposed Commercial Marijuana Overlay Zoning Districts for Meridian Township. According to the Township's website, Meridian Township is **"A destination for raising families, Meridian Township's vision is to achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents."**

Meridian Township has prospered because of its identity as a residential community of single-family owner-occupied homes. Unnecessarily facilitating a large number of commercial marijuana overlay zoning districts in Meridian Township will do nothing to enhance the character of our residential community or the value of our homes.

Even though Michigan has legalized certain marijuana sales, the federal government still classifies marijuana as a "Schedule 1" drug, on par with heroin. Banks that handle marijuana money can be charged with money laundering. As a result, marijuana growers, processors, and retailers must operate on a cash-only basis, which makes them targets for crime. Allowing these businesses to operate throughout our community in multiple areas raises concerns for criminal activity, public safety, and financial transparency.

According to Meridian Township Chief of Police Ken Plaga, commercial marijuana businesses will impact law enforcement operations and increase the burden on calls for service. Chief Plaga cited specific examples of Meridian Township crimes related to marijuana traffic including a 2018 double homicide. The proposed commercial marijuana overlay zoning districts will place a huge, unnecessary burden on our infrastructure and the demand for public safety services due to their number, size and geographic scope. The registration fees charged by Meridian Township are insufficient to cover associated costs for police, fire, emergency services, and road/infrastructure maintenance related to commercial marijuana businesses.

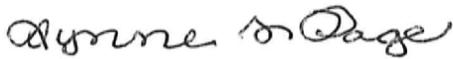
According to Michigan's Bureau of Medical Marijuana Regulation, there are 269,553 registered medical marijuana patients in Michigan, while the state's population is just over 10 million residents. Proportionally, this equates to approximately 1,068 medical marijuana patients in Meridian Township, based on current population data. Establishing 6 Commercial Medical Marijuana Overlay Zoning District within the Township is disproportional given the number of registered patients and excessive when compared to other popular, necessary, commercial and retail businesses in Meridian Township such as pharmacies, grocery stores, coffee shops, gas stations or car dealerships. Clearly, these overlay zoning districts are being created as a precursor to establishing commercial recreational marijuana businesses in Meridian Township, a potential next step already alluded to by the Township Board. There are 1,240 townships in Michigan's 83 Counties, and only 57 in the entire State of Michigan (including Meridian

Township) have opted-in to allow commercial marijuana businesses. In our tri-county area of Ingham, Clinton, and Eaton counties, the only other township to opt-in was Lansing Township, which will allow 1 testing facility and no growers, processors, transporters, or dispensaries. Meridian Township is definitely an outlier in this matter.

Considering that the contiguous communities of Lansing and East Lansing would subject marijuana businesses to income tax provides them with an economic incentive to locate in Meridian Township. It is likely that establishing 6 huge commercial marijuana overlay zoning districts within Meridian Township will trigger an avalanche of rezoning requests. Proposed Commercial Medical Marijuana Overlay Zoning Districts #5 and #6, in particular, are highly objectionable. These locations are at the gateway to Meridian Township, and their proximity to numerous schools and the I-96 expressway raises significant concerns in relation to public safety and community character.

There is no need to establish 6 Commercial Medical Marijuana Overlay Zoning Districts in Meridian Township in order to serve approximately 1,000 resident patients. Please consider the significant negative impact that these proposed commercial marijuana overlay zoning districts will have on our community and vote to limit them to a single location away from schools and the highway, and easily accessible to law enforcement.

Sincerely,

A handwritten signature in cursive script that reads "Lynne S. Page".

Lynne S. Page

February 7, 2019

Mr. John Scott-Craig (Chair)  
Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, Michigan 48864

Re: Proposed Marihuana Overlay District

Dear Mr. Scott-Craig:

The purpose of this correspondence is to request inclusion of the property commonly known as 1999 East Saginaw Street, East Lansing, into the proposed Commercial Medical Marihuana Facilities Overlay District Area 1 of Meridian Township. The rationale behind this request varies with considerations ranging from traffic volume and site access to provision of municipal services and a handful of other influencing factors. I will attempt to underscore the validity of some as follows:

#### I. Existing Land Use.

A portion of the site in question was originally developed circa 1999-2000 and since that time has served the operations of the Meridian Company, a locally-owned PHVAC firm established in 1984. The balance of the parcel has essentially remained undeveloped for a variety of reasons: local and regional economic considerations, lack of municipal services (initially) and minimal adjacent commercial development.

Recently, the property owners were successful in garnering Meridian Township approvals which rezoned roughly a third of the total tract acreage from its previously-designated status of "Industrial" to one of "Commercial II" classification. This site re-configuration from a potential land use standpoint enhances its prospects as a multiple-use parcel.

#### II. Site Access and Traffic

This parcel currently comprises roughly 560 lineal feet of frontage along Saginaw Highway/BL-69, a four-lane divided boulevard under the jurisdiction of the Michigan Department of Transportation. The site utilizes an existing driveway on Saginaw Street itself for ingress/egress.

It should be noted here that the pair of parcels initially designated in/as Overlay District 1 terminate at the northern township boundary with Bath Township/Clinton County and do not provide for Saginaw Street access. Arguably, commercially-oriented traffic for such land usage of these parcels could only garner access/egress from either Towner Road, a narrow two/lane thoroughfare conveying primarily residential traffic OR from southbound Marsh Road near the township's boundary.

\*See attachment 'A'.

### III. Site Services: Municipal Sewer and Water

The referenced site is currently provided Bath Township/Clinton County sanitary sewer. This arrangement was brokered in 2011 through a joint agreement between Bath and Meridian Townships. Installation of said sewer capacity was completed of 2016 with final connections to building footprints awaiting ultimate site build-out.

In addition, plans have been submitted and approved by the engineering division of Meridian Township's Department of Public Works and Engineering for installation of municipal water to the site. Initial bids have been received by property ownership with project commencement slated for early to mid-summer of 2019. \*See attachments "B" and "C"

### IV. Developmental Timelines (Potential)

With site services either already provided or slated for in the near future coupled with the previously-established Saginaw Street frontage, the timeline for potential development of this site by elements of the medical marihuana industry would appear to outpace that of the other pair of properties already delineated within Overlay District 1. The pace of this potential development could translate into an accelerated licensing and/or tax revenue income stream that Meridian Township may not be realizing currently.

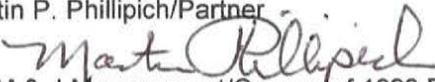
In closing, we thank the township's planning commission for providing a public forum relative to our request. In furtherance of said request we ask that a favorable recommendation be forwarded to the township board of trustees subsequent to the conclusion of the public hearing process.

Respectfully,

James E. Phillipich/Partner



Martin P. Phillipich/Partner



c/o M & J Management/Owners of 1999 East Saginaw Street, East Lansing.



Nichols Rd

Newton Rd

White

English Oak Dr

Broadview Dr

78

Trout Lake Dr

Suggested Overlay District 1

Expansion Area

E Sadlunaw St

Trout Lake Dr

69 Blvd

Center P

Proposed

Royal Oak Dr



# **TRAFFIC ASSESSMENT**

**For the Proposed**

**Rezoning of 5.0 Acres  
M & J Management Property**

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

**May 2018**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

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



# **TRAFFIC ASSESSMENT**

**For the Proposed**

**Rezoning of 5.0 Acres  
M & J Management Property**

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

**May 2018**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881  
**517/627-6026 FAX: 517/627-6040**

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## PROJECT DESCRIPTION

The purpose of this study is to determine the comparison of traffic generated by the proposed rezoning of approximately 5.0 acres of property in Meridian Charter Township, Ingham County, Michigan. The proposed rezoning will be from the existing Industrial (I) District to Commercial (C-2). The project site is located on the south side of Saginaw Highway/ BL-69.

Access to the proposed development will be provided via one (1) driveway located at the existing Meridian Plumbing driveway. Saginaw Highway/ BL-69 is a divided boulevard along the frontage of the site; therefore, access to the site will be right-in, right-out only. All left turning traffic accessing the site will be required to use a nearby boulevard cross-over.

The traffic analysis will include the following items:

- Trip generation for the existing Industrial (I) District based on maximum allowable buildable area and usage.
- Trip generation for the proposed Commercial (C-2) District based on maximum allowable buildable area and usage.
- Comparison of traffic generation for the existing Industrial (I) District to the traffic generation for the proposed Commercial (C2) zoning district.
- Discussion of any potential sight distance issues





**AERIAL PHOTO**



## ROADWAYS AND INTERSECTIONS

Saginaw Highway/ BL-69 is a four-lane divided boulevard with paved shoulders in the project area and is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 55 MPH.

## LAND USE

The proposed rezoning property currently has an existing business, Meridian Plumbing, located in the northwest area of the property, and the remainder is vacant land. Surrounding zoning categories include:

- One-Family Rural Residential District (RR)
- One-Family Medium Density Residential District (RA)
- Industrial (I)
- Commercial (C-2)

## EXISTING TRAFFIC VOLUMES

According to the Michigan Department of Transportation (MDOT) website for 2015 Average Daily Traffic (ADT) volumes, the average daily traffic volume along Saginaw Highway/ BL-69 in the project area is approximately 14,300 vehicles eastbound and 14,300 vehicles westbound per day.



## SITE TRAFFIC GENERATION

For the existing zoning, Industrial (I), Meridian Charter Township zoning standards allow for a building to occupy approximately forty percent (40%) of the total buildable area, which equates to 2.0 acres or 87,120 square feet of building, sometimes called the footprint of the building.

The trip generation rates for the existing and proposed zoning categories were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for General Light Industrial (Land Use Code 110) were selected as representing the 87,120 square feet of building under the existing Industrial (I) Zoning Category. The ITE description of General Light Industrial is as follows:

*Light industrial facilities are free-standing facilities devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.*

The proposed zoning, Commercial (C-2), requires a smaller allowable buildable area. Meridian Charter Township allows a one-to-five ratio (1:5) of building to buildable area (footprint), which equates to approximately 1.0 acres or 43,560 square feet of building.

The ITE trip generation rates for Supermarket (Land Use Code 850) were selected as representing the 43,560 square feet of building under the proposed Commercial (C-2) Zoning Category. The ITE description of Supermarket is as follows:

*A supermarket is a free-standing retail store selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.*

Significant shares of trips generated by commercial enterprises are classified as “pass-by” trips. Pass-by trips are already present in the existing traffic stream and represent trips which have other ultimate destinations which are interrupted to visit the commercial site. Pass-by trips are already “passing by” the site and therefore do not add new traffic to the adjoining street system. Pass-by trips are attracted from traffic passing the site on an adjacent street (Saginaw Highway/BL-69) that offers direct access to the generator. The pass-by trips will be subtracted from the trip generation comparison as they are already in the existing traffic on Saginaw Highway/BL-69.

According to the ITE Trip Generation Handbook, the average PM peak hour pass-by trip percentage for a “Shopping Center” is thirty-six percent (36%). The ITE Trip Generation Handbook does not provide pass-by trip percentages for the AM peak hour, or the “General Light Industrial” category.



Pass-by trips differ from primary trips. **Primary** trips are made for the specific purpose of visiting the generator. Primary trips do add new traffic to the adjoining road system.

It is projected that the existing zoning, Industrial (I), could generate 61 vehicle trips in the AM peak hour, 55 vehicle trips in the PM peak hour, and 432 vehicle trips daily.

It is anticipated that the proposed zoning, Commercial (C-2), will generate 166 vehicle trips in the AM peak hour, 410 vehicle trips in the PM peak hour of which 147 are pass-by trips, and 4,617 vehicle trips daily.

The proposed zoning (C-2) is expected to generate 105 more trips in the AM peak hour, 208 more vehicle trips in the PM peak hour, and 4,185 more vehicle trips daily when compared to the existing zoning.

The comparison of trip generation is for the 5.0 acre property is summarized in **Table 1**.



**Table 1**  
**Vehicle Trip Generation Comparison**

| Land Use  | Size            | AM Peak Hour |          |           | PM Peak Hour |           |           | Weekday    |
|---|-----------------|--------------|----------|-----------|--------------|-----------|-----------|------------|
|   |                 | In           | Out      | Total     | In           | Out       | Total     |            |
| Existing –<br>Industrial (I)<br>General Light<br>Industrial; Code 110 | 87,120<br>sq ft | 54           | 7        | 61        | 7            | 48        | 55        | 432        |
| <b>Total Trips</b>  |                 | <b>54</b>    | <b>7</b> | <b>61</b> | <b>7</b>     | <b>48</b> | <b>55</b> | <b>432</b> |

| Land Use   | Size            | AM Peak Hour |           |            | PM Peak Hour |            |            | Weekday      |
|--|-----------------|--------------|-----------|------------|--------------|------------|------------|--------------|
|  |                 | In           | Out       | Total      | In           | Out        | Total      |              |
| Proposed –<br>Commercial (C-2)<br>Supermarket; Code<br>850 | 43,560<br>sq ft | 100          | 66        | 166        | 209          | 201        | 410        | 4,617        |
| <b>Pass-by Trips</b>                                       |                 |              |           |            |              |            |            |              |
| Land Use   | Size            | AM Peak Hour |           |            | PM Peak Hour |            |            | Weekday      |
|  |                 | In           | Out       | Total      | In           | Out        | Total      |              |
| Proposed –<br>Commercial (C-2)<br>Supermarket; Code<br>850 | 43,560<br>sq ft | --           | --        | --         | 75           | 72         | 147        | --           |
| <b>Total Primary Trips</b>                                 |                 | <b>100</b>   | <b>66</b> | <b>166</b> | <b>134</b>   | <b>129</b> | <b>263</b> | <b>4,617</b> |

|                            |            |            |             |             |            |             |               |
|----------------------------|------------|------------|-------------|-------------|------------|-------------|---------------|
| <b>Difference in Trips</b> | <b>+46</b> | <b>+59</b> | <b>+105</b> | <b>+127</b> | <b>+81</b> | <b>+208</b> | <b>+4,185</b> |
|----------------------------|------------|------------|-------------|-------------|------------|-------------|---------------|



## **SIGHT DISTANCE**

There is an existing driveway to the proposed rezoning property. A field analysis at the driveway shows that there are not expected to be problems with sight distance for vehicles either entering or exiting the driveway.

## **CONCLUSIONS**

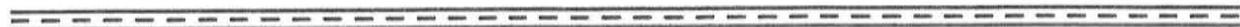
The findings of this study provide the following conclusions and recommendations:

- The proposed rezoning to Commercial (C-2) is anticipated to generate 105 more vehicle trips in the AM peak hour, 208 more vehicles trips in the PM peak hour and an increase of 4,185 daily (24-hour) vehicle trips.

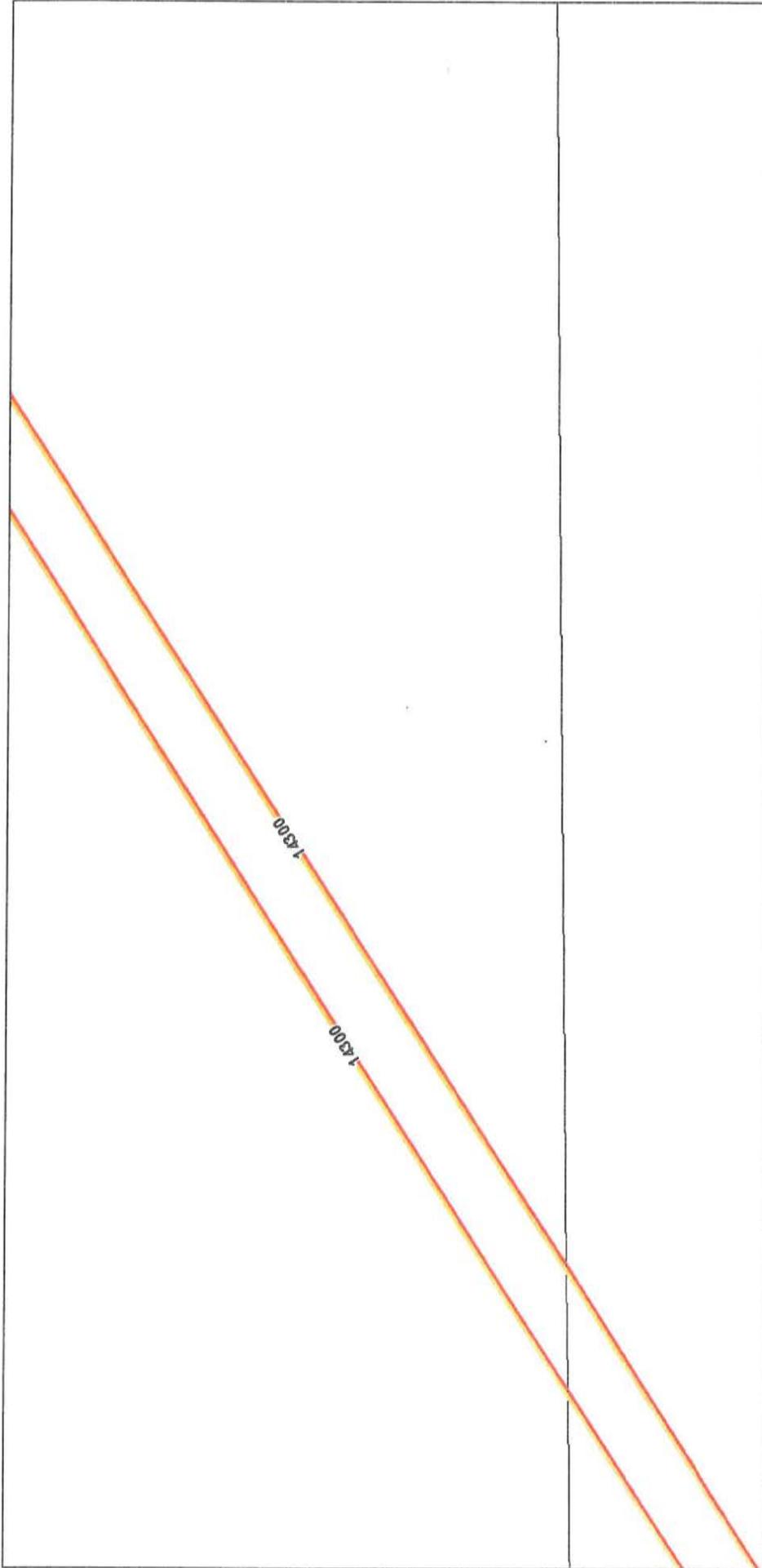


## **SUPPLEMENTALS**

MDOT AADT Counts  
Boundary Survey



# NTFA



**April 30, 2018**

**Annual Average Daily Traffic (2015)**

- Over 100000
- 100001 - 200000
- 20001 - 50000
- 5001 - 10000
- 0 - 2000

**National Functional Classification**

- To Be Obliterated
- Approved Future Minor Collector
- Approved Future Major Collector
- Approved Future Minor Arterial
- Approved Future Principal Arterial
- Approved Other Freeway
- Approved Interstate
- Approved Local
- Approved Minor Collector
- Approved Major Collector
- Approved Other Principal Arterial
- Approved Minor Arterial
- Approved Other Freeway
- Approved Interstate
- NFC Local
- NFC Minor Collector
- NFC Major Collector
- NFC Minor Arterial
- NFC Other Principal Arterial
- NFC Other Freeway
- NFC Interstate
- Non Certified Road

**Scale:** 1:1,540

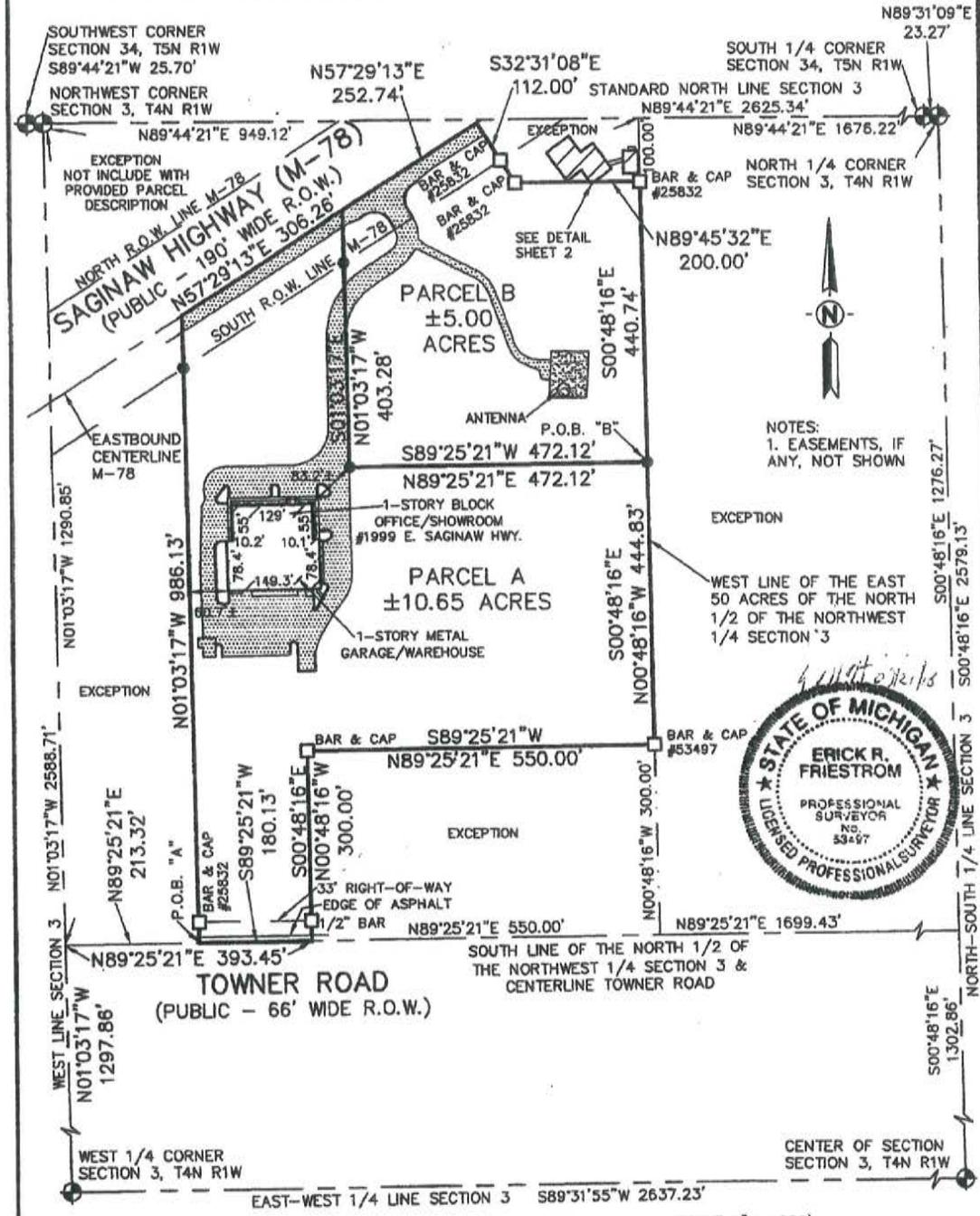
0 0.0175 0.035 0.055 0.07 mi

0 0.0275 0.055 0.11 km

Map by: State of Michigan - CSS  
copyright 2013

# CERTIFIED BOUNDARY SURVEY

FOR: M & J MANAGEMENT



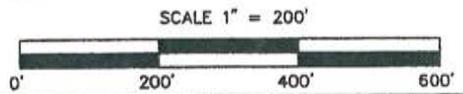
NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN



### LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- 0.0'± = Denotes Distance to the Survey Line
- ▨ = Concrete, Asphalt, Deck, and Porch

All Dimensions are in Feet and Decimals Thereof.



|                            |   |                     |
|----------------------------|---|---------------------|
|                            | <b>KEBS, INC.</b> KYES ENGINEERING<br>BRYAN LAND SURVEYS  |                     |
|                            | 2116 HASLETT ROAD, HASLETT, MI 48840<br>PH. 517-339-1014 FAX. 517-339-8047<br>13432 PRESTON DRIVE, MARSHALL, MI 49068<br>PH. 269-781-9800 FAX. 269-781-9805 |                     |
|                            | DRAWN BY <b>SSF</b>   | SECTION 3, T4N, R1W |
| FIELD WORK BY <b>SW/SL</b> |   | JOB NUMBER:         |
| SHEET <b>1</b> OF <b>4</b> |   | <b>93259.BND</b>    |

July 19, 2011

Mr. Raymond Severy, Director  
Meridian Township Public Works  
5151 Marsh Road  
Okemos, MI 48864-1198

Re: Meridian Plumbing Sanitary Sewer

Dear Mr. Severy:

The Bath Township Board of Trustees voted to accept Meridian Plumbing into the Township's sanitary sewer system at our regular board meeting on July 18, 2011. The Board further directed the Township Manager to work with the engineers, Meridian Township & Meridian Plumbing to draft and execute any agreements necessary to finalize this relationship.

Please feel free to contact my office if you have any questions regarding this matter.

Sincerely,

Tom Schneider, Supervisor  
Bath Charter Township

# CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor  
Mary M.G. Helmbrecht Clerk  
Julie Brixie Treasurer  
Gerald J. Richards Manager



Brett Dreyfus Trustee  
Elizabeth Ann LeGoff Trustee  
Lynn Ochberg Trustee  
John Veenstra Trustee

September 9, 2011

Mr. Tom Schneider, Supervisor  
Bath Charter Township  
P.O. Box 247  
Bath, MI 48808

**Re: Meridian Plumbing Sanitary Sewer**

Dear Mr. Schneider:

The Meridian Township Board of Trustees adopted the enclosed resolution August 2, 2011, consenting to sanitary sewer services to Meridian Plumbing being provided by Bath Charter Township. Provision of this sewer service can proceed at any time.

Please provide Meridian Township with a copy of the plans showing the location of sanitary sewer lines on Meridian Plumbing property for our records.

Sincerely,

A handwritten signature in cursive script that reads 'Raymond O. Severy'.

Raymond O. Severy, P.E.  
Director of Public Works & Engineering

Enclosure

✓ Copy: Larry Stephens, P.E.

SEP 12 2011

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

printed on recycled paper



**INDIVIDUAL CONSTRUCTION PERMIT**  
**For Operations within State Highway Right-of-Way**

**Issued To:**  
**M & J Management**

**1999 E. Saginaw Hwy.**  
**East Lansing MI 48823**

**Contact:**  
**Marty Phillipich**  
**517-339-6300 Extn:303 517-204-0201(Cell)**  
**marty@themeridianadvantage.net**

**Permit Number: 33043-026357-14-072816**

**Permit Type: Individual Application**

**Permit Fee: \$225.00**

**Effective Date: Jul 28, 2016 to Jul 28, 2017**

**Bond Numbers: EI 03174**

**Liability Insurance Expiration Date: Feb 01, 2017**

**THIS PERMIT IS VALID ONLY FOR THE FOLLOWING PROPOSED OPERATIONS:**

**PURPOSE:**

Directional boring under B/L 69 for connection of sanitary sewer extension.

**STATE ROUTE:** BL-69      **TOWNSHIP OF:** Meridian      **COUNTY:** Ingham County

|             |              |                |
|-------------|--------------|----------------|
| <b>TOWN</b> | <b>RANGE</b> | <b>SECTION</b> |
| T 5 N       | R 1 W        | 34             |

|                              |                      |   |   |
|------------------------------|----------------------|---|---|
| <b>NEAREST INTERSECTION:</b> | <b>SIDE OF ROAD:</b> | <b>DISTANCE TO (in miles) NEAREST INTERSECTION:</b> | <b>DIRECTION TO NEAREST INTERSECTION:</b> |
| Marsh Rd                     | N S                  | 0.33  | East                                      |

|                         |                         |                       |                          |                          |                          |                                     |
|-------------------------|-------------------------|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>CONTROL SECTION:</b> | <b>MILE POINT FROM:</b> | <b>MILE POINT TO:</b> | <b>LOCATION:</b>         |                          |                          |                                     |
| 33043                   | 4.920                   | 4.920                 | LEFT                     | MEDIAN                   | RIGHT                    | TRANSVERSE                          |
|                         |                         |                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**REQUISITION NUMBER:**    **WORK ORDER NUMBER:**    **MDOT JOB NUMBER:**      **ORG JOB NUMBER:**



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY  
WATER BUREAU

**PERMIT APPLICATION FOR WASTEWATER SYSTEMS**

Construction – Alteration – Addition or Improvement as Described Herein  
Required under the Authority of Part 41, Act 451, PA 1994 as amended

This application becomes a Part 41 Construction Permit only when signed and issued by authorized DEQ Staff.

**INSTRUCTIONS:** Complete items 1 through 32 on this form and complete the basis of design sheet after page 4 (or provide same information). Print or type all information except for signatures. Complete the Streamlined Checklist (EQP5937) for sewer projects that quality – checklist available at <http://www.michigan.gov/deg> (Water Program Wastewater Construction Page). Complete the Non Governmental Ownership Checklist (EQP-4600C) for non governmentally owned projects (checklist at end of this application). Deliver complete application, plans and specifications, and attachments to the DEQ district office having jurisdiction for the project.

**REQUIRED NOTIFICATIONS:** The permittee shall provide Startup Notification (just prior to excavation) including permit number and date of issuance and Completion Notification (upon completion of the project) including permit number and date of issuance to DEQ district office having jurisdiction. See form EQP-4600B at the end of the application.

|  |  |   |  |
|--|--|---|--|
| <b>PERMIT NUMBER (DEQ USE ONLY)</b><br>P41000216   |  | <b>DATE OF ISSUANCE (DEQ USE ONLY)</b><br>19 APRIL 2016 |  |
| 1. <b>Municipality or Organization, and Address</b> which will own the wastewater facilities to be constructed. This permit is to be issued to:<br><br>Bath Charter Township<br>14480 Webster Road<br>Bath, Michigan 48808 | Permit Stamp Area (DEQ use only)<br><div style="border: 1px solid black; padding: 10px; margin: 0 auto; width: 80%;">           DEPARTMENT OF ENVIRONMENTAL QUALITY<br/>           PERMIT NUMBER <i>L.</i><br/><br/> <i>P41000216</i>      <i>19 APRIL 2016</i> </div> |   |  |
| 2. <b>Owner's Contact Person</b> (provide name for questions):<br><br>Contact: James J. Minster, PE<br>Phone: (517) 371-1200   | <b>AUTHORIZING SEWERAGE SYSTEM CONSTRUCTION<br/>IN ACCORDANCE WITH ACT 451 PA 1994, PART 41</b>  |   |  |
| 3. <b>Project Name</b> (Provide phase number if project is segmented)<br><br>M&J Properties, LLC Sanitary Sewer Service  | 4. <b>Project Location</b><br><br>Township of Bath & Meridian  | 5. <b>County</b> (project location)<br><br>Clinton      |  |

ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY

cc: Jim Minster, C2AE  
CCDC  
Mid-Michigan District HD

Reviewed & Issued By:   
Charles M Bennett, PE, Environmental Engineer  
Field Operations, Lansing District  
Water Resources Division, 517-284-6659

**If this box is marked see special conditions attached to this permit.**

**GENERAL PERMIT CONDITIONS**

- a. This PERMIT only authorizes the construction, alteration, addition or improvement of the wastewater system as described herein and is issued solely under the authority of Part 41 of Act 451, PA 1994, as amended (Act)
- b. Issuance of this PERMIT does not authorize any violation of federal, state or local laws or regulations, nor does it obviate the need to obtain other permits or approvals from DEQ or other units of government as may be required by law
- c. This PERMIT expires two (2) years after the above date of issuance unless construction starts prior to the expiration date in accordance with rule 299.2939(2) of the Part 41 Rules
- d. Any portion of the herein described facilities constructed prior to the date of issuance is not authorized by this PERMIT and is a violation of the Act
- e. No sewer shall be placed into service unless and until the outlet sewer has been constructed, tested, and placed into service
- f. Failure to meet any condition of this PERMIT or any requirement of the Act constitutes a violation of the Act
- g. The applicant must provide notice of impending construction to public utilities and comply with the requirements of the Protection of Underground Facilities Act, Act 53 of the Public Acts of 1974 (MISS DIG)  
All earth changing activities must be conducted in accordance with the Soil Erosion and Sedimentation Control Act, Part 91 of Act 451, PA 1994, as amended
- i. All construction activity impacting wetlands shall be conducted in accordance with the Wetland Protection Act, Part 303 of Act 451, PA 1994, as amended
- j. Intentionally providing false information in this application constitutes a violation of Section 249 of the Michigan Penal Code, 1931 Pa 328, as amended



6. **Facilities Description** In the space below provide a detailed description of the proposed project in the format shown in the examples at the bottom of this page. Applications with inadequate facilities descriptions will be returned. Use additional sheets if needed.

FACILITIES LISTING:

1. CONSTRUCTION OF 152 FEET OF 8" SANITARY SEWER DIRECTIONALLY DRILLED UNDER SAGINAW STREET (I-69 BL) NORTHEAST OF TOWNER ROAD.
2. CONSTRUCTION OF ONE (1) SANITARY MANHOLE

THIS APPLICATION this is a resubmittal of expired permit 1007783, dated April 17, 2014. The project hasn't changed from the original design

**EXAMPLES OF FACILITIES DESCRIPTIONS**

|                                    |   |
|------------------------------------|---|
| Sanitary Sewers and/or Force Mains | 250 feet of 10" sanitary sewer in Mark Avenue between John and Lincoln Streets.<br><b>OR</b><br>250' of 10" sewer in an easement from the intersection of Mark Avenue and John Street to the north.   |
| Pumping Stations                   | A (wetwell/drywell, suction lift, submersible, etc.) pumping station rated for 250 gpm at a TDH of 34' located at the northeast corner of Mark Avenue and Lincoln Street, and equipped with two pumps, backup power, pump around capability, and all other equipment as required for proper operation.  |
| Wastewater Treatment Facilities    | A 10 million gpd (avg. flow) facility located at the north end of Ronald Street including a 2.0 million gallon equalization basin, six 0.5 million gallon primary clarifiers, four 0.75 million gallon aeration basins with fine bubble aerators, four 0.8 million gallon circular secondary clarifiers, ultraviolet disinfection, and all necessary appurtenances and piping as shown on the plans and described in the specifications for the proper operation of the treatment facility to provide a discharge quality in compliance with the facility's discharge permit. |



# ESTIMATE

|  |                         |
|--|-------------------------|
| <b>Super Construction LLC</b><br>201 Morton St<br>Bay City, MI 48706<br>Phone (989) 684-8276 Luke Cell # 989-220-9315 Fax # 989-892-8891 Luke@superconst.com | <b>DATE: 04-08-2016</b> |
|--|-------------------------|

|   |  |  |
|---|--|--|
| <b>To: M &amp; J Management</b><br>1999 E. Saginaw St<br>East Lansing, MI 48823 | <b>Daytime Phone:</b> 517-339-6300<br><b>Cellular Phone:</b><br><b>Fax #</b> | <b>For Job</b><br>Marty Phillipich<br><a href="mailto:Marty@TheMeridianAdvantage.net">Marty@TheMeridianAdvantage.net</a> |
|---|--|--|

| DESCRIPTION  | AMOUNT             |
|--|--------------------|
| Bid for materials and Labor<br>Directional Drill and install 8" HDPE gravity sewer at ~ 1% Slope under Saginaw Street.<br>Core and Seal the 8" into the existing manhole on west side of the road.<br>Install a 48" concrete manhole on Meridian Property.<br>Stub the 8" pipe into the manhole, with a core and seal boot.<br>Install and a 8" pipe with a core and seal boot, leaving a couple feet of pipe for future Meridian connection | \$16,800.00        |
| M & J Management is responsible for all permitting fees, and any Inspection fees.  |                    |
| M & J Management supplies a place to dump extra dirt and mud cuttings.   |                    |
| Site cleanup is as follows. We will level off the topsoil, with a rough grade. We will put a little grass seed on top, However we do not do lawn restoration and recommend M&J having a landscaper do any touch up if the grass doesn't take off, or grounds need touching up.   |                    |
| <b>TOTAL</b>   | <b>\$16,800.00</b> |

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: 00/100 dollars (\$ \_\_\_\_\_)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Respectively Submitted \_\_\_\_\_ Date \_\_\_\_\_

**Acceptance of Proposal** - The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as out lined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

Super Construction  
 201 Morton St  
 Bay City, MI 48706

Phone: 989-684-8276  
 Luke@SuperConst.com  
 www.SuperConst.com



**Super Construction LLC**

# CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy      Supervisor  
Mary M.G. Helmbrecht      Clerk  
Julie Brixie      Treasurer  
Gerald J. Richards      Manager



Brett Dreyfus      Trustee  
Elizabeth Ann LeGoff      Trustee  
Lynn Ochberg      Trustee  
John Veenstra      Trustee

December 28, 2011

Mr. Larry D. Stephens, P.E.  
Stephens Consulting Services; P.C.  
P.O. Box 708  
Haslett, MI 48840

**Re: M & J Management LLC Property  
(Meridian Plumbing Location)  
Availability of Public Water Service**

Dear Mr. Stephens:

This letter is in response to your inquiry regarding the availability of public water to serve the referenced property. There is an existing 12 inch water main along the south side of Towner Road to serve all properties along and in the vicinity of Towner Road.

The Township is ready and willing to serve the M & J Management property with Township water via this existing 12 inch water main.

Sincerely,

Raymond O. Severy, P.E.  
Director of Public Works & Engineering

DEC 28 2011

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

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# PERMIT APPLICATION FOR WATER SUPPLY SYSTEMS

(CONSTRUCTION - ALTERATION - ADDITION OR IMPROVEMENT) AS DESCRIBED HEREIN  
Required under the Authority of 1976 PA 399, as amended

This application becomes an Act 399 Permit only when signed and issued by authorized Michigan Department of Environmental Quality (DEQ) Staff. See instructions below for completion of this application.

|   |   |   |
|---|---|---|
| <b>1. Municipality or Organization, Address and WSSN</b><br>that will own or control the water facilities to be constructed. This permit is to be issued to:<br>Meridian Charter Township<br>5151 Marsh Road<br>Okemos, MI 48864-1198<br><br>WSSN: 4260 | Permit Stamp Area (DEQ use only)<br><br>MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY<br><br>PERMIT NO. <b>181065</b> AUG 20 2013<br><br>EXAMINED AND APPROVED FOR COMPLIANCE<br>WITH ACT 399, P.A. 1976 |   |
| <b>2. Owner's Contact Person</b> (provide name for questions):<br><br>Contact: Younes Ishraidi, P.E.<br>Title: Township Engineer<br>Phone: (517) 853-4460   |   |   |
| <b>3. Project Name</b> (Provide phase number if project is segmented):<br><br>M & J Management Watermain Extension<br>1999 M-78, East Lansing, MI, 48823  | <b>4. Project Location</b><br>(City, Village, Township):<br>Meridian Township   | <b>5. County</b> (location of project):<br>Ingham |

ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY

cc: **DEQ RESOURCE MANAGEMENT DIVISION**  
**JUL 31 2018**  
**LANSING DISTRICT**

Issued by: *[Signature]*  
 Reviewed by: *[Signature]*

If this box is marked see attached special conditions.

**Instructions:** Complete items 1 through 5 above and 6 through 21 on the following pages of this application. Print or type all information except for signatures. Mail completed application, plans and specifications, and any attachments to the DEQ District Office having jurisdiction in the area of the proposed construction.

**Please Note:**

- This **PERMIT** only authorizes the construction, alteration, addition or improvement of the water system described herein and is issued solely under the authority of 1976 PA 399, as amended.
- The issuance of this **PERMIT** does not authorize violation of any federal, state or local laws or regulations, nor does it obviate the necessity of obtaining such permits, including any other DEQ permits, or approvals from other units of government as may be required by law.
- This **PERMIT** expires two (2) years after the date of issuance in accordance with R 325.11306, 1976 PA 399, administrative rules, unless construction has been initiated prior to expiration.
- Noncompliance with the conditions of this permit and the requirements of the Act constitutes a violation of the Act.
- Applicant must give notice to public utilities in accordance with 1974 PA 53, (MISS DIG), being Section 460.701 to 460.718 of the Michigan Compiled Laws, and comply with each of the requirements of that Act.
- All earth changing activities must be conducted in accordance with the requirements of the Soil Erosion and Sedimentation Control Act, Part 91, 1994 PA 451, as amended.
- All construction activity impacting wetlands must be conducted in accordance with the Wetland Protection Act, Part 303, 1994 PA 451, as amended.
- Intentionally providing false information in this application constitutes fraud which is punishable by fine and/or imprisonment.
- Where applicable for water withdrawals, the issuance of this permit indicates compliance with the requirements of Part 327 of Act 451, Great Lakes Preservation Act.

**PROVIDED**  
 AUG 20 2018  
 BY: .....

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

Permit Application for Water Systems (Continued)

**Facilities Description** – In the space below provide a detailed description of the proposed project. Applications without adequate facilities descriptions will be returned. SEE EXAMPLES BELOW. Use additional sheets if needed.

550 L.F. of 8" water main extension from existing 12" main along the south side of Towner Road, and along an easement north of Towner Road within a site located at 1999 M-78 (aka BL-69) ending at a fire hydrant.

**EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES**

|                       |   |
|-----------------------|---|
| Water Mains           | 500 feet of 8-inch water main in First Street from Main Street north to State Street.<br><b>OR</b><br>250 feet of 12-inch water main in Clark Road from an existing 8-inch main in Third Avenue north to a hydrant.   |
| Booster Stations      | A booster station located at the southwest corner of Third Avenue and Main Street, and equipped with two, 15 Hp pumps each rated 150 gpm @ 200 feet TDH. Station includes backup power and all other equipment as required for proper operation.  |
| Elevated Storage Tank | A 300,000 gallon elevated storage tank located in City Park. The proposed tank shall be spherical, all welded construction and supported on a single pedestal. The tank shall be 150 feet in height, 40 feet in diameter with a normal operating range of 130 – 145 feet. The interior coating system shall be ANSI/NSF Standard 61 approved or equivalent. The tank will be equipped with a cathodic protection system, and includes a tank level control system with telemetry. |
| Chemical Feed         | A positive displacement chemical feed pump, rated at 24 gpd @ 110 psi to apply a chlorine solution for Well No. 1. Chlorine is 12.5% NaOCL, ANSI/NSF Standard 60 approved and will be applied at a rate of 1.0 mg/l of actual chlorine.   |
| Water Supply Well     | Well No. 3, a 200 foot deep well with 170 feet of 8-inch casing and 30 feet of 8-inch, 10 slot screen. The well will be equipped with a 20 Hp submersible pump and motor rated 200 gpm @ 225 feet TDH, set at 160 feet below land surface.  |
| Treatment Facilities  | A 5 million gpd water treatment plant located at the north end of Second Avenue. The facility will include 6 low service pumps, 2 rapid mix basins, 4 flocculation/sedimentation basins, 8 dual media filters, 3 million gallon water storage reservoir and 6 high service pumps. Also included are chemical feed pumps and related appurtenances for the addition of alum, fluoride, phosphate and chlorine.   |



Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Ronald J. Styka**  
*Township Supervisor*

**Brett Dreyfus**  
*Township Clerk*

**Julie Brixie**  
*Township Treasurer*

**Phil Deschaine**  
*Township Trustee*

**Patricia Herring  
Jackson**  
*Township Trustee*

**Dan Opsommer**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Frank L. Walsh**  
*Township Manager*

July 27, 2018

Mr. Mark Joseph, P.E.  
MDEQ - District Engineer  
P.O. BOX 30242  
Lansing, MI 48909

RE: M & J Management Water Main Extension  
1999 M-78, East Lansing, MI, 48823  
Sections 3, Meridian Township

Dear Mr. Joseph:

Enclosed are two sets of plans for the above referenced project. We request a permit for the following public water main improvements:

550 L.F. of 8" water main extension from existing 12" main along the south side of Towner Road, and along an easement north of Towner Road within a site located at 1999 E. Saginaw Street (aka BL-69) ending at a fire hydrant.

Should you have any questions, or wish to discuss this matter in further detail, please feel free to contact this office at 517-853-4460.

Sincerely,

**Younes Ishraidi, P.E.**  
Chief Engineer/DPW  
[ishraidi@meridian.mi.us](mailto:ishraidi@meridian.mi.us)  
W 517.853.4460 | F 517.853.4095  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

DEQ  
RESOURCE MANAGEMENT DIVISION

JUL 31 2018

LANSING DISTRICT



## Peter Menser

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**From:** Deborah Keyworth <debsarmy@aol.com>  
**Sent:** Thursday, February 14, 2019 5:38 PM  
**To:** Peter Menser  
**Subject:** Re: Woda Cooper

Well I hear the board is gonna approve the rezoning . It doesn't matter that our whole neighborhood is against it . Meridian township is owned by businesses and corporations . I was born here and I put every single dollar I made into my home ... I still do. I suppose the cut thru will go in also . How do you look at yourself in the mirror each day ?

Sent from my iPhone

> On Jan 8, 2019, at 12:34 PM, Deborah Keyworth <[debsarmy@aol.com](mailto:debsarmy@aol.com)> wrote:

>

> I live at 2684 Mansfield Dr. My whole family moved to Wardcliff Dr in 1990. I bought my home on Mansfield in 1993 . I moved right around the corner. My Mom , sister , and 11 family members raised their kids on Wardcliff . I am now almost 60 and disabled . I love my neighborhood . I run my dog on my scooter twice a day . I see my neighbors walking their dogs and their kids. We are good hard working people . We have fought to keep Greencliff from being a cut thru for many years . If you allow this it will ruin the lives of the people that live here . Traffic will increase and kids , pets and the elderly will be in peril as they walk and play . I recently put an addition on my home . I moved my laundry upstairs so I could continue to live here as I age . I will sell my home if this goes thru. Please do not allow these developers to use their money and clout to run over good people .... you have to know it will hurt our property values also. Will you or Woda Cooper buy me out ? My home is all I have and I've worked hard to keep it . My neighbors have also . We aren't the ultra rich of Okemos ( even tho I was born in Tacoma Hills ) ... we are working hard to make this area a nice place to live . This development will ruin it . Please do all you can to stop this from going thru. There will be other better developments to choose from . It's funny but when I look at all the beautiful parks in Okemos ( those ultra wealthy places ) I think .. why not make it a beautiful park ? Doesn't Whole Foods have enough money ... and the township too for that matter ? When is enough , enough ? Again , please oppose this as I do .

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>

**Peter Menser**

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**From:** meganlong <longneedle@aol.com>  
**Sent:** Friday, February 15, 2019 10:40 AM  
**To:** Peter Menser  
**Subject:** Rezoning of property behind Whole Foods

Dear Mr. Menser,

I just received a notification that you are planning to rezone the property behind Whole Foods.

Can you please tell me why?

At the very least, can you assure me and all of my neighbors on Greencliff and the surrounding streets, that you are NOT going to approve a cut through onto Greencliff? Otherwise, this is disastrous news with real impact on the value of our homes and property. It will also impact the quality of our lives.

Please don't change the zoning.

Sincerely,  
Megan Long

## Peter Menser

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**From:** Mandie <mandielstevens@gmail.com>  
**Sent:** Friday, February 15, 2019 12:44 PM  
**To:** Peter Menser  
**Subject:** WODA Development

Hello Mr Menser

I'm writing in opposition to the WODA development that is proposed in the Wardcliff neighborhood. This development brings various concerns to the neighborhood. The most concerning is the increase in traffic.

I live at the north end of the sub at the corner of Park Lake and Burcham. The traffic increase from Costco has been beyond imagine. They are also doing more development at Burcham. This residential area can not handle the additional traffics this will bring.

Mandie Roberts  
2612 Raphael Rd  
East Lansing

Sent from my iPhone

## Peter Menser

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**From:** Jesse Green <email.jesse.green@gmail.com>  
**Sent:** Friday, February 15, 2019 12:58 PM  
**To:** Peter Menser  
**Cc:** Wifer; Barbara Curtis; BETSY MONTGOMERY; Bets Calwell; Todd Houser; Kay L; Ginny and Ron; Mike Kieliszewski; Elizabeth Blair; Edie Sekmistrz easekmis@cs. com; Jesse Green  
**Subject:** Rezoning #19010

Mr. Menser,

I am writing to express my adamant opposition to rezoning proposal #19010, the Woda proposal.

I can't say that 100% of my neighbors oppose the rezoning and development. I've not talked to 100% of the people in this area. But after talking to many neighbors I've not found any who support it. Not one. I'll go out on a limb and posit 99% oppose. Go with 98% to be safe. I feel pretty good about that guess. It seems anything above 50% should get your attention.

What I have found is that the majority of people in the Wardcliff neighborhood are not aware of this proposal. Woda made a woefully inadequate effort to notify neighbors. It seems no one beyond the Wardcliff/Roseland cross street was informed at all. And the residents of the Meridian Stratford Place Senior apartments told the first Woda meeting there had been one (1) flyer left at the building, for all of their residents. One.

Nonetheless--despite this passive effort to all-but-hide the issue--the entire room was filled with residents who strongly opposed the development. "Standing room only" is the appropriate description.

It's not far fetched to posit the halls would have been filled as well if a reasonable effort had been made to inform the entire neighborhood. Most people I speak with still have no idea this is going on. None of them are in favor of this rezoning and development. None. Zero.

I'll not quibble about what is "legally sufficient" notice or what Woda was mandated to do. I'd rather talk about this huge and destructive proposed change to our quiet little neighborhood and the bad-faith effort to pretend residents were notified.

Our neighborhood chat room is full of comments predicting the Planning Commission has "already made up its (collective) mind" to approve this proposal. I worked downtown in Lansing for 15 years on legislative issues and I am familiar with how such decisions are made beforehand. "Counting votes" is the correct phrase.

I have no doubt the Planning Commission has "counted its votes" already. I'll not ask you to deny this. Let's just say it's my informed opinion. Forgive me if I'm wrong and I've offended you. We'll consider that a side issue--sad, but not critical to my opposition.

The Woda proposal will render our very quiet little neighborhood unsafe. Families pushing stroller, joggers, people walking dogs and number of residents in wheelchairs daily pass through the area where Woda proposes to dump the exit from their new higher density development.

Neighbors have been working for almost a year to persuade the school board to reopen our local elementary school. Woda proposes to dump its traffic on the adjoining street.

A cross street between the very high traffic Brookfield/Sirhal intersection will turn Greencliff (and the other streets) into handy, high-speed cut throughs for those intent on avoiding the traffic on Grand River. It's an open secret that the planning commission has declared an unofficial moratorium on new outlets to Grand River, so that prediction should not surprise you.

Woda's grudging and insufficient attempts to address this concern (They are going to insert a turn into their exit? How will this affect all of the above, and other, concerns about traffic? It won't.) are nothing more than an insult.

I'm not the only one who feels this entire project has been railroaded through to this upcoming meeting (aka: approval).

This proposal will be very destructive to our quiet little neighborhood. The process so far to notify and involve local residents has been sadly lacking. There is absolutely no support for this proposal in the neighborhood (I'm sure you could find two people (possibly landlords) if you looked. Doesn't change the point at all.

Given all that and the other problems with this proposal, a vote to approve this proposal can not be made in good faith.

I hope that a bad faith one won't take place on February 25th.

Count me and my family as opposed, angry, frustrated and disappointed.

Please defeat this proposal, or postpone a decision until Woda has agreed to make more of an effort not to destroy one of the quietest covers of our neighborhood,

Regards,

Jesse Green  
5244 Blue Haven,  
East Lansing, MI. 48823  
517-204-4671

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## Peter Menser

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**From:** Barney Fenn <bjfenn11@gmail.com>  
**Sent:** Friday, February 15, 2019 3:43 PM  
**To:** Peter Menser  
**Subject:** Woda Cooper Rezoning vote.

I live 2767 Brentwood ave. In Meridian Township since 1981. I want the board to know I am 100% against this rezoning. If this board approves this, it tells me no one went to the job site, if you had you see the major traffic problems this will create to the wardcliff neighborhood. Thank-you and read my email into the minute s.

Sent from my iPad

## Peter Menser

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**From:** STEPHEN BOYD <stephenaboyd@comcast.net>  
**Sent:** Saturday, February 16, 2019 12:56 PM  
**To:** Peter Menser  
**Subject:** Oppose rezoning #19010

I want to express my opposition to the WODA-Cooper proposal for the Wardcliff neighborhood. This rezoning will negatively impact the neighborhoods in the Wardcliff area. The proposed road cut into the existing neighborhood from the Brookfield & Sirhal corner would rout about an additional 200 cars a day into that area which is comprised of single family residences particularly attractive to first time home owners and retirees. The Costco project has already substantially increased traffic in this area and especially on Park Lake Road. I am also aware of plans to expand the Burcham Hills retirement center, which further increases traffic on Park Lake and in the Wardcliff neighborhood. The Wardcliff area has already suffered the closing of Wardcliff elementary school. Please allow us to maintain our neighborhood in its present form and not keep packing more high density housing and development into this area. Sincerely,

Stephen Boyd

2567 Heather Circle

East Lansing, MI 48823

Stephen Boyd, Ph.D.  
University Distinguished Professor  
Environmental Chemistry  
Michigan State University  
517 881 0579

## Peter Menser

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**From:** Joseph McSweeney <joseph@jfmars.com>  
**Sent:** Monday, February 18, 2019 10:34 AM  
**To:** Peter Menser  
**Subject:** RESPONSE TO PROPOSED REZONING #19020

Peter Menser,

I am writing to you because I received a notice from Meridian Township about a proposed rezoning to my property at 5978 Martinus. I hope to be at the planning commission meeting on Monday, February 25, 2019 at 7 PM but I felt that I had better write out my opinion in advance as there is the possibility I will not be able to be there.

I have owned and occupied this property since 1978 and I do consider it my home so I feel that it is important to make sure that my opinion is heard. To my best knowledge the property has always been zoned commercial/residential in the 40 years I have occupied it. For multiple reasons I have no desire to see that fact change. I do stand firmly against the proposed change to purely residential.

Being a curious person I would like to know why the planning commission proposes the change and perhaps you can be of assistance in explaining what ever rationale may be behind the proposal. Realizing that I have yet to present any justifications for my opinion at this point I have also learned to not waste my time communicating without some response. So I will hope for some reply from you soon as you are listed as the principal planner and have given your name as a contact for the Township.

*Joseph McSweeney your source for Musical Knowledge*  
*517-339-2789 [ please leave a text or voicemail ]*  
[joseph@jfmars.com](mailto:joseph@jfmars.com)

## Peter Menser

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**From:** Jesse Green <email.jesse.green@gmail.com>  
**Sent:** Tuesday, February 19, 2019 2:22 PM  
**To:** Peter Menser  
**Subject:** Rezoning #19010

Mr. Menser,

After speaking with some neighbors about the first meeting with Woda back in November I was reminded that the Woda representatives had promised Woda would conduct a traffic study prior to submitting a proposal to the planning commission.

1). As you know, traffic into our quiet little neighborhood is our strongest opposition to the rezoning and redevelopment.

The Meridian Township Rezoning Application requires that Woda conduct such a study.

1. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities, published by the State Department of Transportation, is required for the following requests:
  1. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
  2. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)

The Meridian Township copy of the local National Functional Classification of our roads designates Park Lake Road as a minor arterial road. The Woda development would use our neighborhood as a driveway leading onto this Minor Arterial road, but Woda has not shared a traffic study or offered proof it has conducted one. It appears Woda has failed to comply with 1(b)

The Woda comments at the November meeting and as reflected minutes do not show Woda has considered new traffic flow from the heavily congested Sirhal/Brookfield corner (home to many student housing units, a gas station, an outdoor supply store, two massage/yoga studios and an entire office complex (Gables) through the Woda development into our neighborhood to reach Park Lake. The Woda development would provide a shortcut through our neighborhood (current on a dead-end residential street). onto Park Lake where such extra traffic could travel South to Principal Artery Grand River or North to Principle artery M43. This would mean Woda has failed to meet requirements 1(a) and 1(b).

This extra traffic flow could likely meet the "100 cars per hour") requirement of 1 (a). Yet Woda has failed to comply with this requirement nor shown any evidence that do not have to comply.

In addition, of course, the Woda representatives told a community meeting which they themselves organized that such a study would be conducted.

2) I've also noticed (I believe) that the Meridian Township Future Land Use map doesn't indicate plans to rezone this parcel for higher density rental housing units like Woda proposes to build. So there is no way, for example, current owners could have predicted the proposed use of the property Woda wants to rezone.

3) The Meridian Township Master plan lists the township's "goals, objectives and strategies" and the number one listed objective is to "preserve and strengthen residential neighborhoods."

An overwhelming number (approaching 100%) of residents of this neighborhood are opposed to the Woda rezoning and redevelopment. Yet there have been no significant changes to the redevelopment plan to reflect the damage it would cause to this quiet, middle class neighborhood.

Beyond strident opposition, (which seems to have been ignored) there can be no doubt using any credible, objective, criteria that the Woda rezoning and redevelopment will harm our thriving little neighborhood. It will change the very nature of the neighborhood.

The Woda proposal will dump traffic into the quietest and most remote corner of our neighborhood. As I mention earlier, the area is now used by joggers, dog-walkers, families with stroller and young children and bicyclists as well as by at least two nearby residents who use motorized wheelchairs on those very streets.

Woda's proposal will render pedestrian travel in the entire area south of the Wardcliff school dangerous and all-but impossible. The Wardcliff school playground is sued by families from all parts of the neighborhood and even by families from the adjoining area of East Lansing. These children and families can currently walk to the school grounds due to the very low level of traffic flow. The Woda redevelopment would no longer allow that.

The area Woda proposes to use for an exit is not only quiet, not only a series of dead end roads, not only next to a school ground/playground, not only populated by a very high percentage of families with children, but it is also currently a tree-lined green space.

In fact, the property Woda wishes to redevelop is itself a green space. Woda described this land as "blighted" and "in the city" during their general cluelessness about the area, during the November meeting. They are entitled to their collective corporate option, but residents adamantly disagree. That property may contain the remnants of the former trailer park (because they were apparently not required to clean it up?) but it is still a quiet, wooded, fenced green space that enhances the living experiences of those whose properties adjoin.

4). My understanding of property law is that new property owners are required to conform to the existing uses of new buyers. I cannot buy a parcel of land next to your home and expect you to change or halt your previous legal use of the land to accommodate me. The current use of existing land controls.

Woda's proposal (specifically their desire to create a heavily traveled exit onto a quiet dead end residential street with no sidewalks or other allowances for off-road pedestrian access) would override the existing neighborhood residential use and render it impossible. Why should we detrimentally change our neighborhood for Woda?

In short, there exists no reasonable, credible, argument to support the Woda rezoning and redevelopment other than they want it and the Planning Commission seems set on giving it to them.

There are a number of mechanisms that would allow Woda to route traffic on to Grand River. The only difficulty seems to be that the Planning Commission has already created dangerous and overcrowded main artery on Grand River. That is entirely the fault of the Planning Commission, not residents living near the proposed Woda property.

Creating another dangerous, over crowded situation in our quiet family neighborhood is not a solution.

Woda can exit to Grand River or they (and the Planning Commission) can recognize the proposal is not a suitable use for this property, or they can change it, or take it elsewhere.

Thank you for your time and attention to these issues.

Jesse. Green  
5244 Blue Haven  
East Lansing, MI 48823

Preserve open space and natural areas. strategies and goal number one reads as such: "

## Peter Menser

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**From:** Pat Hammerschmidt <hammersp@sbcglobal.net>  
**Sent:** Tuesday, February 19, 2019 7:19 PM  
**To:** Peter Menser  
**Cc:** Ray Hammerschmidt  
**Subject:** Regarding Rezoning #19010

Dear Principal Planner Menser and Planning Commission Members,

We have lived in the Wardcliff neighborhood since 1981 and have been following the Woda Cooper development plan with interest (Rezoning #19010). We feel that the type of housing proposed is a needed addition to Township, however, we have significant concerns regarding the probable increased traffic in our neighborhood that would result from the project as currently designed. We would appreciate the Planning Commission's thoughtful consideration of our concerns and questions detailed below.

We joined many other neighbors in attending the November 13, 2018 informational meeting held by Woda Cooper staff. From our perspective, two major concerns were expressed by a majority of neighbors at the meeting:

1. One concern was the undesirable possibility of the housing becoming college-student housing. Woda Cooper appears to have this under control with the type of housing and funding source they are proposing. We would appreciate the Planning Commission checking that this is true. We are opposed to housing in this location that would primarily accommodate college students.
2. The second major concern was the probable increased traffic flow through our neighborhood. We are strongly opposed to the current plan to have exits at both Sirhal Dr. and Greencliff Dr. At the November 13th meeting Woda Cooper representatives indicated the potential for 106 cars to be housed within the complex. This large number, along with drivers who would use Sirhal to Greencliff as a cut-through to avoid Grand River Ave., is highly undesirable and would make our now-quiet neighborhood dangerous to the many walkers, bikers, and families with children who regularly use the neighborhood streets. We do not have sidewalks. Woda Cooper staff at the meeting said they would do a traffic study. The Minutes of the January 14, 2019 Planning Commission meeting state "Commissioner Cordill asked the staff if the two local streets could support the additional traffic generated by the development and Principal Planner Menser stated the Ingham County Road Commission could address this issue in a future meeting." Has this traffic issue been addressed? It makes much more sense to us to have traffic from the development exit past Whole Foods to the traffic light at Grand River. Is this a possibility? If we are remembering correctly the trailer park that formerly was on this property exited to Grand River without benefit of a traffic light.

In addition, we would like the Planning Commission to address these two additional points:

- The letter from Frank Fugate found in the Planning Commission packet for the January 28, 2019 meeting mentions Woda Cooper's "quality communications with ..township residents." However it does not appear that Woda Cooper made any adjustments related to the traffic concerns expressed by residents at the meeting. The project design in the Planning Commission packet appears almost identical to the one distributed at the November residents meeting, in particular as related to the entrance/exits. Please question the developer on why adjustments were not made on this major issue.
- Lastly, we are confused by the statement in the minutes of the January 14, 2019 Planning Commission meeting that "Principal Planner Menser provided a brief summary of the staff report and reminded everyone to focus on the rezoning and determine if the proposed zoning district is appropriate for this property. The plan and proposal submitted by the applicant are not the focus of discussion at this meeting." Does the Planning

Commission not have authority on the issue of increased (unwanted) traffic on Greencliff and Sirhal as part of the rezoning? If not who will consider this issue?

Thank you.

Ray and Pat Hammerschmidt  
5225 Blue Haven Drive

## Peter Menser

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**From:** Joseph McSweeney <joseph@jfmars.com>  
**Sent:** Wednesday, February 20, 2019 2:49 PM  
**To:** Peter Menser  
**Subject:** RE: RESPONSE TO PROPOSED REZONING #19020

Peter,

Thank you for your reply and explaining the reasoning behind the proposed rezoning. I do however feel that the rationale is rather weak at best. I not know if you or the existing planning commission are aware that the planning commission attempted to do the exact same thing close to a decade ago. I successfully opposed the change at that time along with a management company representing a family trust that owned many of the properties in this section. Considering what has actually occurred over this last decade I am very thankful that I stood in strong opposition to the rezoning at that time. As for the present proposal I feel even stronger against a rezoning.

I notated in my first communication to you that I had multiple reasons for opposing the current rezoning. I much appreciate that you are willing to forward my opinions to the planning commission so that they have the opportunity to make a good decision.

In the early 1990s I began my home business out of this property. I do music teaching and digital recording. I know that I would not have done that without the confidence of the knowledge that the property was also commercial. So the fact that it is commercial and residential has always been a value to me. I view a change to being purely residential as a devaluing of my property and not only to myself but also my son as I have recently added his name to the deed. Change and options for change are a valuable component of freedom. Why would any property owner want less of that?

It seems to me that the Township had good reason for making these properties commercial/residential in the first place. In the 40 years I have been here I have seen steady if at times slow improvements. I know that these improvements were begun before I arrived in Oak Grove Park which has a history that goes back to the end of the 19<sup>th</sup> century. I have found a lot of really old horseshoes from real horses on my property. If the Township had rezoned these properties as residential a decade ago that progress would have halted. The rentals would probably still be managed by some out-of-state entity and continue renting to low income folks that simply love the yards to let their dogs bark in.

The long-standing parking dilemma in the neighborhood would never have had a solution which it presently seems to have resolved entirely on its own by facilitating the sale of several rundown residential homes to be repurposed for parking. This never could've occurred if these properties were not also commercial/residential. My gardening passion loves all the new sunshine because of all the neglected weed trees have been removed. I do regret the loss of one swamp white oak tree that was well over 300 years old. I suppose it was sold to help cover the expense of teardown and preparation for the parking lot.

---

On that subject, I think it might be a really good thing for the planning commission to consider some real protection for our truly old trees. This neighborhood and these properties in particular have quite a few of those and in the 40 years I have been here I've seen a lot of them lost for no good reason. I even take the blame for some of that loss of trees when I was younger more energetic and foolish.

There are no more than three or four residences that remain along Marsh Road itself. I don't think anybody truly wants to live with a marsh Road entrance and exit to their home. In a walkable community I think these properties might eventually be converted to homegrown businesses similar to my own. They just need somebody with the ambition, opportunity and a little bit of money. I encourage the planning commission to keep these properties as they are currently zoned. Don't take away the potential for good positive changes to occur. By the way I do like the residential character of the neighborhood and so do my clients students and friends. At present I have no desire to run more than an appointment only business but I would like to think that I could put an advertising shingle outside if I felt like it.

Peter,

Thanks for the assurance that the planning commission will be given the opportunity to read my comments as I cannot yet be sure that I will be able to attend the meeting on February 25<sup>th</sup> at 7pm.

*Joseph McSweeney your source for Musical Knowledge  
517-339-2789 [ please leave a text or voicemail ]  
[joseph@jfmars.com](mailto:joseph@jfmars.com)*

**From:** Peter Menser [mailto:[menter@meridian.mi.us](mailto:menter@meridian.mi.us)]  
**Sent:** Tuesday, February 19, 2019 11:30 AM  
**To:** Joseph McSweeney <[joseph@jfmars.com](mailto:joseph@jfmars.com)>  
**Subject:** RE: RESPONSE TO PROPOSED REZONING #19020

Joseph,

The Township Board initiated the rezoning of the properties there along Martinus and Marsh. It seemed like they were looking at that area because it is mostly residential and unlikely to develop into commercial in the future. I know they were concerned about the commercial designation making it more challenging for owners to make improvements to the houses there as well.

If you have further comments on the rezoning just let me know and I will forward them on to the Planning Commission for the public hearing.

-Peter



**Peter Menser**  
Principal Planner  
[menter@meridian.mi.us](mailto:menter@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

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**From:** Joseph McSweeney [mailto:[joseph@jfmars.com](mailto:joseph@jfmars.com)]  
**Sent:** Monday, February 18, 2019 10:34 AM  
**To:** Peter Menser  
**Subject:** RESPONSE TO PROPOSED REZONING #19020

Peter Menser,

I am writing to you because I received a notice from Meridian Township about a proposed rezoning to my property at 5978 Martinus. I hope to be at the planning commission meeting on Monday, February 25, 2019 at 7 PM but I felt that I had better write out my opinion in advance as there is the possibility I will not be able to be there.

I have owned and occupied this property since 1978 and I do consider it my home so I feel that it is important to make sure that my opinion is heard. To my best knowledge the property has always been zoned commercial/residential in the 40 years I have occupied it. For multiple reasons I have no desire to see that fact change. I do stand firmly against the proposed change to purely residential.

Being a curious person I would like to know why the planning commission proposes the change and perhaps you can be of assistance in explaining what ever rationale may be behind the proposal. Realizing that I have yet to present any justifications for my opinion at this point I have also learned to not waste my time communicating without some response. So I will hope for some reply from you soon as you are listed as the principal planner and have given your name as a contact for the Township.

*Joseph McSweeney your source for Musical Knowledge  
517-339-2789 [ please leave a text or voicemail ]*

## Peter Menser

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**From:** Mike Kieliszewski <killerjetski@gmail.com>  
**Sent:** Thursday, February 21, 2019 5:46 PM  
**To:** Peter Menser  
**Subject:** Opposition to Woda proposal

Hello,

My name is Mike Kieliszewski and I have been a resident of the Wardcliff neighborhood for 40 years. I am writing you to express my opposition to the development in the Wardcliff neighborhood that has been proposed by Woda Cooper (Rezoning #19010).

I have concerns that the development will be targeted at MSU students and occupied primarily by MSU student renters, rather than families. I do not believe that Section 42 requirements are sufficient to encourage single families in favor of student renters.

Thanks for your consideration,

-Mike

## Peter Menser

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**From:** Sherry Fent <sherfent@comcast.net>  
**Sent:** Thursday, February 21, 2019 6:13 PM  
**To:** Peter Menser  
**Subject:** Re: Woda-Cooper Proposed Development by Whole Foods

Hello:

My name is Sherry Fent and my husband and I, James Fent, have lived on Teri Terrace near Wardcliff School for over 30 Years. We are not against development in the area, but would like to see sensible and thoughtful development that takes into consideration the surrounding neighborhoods and the people who already live there. We do not believe that high-rise (and high density) development is desirable, especially in that location and on fairly small acreage. The Woda-Cooper development as it stands now only brings in a great deal of traffic through our neighborhood streets, many of which have no curbs or sidewalks. We have already seen a great increase in Park Lake Road traffic from the Costco store and in our neighborhoods as people try to figure out a way to get to either Hagadorn Road or Grand River quickly. It continually gets worse.

It seems that the only people who will profit from this development are the builders and the development company. We believe there is a way to develop intelligent housing, supported by a sound infrastructure that takes into account the land itself, the people who are in the neighboring community, the safety of the people who live here now and those who will live in the future development. We have the talent, the technology and the education to come up with a better plan for development that takes quality into account for now and that will last into the future. Thank you for thinking of us.

Sincerely,

Sherry and James Fent  
2679 Teri Terrace  
East Lansing, MI 48823  
Phone: 517-351-5088

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Thursday, February 21, 2019 7:13 PM  
**To:** Peter Menser  
**Subject:** Rezoning Proposal 19010

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Jim Carlson  
**Site Visitor Email:** [Jim@carlsonmail.org](mailto:Jim@carlsonmail.org)

I've submitted 2 previous emails to you stating my reasons for opposing the proposed rezoning request #19010 of Woda-Cooper. My wife and I walk and bike in our neighborhood, including on Greencliff Drive. We have no sidewalks in our neighborhood. Greencliff Drive must not be extended to allow more traffic into our neighborhood. Many people from our neighborhood have sent emails and/or spoke to the planning commission in opposition to the rezoning. We urge the planning commission to deny the rezoning request, as it would be a great disservice to us and our neighbors.

Jim and Karen Carlson, 2672 Rockwood Drive, East Lansing

## Peter Menser

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**From:** Sarah Reboloso <sarah.rebol@gmail.com>  
**Sent:** Thursday, February 21, 2019 10:40 PM  
**To:** Peter Menser; Board  
**Subject:** Rezoning 19010 (Woda Cooper)

I am writing this email to express my concerns over the proposed rezoning 19010 for the addition of multi family housing north of Whole Foods. Specifically, the extension of Greycliff Dr. to allow a cut through into my neighborhood.

I strongly urge you to oppose this development. While I welcome the idea of economic diversity and the access to affordable housing in the township, I feel it is being done at the cost of my family's safety. I live at 5243 Park Lake Rd (at the corner of Heather). Since the addition of Costco there has been a huge influx of traffic near my home. My children are very young (3 and 5 years old). We do not have sidewalks to use in the neighborhood. The inevitable traffic increase with this proposal is going to put us in greater danger when we try to go out for walks and bike rides.

Please consider the safety of the current residents in our township before we continue to plan for more. We are counting on you.

Sincerely,  
Sarah Reboloso



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Justin Quagliata, Assistant Planner**

**Date: February 6, 2019**

**Re: Special Use Permit #19021 (Agnew Sign Company), install a changing message sign at 2040 Grand River Avenue.**

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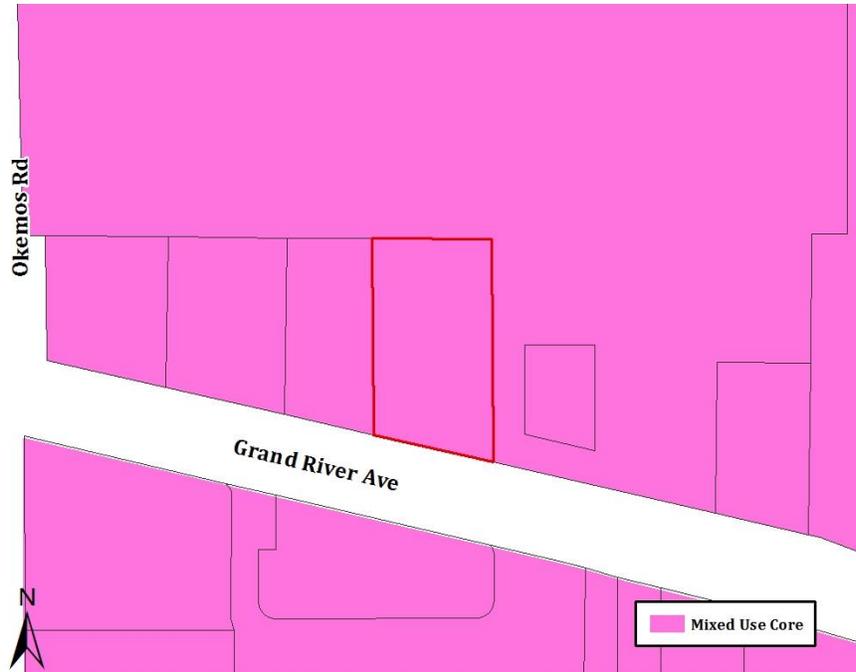
Agnew Sign Company has requested to install a changing message sign at the McDonald's restaurant located at 2040 Grand River Avenue. The 1.45 acre site is zoned C-2 (Commercial). The 5,521 square foot McDonald's restaurant, which was originally built in 1972, received special use permit approval for installation of a drive-through window (SUP #06-72121) and site plan review approval (SPR #06-15) prior to being demolished and re-built in 2006.

The applicant intends to remove the sign cabinet from the existing freestanding sign pole and replace it with a new sign cabinet. The proposed sign cabinet is approximately 24.8 square feet in total surface display area per side (3.42 feet tall by 7.25 feet wide). The L.E.D. (light emitting diode) changing message portion of the sign is 14 square feet in size. The proposed sign is a 10mm, high resolution L.E.D. produced by Watchfire Signs. Signs that incorporate changing messages are allowed by special use permit in commercial zoning districts.

### **Master Plan**

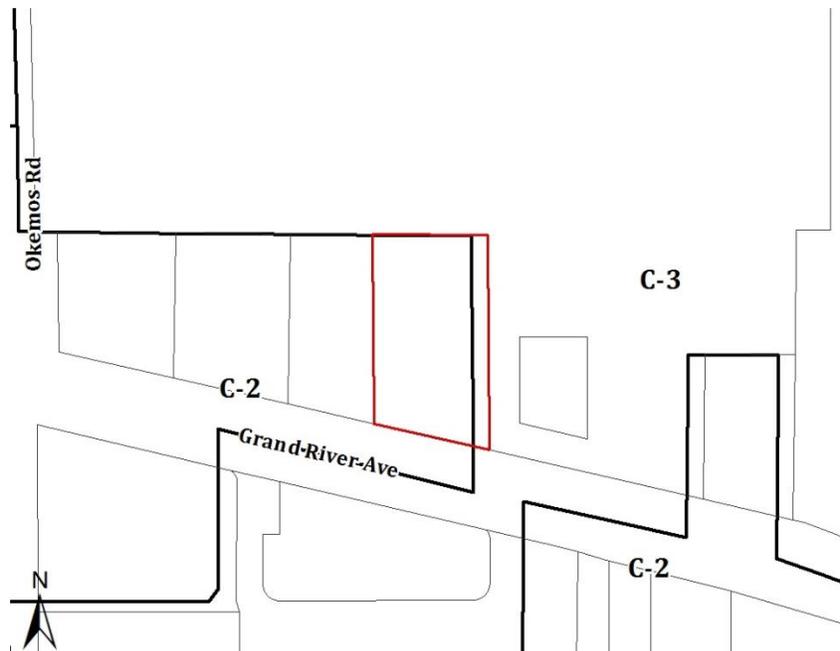
The Future Land Use Map from the 2017 Master Plan designates the subject site in the Mixed Use Core category.

### FUTURE LAND USE MAP



The 1.45 acre subject site is located in the C-2 (Commercial) zoning district.

### ZONING MAP



## **Physical Features**

The subject site is developed with a McDonald's restaurant that has a drive-through window on the west side of the building, an associated parking lot, and landscaping consisting of trees and shrubs. The Flood Insurance Rate Map (FIRM) for Meridian Township shows floodplain is limited to the southwest corner and northern extent of the property; however the freestanding sign is located outside of the floodplain. The Township Wetland Map shows wetlands are not present on the site. The site has no special designation on the Township Greenspace Plan.

## **Staff Report**

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-687 outlines the regulations pertaining to signage in commercial districts. Special use permit review is only for the portion of the sign that will utilize a changing message. Changing message signs are reviewed under a special use permit for reasons of aesthetics and safety.

Structures with a gross floor area of 25,000 square feet or less are permitted one freestanding sign with a maximum of 25 square feet of surface display area per side with an additional three square feet of the sign set aside to display the property address. Freestanding signs are limited to 16 feet in overall height.

The Planning Commission has approved two special use permits for changing message signs. The first was for the Culvers restaurant on Times Square Drive in 2003 (SUP #03031 and 17-03031) and the second was for the Walgreens store at the southwest corner of Grand River Avenue and Okemos Road (SUP #11-07031). In both cases the Planning Commission placed the following conditions on the special use permit approval:

- Only one changing message sign shall be allowed on the site.
- The changing message sign shall not flash, scroll, animate, flip or otherwise move except to change messages in the manner and speed authorized by conditions of approval.
- The changing message sign shall be limited to a rate of one change in message per 24 hours.
- The changing message sign shall display only letters and numerals; animation and transitional graphics such as a fade, dissolve, wipe, or other effects are prohibited.
- Use of the changing message sign shall be limited to the hours of operation of the Culver's of Okemos restaurant and shall be turned off when the restaurant is closed.

The Planning Commission is not required to condition this request or future requests in a similar manner to those previously approved. The Planning Commission can choose whatever conditions, if any, deemed necessary to minimize concerns related to safety and aesthetic impacts resulting from the proposed changing message sign.

### **Planning Commission Options**

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

### **Attachments**

1. Special use permit application.
2. Letter from the applicant dated December 21, 2018 and received by the Township on January 17, 2019.
3. Proposed sign rendering received by the Township on January 17, 2019.
4. Proposed sign diagram received by the Township on January 17, 2019.
5. McDonald's of Okemos location exposure diagram dated December 14, 2018 and received by the Township on December 21, 2018.
6. As-built site plan.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP #19021 (Agnew Sign Co.)\SUP 19021.pc1.doc

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

RECEIVED  
DEC 21 2018

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 Agnew Sign Co.  
Address of Applicant 1905 W M-21 STE A Okemos MI 48867  
Telephone - Work 989 723 4621 Home 989 277 5568 Fax 989 720 4621 Email mark@agnewgraphics.com  
Interest in property (circle one): Owner Tenant Option Other Contractor  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2040 W. Grand River Okemos MI  
Legal description (please attach if necessary) \_\_\_\_\_  
Current zoning \_\_\_\_\_  
Use for which permit is requested / project name \_\_\_\_\_  
Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) Agnew Sign Co.  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross \_\_\_\_\_ Net \_\_\_\_\_
- F. Explain the project and development phases: Replace / update Sign
- G. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ 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 \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

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

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

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

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

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. *2* In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

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

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

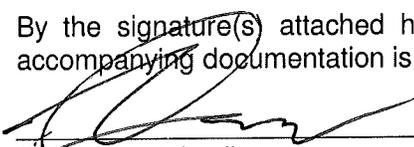
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

Part III

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

Yes     No    (Please check one)

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

  
\_\_\_\_\_  
Signature of Applicant

12-19-18  
Date

Mark Agnew  
Type/Print Name

Fee: \$ 500

Received by/Date:   
12-21-18



1905 W. M 21, Suite A, OWOSSO MI. 48867

PHONE 989-725-7446

FAX 989-720-4621

December 21, 2018

RE: Special Use Permit

Meridian Township Planning Commissions

Agnew Sign Company is requesting a special use permit to update the sign at 2040 W. Grand River Rd, Okemos. The sign will include an LED message center. it currently has a static sign that is 24 square feet, per side. The proposed sign will be 24.8 sq ft. overall size of entire sign will be 87"x41" and It will include a 2'x7' (EMC) Electronic Message Center and a 1'x7' lighted logo panel. the sign will not exceed 16' in height.

the EMC is made in danville il, by the Watchfire mfg co. the nit values are set at a minimum 700 at night and 7000 in daytime.

other brands run a 2200 nit value at night but watchfire brand is very conscious of a perfect nit value.

We want this sign to be an example of what sign design and use should be in an environment that has been so well thought out .

We understand that if approved, we must follow the "message hold time guidelines" to keep with the Meridian Township's Sign Aesthetics plan.

Our intended use would be day long static image with text with a change rate of 1x / 24 hr period, example might be product and copy about meal deals or shake flavors.

We would like to be able to have the same advertising advantage that Walgreen's and Culver's currently have, while being a good steward of the Township's values.

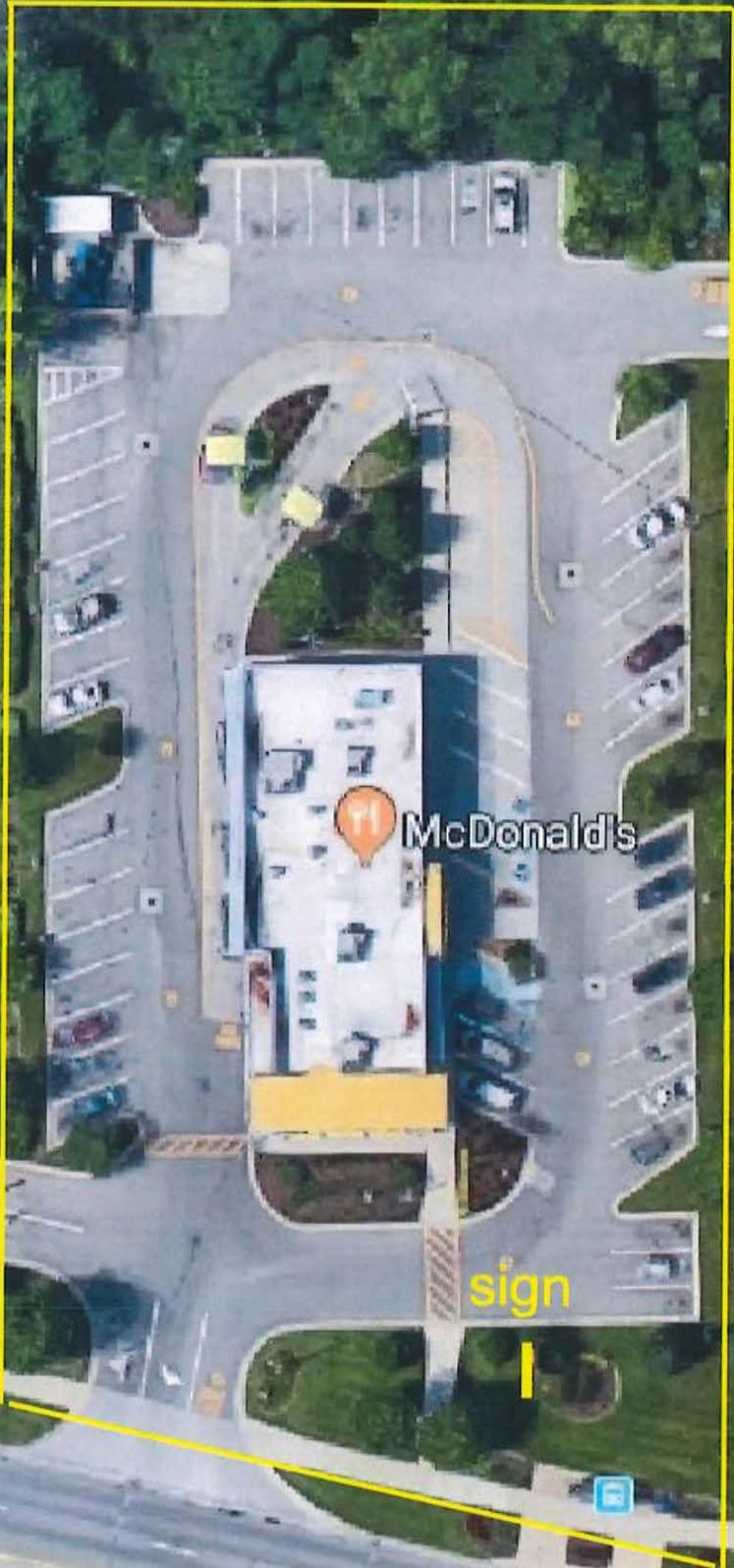
Sincerely,

Mark Agnew

Owner, Agnew Sign Co.

McDonalds  
2040 W. Grand River  
Okemos Mi

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DEC 21 2018

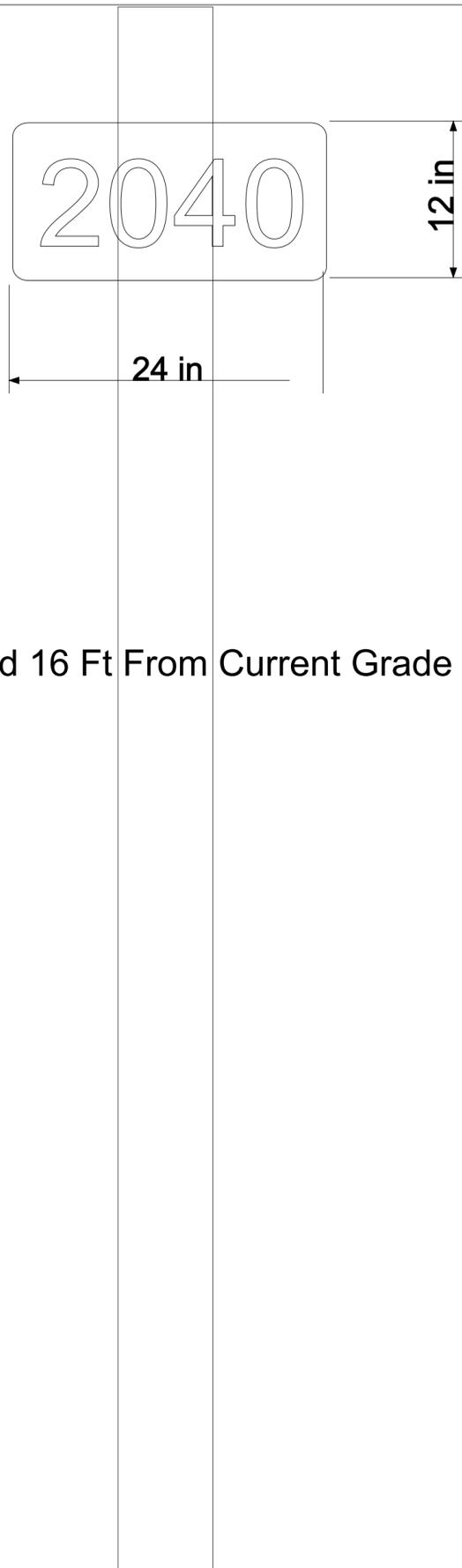


McDonald's

sign

Grand River





Sign Will Not Exceed 16 Ft From Current Grade To Top Of Sign

# McDonald's, Okemas

2040 W Grand River Ave  
Meridian Charter Township, MI 48864 (0 - 3 mi)

## Location Exposure

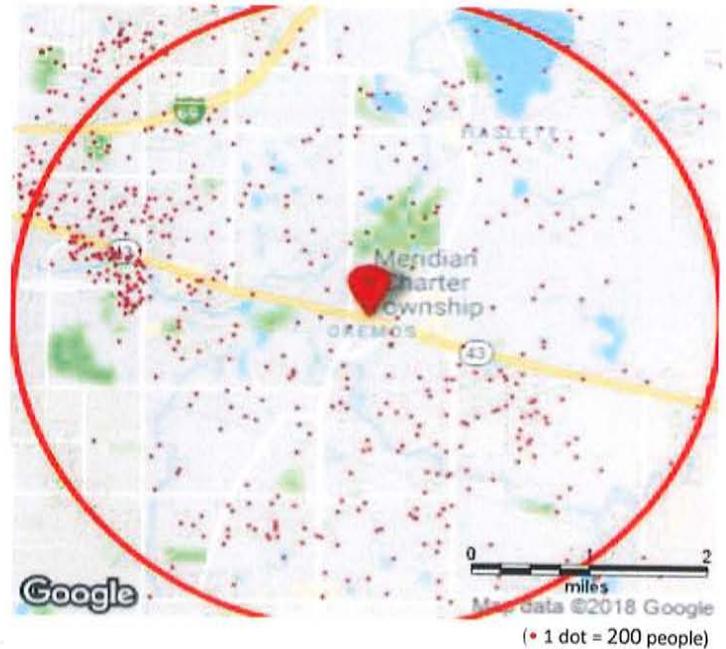
The two-way average daily traffic for your location is 21,584 vehicles.

With a standard load factor of 1.5 people 18+ years of age, traffic at your location delivers approximately 11,817,240 impressions in one year.

\*\*traffic on Grand River Ave.

**21,584** Vehicles per Day  
**647,520** Vehicles per Month  
**7,878,160** Vehicles per Year

**11,817,240** Exposures per Year



## Population Statistics

### Summary

|                    |        |
|--------------------|--------|
| 2010 Census        | 52,023 |
| 2018 Estimate      | 55,235 |
| 2023 Projection    | 57,726 |
| '10 - '18 % Change | 6.2%   |
| '18 - '23 % Change | 4.5%   |

### Age Cohorts

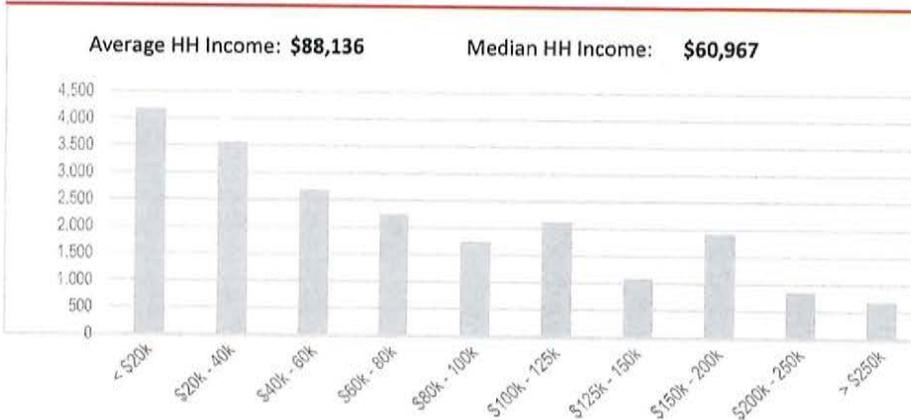
|                     |        |       |
|---------------------|--------|-------|
| Population: < 18    | 8,157  | 14.8% |
| Population: 18 - 35 | 24,431 | 44.2% |
| Population: 35 - 50 | 6,841  | 12.4% |
| Population: 50 - 65 | 8,145  | 14.7% |
| Population: > 65    | 7,661  | 13.9% |

Median Age: 28.7

### Education

|                     |       |       |
|---------------------|-------|-------|
| HS grad. or less    | 3,841 | 12.7% |
| Some college        | 4,244 | 14.0% |
| Assoc./prof. degree | 3,733 | 12.3% |
| Bachelor's degree   | 9,448 | 31.2% |
| Master's or higher  | 9,029 | 29.8% |

## Yearly Income by Household



## Mode of Transportation to Work

|                    |        |       |
|--------------------|--------|-------|
| Car, truck, or van | 20,000 | 81.9% |
| Public trans.      | 910    | 3.7%  |
| Motorcycle         | 27     | 0.1%  |
| Bicycle            | 883    | 3.6%  |
| Walked             | 2,479  | 10.1% |
| Other means        | 92     | 1.0%  |

Watchfire Signs makes no representation concerning the accuracy of data obtained from state or national geodatabase sources.

## Your Local Watchfire Contact

### Agnew Sign Co.

Mark Agnew  
mark@agnewgraphics.com  
989-725-7446

RECEIVED  
DEC 21 2018

This Report was prepared by:

Marty DuBois





**To:** Planning Commission

**From:** Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

**Date:** February 20, 2019

**Re:** Rezoning #19020 (Township Board), request to rezone ten parcels located west of Marsh Road, east of Martinus Street, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density).

At its meeting on December 4, 2018 the Township Board initiated the rezoning of ten parcels identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel I.D. #10-205-007, from C-1 (Commercial) to RB (Single Family-High Density). The total lot area of the ten parcels combined is 1.52 acres.

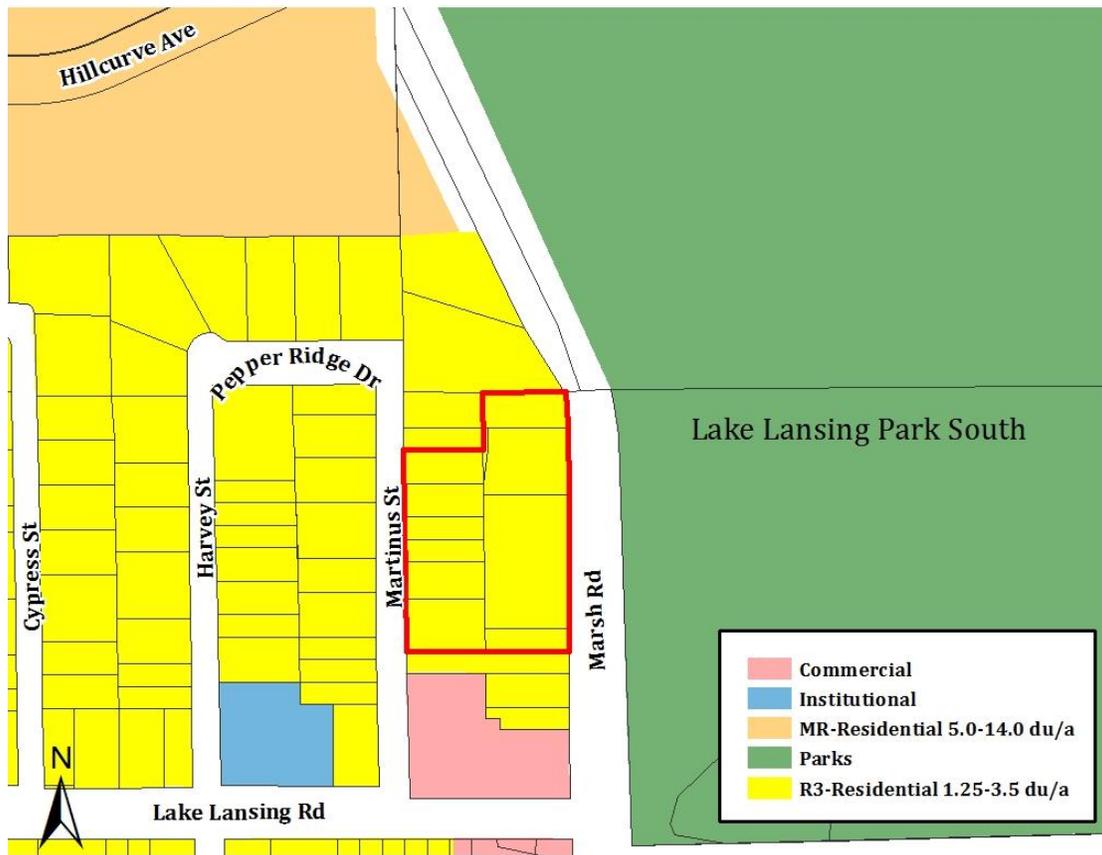
The properties proposed for rezoning are located on the east side of Martinus Street, west of Marsh Road, and north of Lake Lansing Road. Those parcels are currently zoned C-1 (Commercial), and with the exception of the property occupied by the Watershed Tavern & Grill, are used for single family residential purposes. The owner of the Watershed Tavern & Grill also owns three parcels to the north of the restaurant property, on which he has indicated a parking expansion may be proposed in the future. Those properties owned by the Watershed Tavern & Grill have been excluded from the proposed rezoning.

#### EXISTING LAND USE MAP



**2017 FUTURE LAND USE MAP**

The Future Land Use Map from the 2017 Master Plan designates the properties in the R3 Residential 1.25 – 3.5 dwelling units per acre (du/a) category.

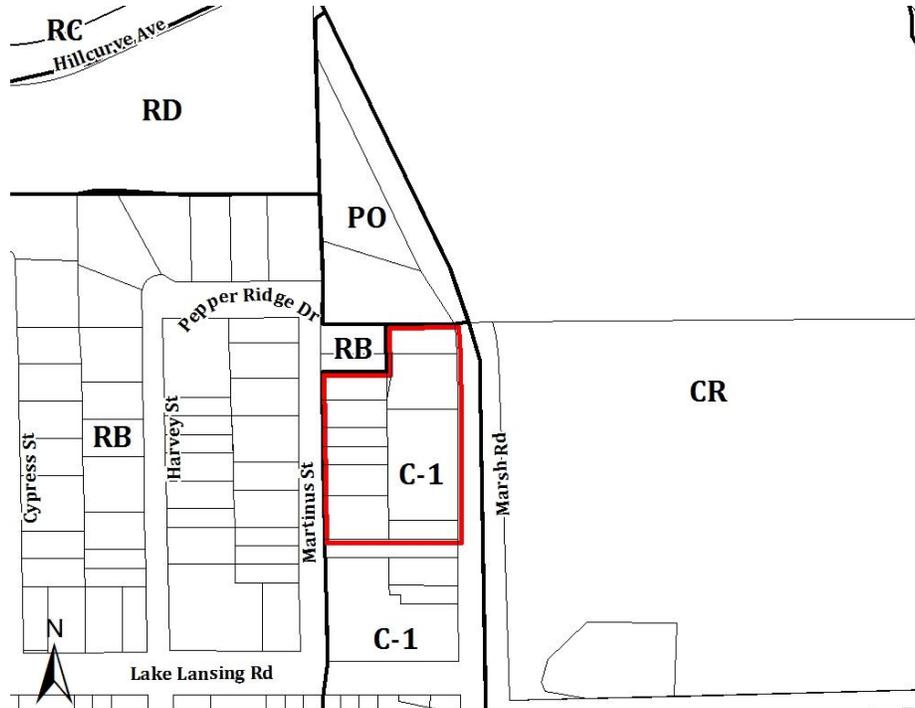


**Zoning**

The lots are located in the C-1 (Commercial) zoning district, which requires a minimum of 50 feet of lot width and 4,000 square feet of lot area. The requested RB zoning district requires a minimum 65 feet of lot width and 8,000 square feet of lot area. The following table illustrates the lot width and lot area standards for the existing C-1 and proposed RB zoning districts:

| ZONING DISTRICT | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|-----------------|------------------|-------------------|
| C-1             | 4,000 sq. ft.    | 50 ft.            |
| RB              | 8,000 sq. ft.    | 65 ft.            |

ZONING MAP



The following chart provides information on each subject property proposed for rezoning:

| Address                                   | Year Built | Acreage | Lot Area (sq. ft.) | Lot Width (feet) | Building Size (sq. ft.) |
|---|------------|---------|--------------------|------------------|-------------------------|
| 5975 Marsh Rd.                            | 1930       | .076    | 3,300              | 30               | 886                     |
| 5981 Marsh Rd.                            | 1921       | .455    | 19,800             | 180              | 680                     |
| 5997 Marsh Rd.                            | 1921       | .227    | 9,900              | 90               | 987                     |
| 5999 Marsh Rd.                            | 1950       | .114    | 4,950              | 45               | 738                     |
| 5978 Martinus St.                         | 1931       | .169    | 7,350              | 70               | 644                     |
| Parcel I.D. #10-205-007<br>(Martinus St.) | N/A        | .121    | 5,250              | 50               | N/A                     |
| 5986 Martinus St.                         | 1931       | .072    | 3,150              | 30               | 1,114                   |
| 5988 Martinus St.                         | 1931       | .072    | 3,150              | 30               | 630                     |
| 5990 Martinus St.                         | 1931       | .108    | 4,725              | 45               | 640                     |
| 5994 Martinus St.                         | 1931       | .108    | 4,725              | 45               | 900                     |

### **Physical Features**

With the exception of the undeveloped lot, all of the properties are developed with single family residences. The Township Wetland Map and the Flood Insurance Rate Map (FIRM) for Meridian Township indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

### **Streets and Traffic**

The subject properties front on Marsh Road and Martinus Street. Marsh Road is a four lane road with curb and gutter classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A seven foot wide pathway is located along both sides of Marsh Road. Martinus Street is a two lane Local road without curb and gutter or sidewalks.

The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Marsh Road, between Lake Lansing Road and Pike Street, showed a total of 6,927 northbound vehicle trips and 6,793 southbound vehicle trips in a 24 hour period. The ICRD does not have traffic information for Martinus Street.

As the subject properties with the exception of the undeveloped lot are currently developed with single family residences, the only increase in traffic as a result of the proposed rezoning would be from the construction of a single family house on the undeveloped lot.

### **Utilities**

Municipal water and sanitary sewer serve the subject properties.

### **Staff Analysis**

The block of parcels located north of Lake Lansing Road, south of Pepper Ridge Drive, east of Martinus Street, and west of Marsh Road have been zoned commercial since the early 1960s. In 2007 the Planning Commission initiated the rezoning of this block of parcels (REZ #07090), with the exception of the parcel identified as 5965 Marsh Road (occupied by The Watershed restaurant), from C-1 to RB. At the public hearing the Planning Commission received information indicating property owners with frontage on Marsh Road did not want their properties rezoned. After discussing the merits of the rezoning, the consensus of the Planning Commission was to leave the zoning as C-1.

Until 2005 the Future Land Use Map designated this area in the Commercial category. Development of commercial uses with services for people visiting Lake Lansing Park South, and adjoining residential neighborhoods, were anticipated. In 2005, the designation was changed to Residential 1.25 – 3.5 du/a. The Future Land Use Map from the 2017 Master Plan is consistent with the 2005 Future Land Use Map residential designation for the area.

**Rezoning #19020 (Township Board)**  
**Planning Commission (February 25, 2019)**  
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Setbacks

Rezoning from C-1 to RB will impact the PO-zoned office use to the north and the C-1 zoned Watershed Tavern & Grill property at the northwest corner of Lake Lansing Road/Marsh Road by establishing greater setbacks than are currently required, therefore making these properties potentially nonconforming. The office building in the PO zoned property to the north would be subject to a 50 foot setback from the RB residential zoning district boundary. The C-1 zoned Watershed Tavern & Grill property would be subject to 50 foot setback for any building, parking, access drive, or other structure, which could be reduced to 35 feet with appropriate screening.

Nonconforming structures may be altered, expanded, or modernized provided structural alterations or extensions do not increase the extent of the structure; however any renovation that increases the area, height, bulk, use, or extent of a structure would require approval from the Zoning Board of Appeals (ZBA). The following chart outlines the differences in lot area, lot width, and building setbacks between the C-1 and RB zoning districts:

|  | <b>C-1</b>  | <b>RB</b>         |
|--|---|-------------------|
| Side/Rear Setback:                             | 15 feet   | 7 feet/30-40 feet |
| Setback when adjacent to Residential district: | 50 feet (35 feet with double row of interlocking trees) | N/A               |
| Lot Area:                                      | 4,000 square feet                                       | 8,000 square feet |
| Lot Width:                                     | 50 feet   | 65 feet           |
| Maximum Impervious Surface/Lot Coverage:       | 70 percent  | 35 percent        |
| Building Height:                               | 35 feet   | 35 feet           |

**Planning Commission Options**

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

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**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** February 21, 2019

**Re:** **Rezoning #19010 (Woda Cooper Companies)**, rezone approximately 4.6 acres of Parcel I.D. #17-377-031 from RX (One and Two Family Residential) to RC (Multiple Family-maximum 14 units per acre) with conditions.

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The Planning Commission discussed Rezoning #19010 at its last meeting on February 11, 2019. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning to the Township Board, subject to the conditions offered by the applicant.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend approval of the rezoning subject to the conditions offered by the applicant is provided.

- **Motion to adopt the resolution recommending approval of Rezoning #19010 with conditions.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19010 (Woda Cooper)\REZ 19010.pc3.docx

**RESOLUTION TO RECOMMEND APPROVAL**

**Rezoning #19010  
Parcel #17-37-031**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of February, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Woda Cooper Companies, Inc. requested the rezoning of 4.6 acres of a 5.9 acre parcel identified as Parcel #17-37-031 located at the east end of Sirhal Drive, west of Greycliff Drive, from RX (Duplex) to RC (Multiple Family, 14 dwelling units per acre); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 14, 2019 and discussed the rezoning at its meetings on February 11, 2019 and February 25, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandums dated January 9, 2019, January 25, 2019, and February 7, 2019; and

WHEREAS, the 4.6 acre portion of the property proposed for rezoning to RC (Multiple Family) meets the 11,000 square foot minimum standard for lot area for the proposed PO (Professional and Office) zoning district; and

WHEREAS, the subject site is located adjacent to property zoned RC (Multiple Family, 14 dwelling units per acre) to the west; and

WHEREAS, in a letter dated February 7, 2019 the applicant offered voluntary conditions on the rezoning, including:

1. The rezoned parcel will only be developed as an affordable housing development using Michigan State Housing and Development Authority (MSHDA) programs and resources.
2. The development will not exceed two stories in height.
3. Either Greycliff Drive or Sirhal Drive will be extended to create one hundred feet of public road frontage and be dedicated to the appropriate public entity.
4. The remainder parcel created by land division to the south will be combined to an adjacent remainder parcel to the west owned by the seller, so the parcel division of this property does not create an island parcel.





**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: February 21, 2019**

**Re: Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 (Meridian Investment Group, LLC)**

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The Planning Commission last discussed MUPUD #18034 and SUP #18031 at its meeting on January 14, 2019. At the meeting a question was asked about what type of parking is allowed in the floodway. The Conservancy District (CV) in the Code of Ordinances allows parking in the floodway by right only when incidental to land uses such as parks, golf courses, and farms, but only if there is no fill or alteration of the preexisting grade. The CV district also allows parking incidental to land uses such as marinas, docks, sand and gravel extraction operations, or pavilions in the floodway by special use permit, but only when the use does not adversely affect or reduce the capacity of the channel or floodway.

Parking in the floodway for the type of development proposed by the applicant is prohibited. The fact that the parking lot is already installed from a previous development is the only reason the project is being considered; if the parking lot was proposed new it would not be allowed at all.

Based on a straw poll taken at its last meeting the Planning Commission agreed to consider a resolution to recommend denial of the MUPUD and SUP to the Township Board.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD and SUP. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. The applicant has provided three extensions to the original 60 day review period, which now runs until March 8, 2019. A resolution to recommend denial of the MUPUD and SUP to the Township Board is provided.

- Motion to adopt the attached resolutions recommending denial of MUPUD #18034 and SUP #18031.

### **Attachments**

1. Resolution to recommend denial of MUPUD #18034.
2. Resolution to recommend denial of SUP #18031.

**RESOLUTION TO RECOMMEND DENIAL**

**Mixed Use Planned Unit Development #18034  
Meridian Investment Group, LLC**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of February, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as Red Cedar Manor on 4.99 acres of a 9.13 total acre site located at 2875 Northwind Drive; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of an existing 40,504 square foot office building and construction of a new 70,213 square foot mixed use building with 88 multiple family dwelling units and 3,115 square feet of commercial space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 11, 2018 and discussed the proposal at its regular meetings on January 14, 2019, February 11, 2019, and February 25, 2019 and has reviewed staff material forwarded under cover memorandums dated June 5, 2018, January 9, 2019, February 7, 2019, and February 21, 2019; and

WHEREAS, the submitted site plan for the proposed development depicts a majority of the parking lot to serve the building (83 of the 116 total parking spaces on the property) is located in the floodway of the Red Cedar River; and

WHEREAS, the proposed location of the parking in the floodway will adversely impact the residents of the proposed development by exposing their personal property (motor vehicles) to potential damage from floodwaters; and

WHEREAS, the applicant provided a study from their consultant Hubbell, Roth, & Clark, Inc. noting the parking lot has been impacted by floods 81 times during the last 115 years and 60 of those flood events had 12 inches of water or greater covering the parking lot; and

WHEREAS, the proposed development could be reduced in size to minimize the number of parking spaces subjected to potential flooding.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Mixed Use Planned Unit Development #18034.

**Resolution to Recommend Denial**  
**MUPUD #18034 (Meridian Investment Group, LLC)**  
**Page 2**

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 25th day of February, 2019.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair

**RESOLUTION TO RECOMMEND DENIAL**

**Special Use Permit #18031  
Meridian Investment Group, LLC**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of February, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to construct a project identified as Red Cedar Manor on 4.99 acres of a 9.13 total acre site located at 2875 Northwind Drive; and

WHEREAS, the proposed project includes the demolition of an existing 40,504 square foot office building and construction of a new 70,213 square foot mixed use building with 88 multiple family dwelling units and 3,115 square feet of commercial space; and

WHEREAS, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 11, 2018 and discussed the proposal at its regular meetings on January 14, 2019, February 11, 2019, and February 25, 2019 and has reviewed staff material forwarded under cover memorandums dated June 5, 2018, January 9, 2019, February 7, 2019, and February 21, 2019; and

WHEREAS, the submitted site plan for the proposed development depicts a majority of the parking lot to serve the building (83 of the 116 total parking spaces on the property) are located in the floodway of the Red Cedar River; and

WHEREAS, the proposed location of the parking in the floodway will adversely impact the residents of the proposed development by exposing their personal property (motor vehicles) to potential damage from floodwaters; and

WHEREAS, the applicant provided a study from consultant Hubbell, Roth, & Clark, Inc. noting the parking lot had been impacted by floods 81 times during the last 115 years and 60 of those flood events were of 12 inches of water or greater; and

WHEREAS, the proposed development could be reduced in size or the parking lot could be constructed above the floodplain to minimize the number of parking spaces subjected to potential flooding.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Special Use Permit #18031.

**Resolution to Recommend Denial**  
**SUP #18031 (Meridian Investment Group, LLC)**  
**Page 2**

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 25th day of February, 2019.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** February 22, 2019

**Re:** **Zoning Amendment #19030 (Township Board), amend Section 86-2 and add Section 86-445 of the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District.**

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The Planning Commission discussed Zoning Amendment #19030 at its last meeting on February 11, 2019. At the meeting the Planning Commission shared concerns related to the boundaries of the overlay areas, the permitted locations for the different types of commercial medical marihuana facilities, and the review process for considering the facilities. Additional discussion is necessary to determine what changes, if any, the Planning Commission would like to see in the proposed ordinance language.

At its last meeting on February 19, 2019 the Township Board discussed and voted to approve the non-zoning ordinance for introduction. No amendments were made to the ordinance language at the meeting. The Board may consider adding a provision to revoke a permit at its next meeting on March 5, 2109, which will require the ordinance to be re-introduced prior to final adoption. If no additional changes are made to the non-zoning ordinance the Board may consider it for final adoption at its meeting on March 19, 2019.

At the February 25, 2019 meeting staff will provide an area-by-area review of the six proposed overlay areas and what types of facilities would be allowed in each area. Attached is a review of the activities of the five different types of commercial medical marihuana facilities. The review is for illustrative purposes only; it is not intended as a definitive guide regarding every aspect of the marihuana business.

Please bring with you to the meeting on Monday your copy of the draft zoning ordinance and map of the proposed overlay district distributed in the last meeting packet.

### **Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

### **Attachment**

1. Medical Marihuana Facilities Overview.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2019\ZA 19030 (Township Board)\Zoning Amendment 19030.pc2.docx

## Medical Marihuana Facilities Overview

### **Grower**

Licenses are divided into three classes, A, B and C, which may cultivate 500, 1000, and 1500 plants respectively, and may sell marihuana only to a processor or provisioning center. The marihuana sold by the grower must be transported by a secure transporter. Neither an applicant for a grower license nor any investor may have any interest in a secure transporter or a safety facility. A grower must comply with seed to sale tracking. Typically growers also trim marihuana to remove excess plant materials.

Commercial grow facilities will typically contain the following systems and equipment:

- High intensity lamps
- Heating, air conditioning, and humidity control equipment
- Ventilation fans
- Fans to circulate air around the room
- CO2 emitting equipment
- Irrigation system
- Chemicals for fertilizer and pesticides
- Fire protection system
- Security systems
- Computerized control system to monitor the environment and operate the equipment to maintain optimum conditions to maximize the crop yield.



1669 E Jolly Rd,  
Lansing, MI 48910  
(Grower-Class C)

## Processor

May buy marijuana only from a grower, and sell it (or products made from it) only to a provisioning center. Processing businesses have the ability to process, compound, or convert marijuana or hemp into cannabinoid products, concentrates, and extracts. The limitations on growers regarding transport, cross ownership, caregiver status and experience, and seed to sale tracking also apply to processors.

Day to day: Cannabis processors are responsible for taking the raw cannabis plant and creating entirely new products from it including concentrates, topicals (for the skin), and edibles. In addition to creating these products, processors must package them in compliance with state regulations. Processors must have a security plan—a compliant way of protecting the facility from where they do business, keeping track of inventory, and transporting their finished product to the stores where they will be sold. Using traceability software will help to track marijuana as it moves from location to location. Processors must also have a clear plan for disposal of waste, product testing procedures, and the type of chemicals that will be used to process the raw marijuana.



1255 Falahee Dr, Jackson, MI 49203

## Secure Transporter

May store and transport marijuana and money between facilities for a fee, but are not authorized to transport marijuana to a patient or caregiver. A transport license applicant and investor may not have an interest in any other marijuana licensee, nor be a patient or caregiver. Like all licensees, they must comply with seed to sale tracking. Every driver must have a chauffeur's license, and any employee who will have custody of marijuana or money must pass criminal background checks. Vehicles must have two person crews, enter route plans, use sealed containers, not bear markings that it is transporting marijuana, and are subject to administrative inspection. Businesses are also not clearly advertised as a secure transport facility for medical marijuana and are generally difficult to locate.



1431 Rensen St, Ste. H, Lansing, MI 48910

## Provisioning Center

May buy or receive marijuana only from a grower or processor, and sell or transfer no more than the daily limit of tested and labeled marijuana only to a verified patient or caregiver. All inbound product from a separate grower or processor, and outbound transfers to a safety facility, must be by secure transport. Neither an applicant for a provisioning center license nor any investor may have any interest in a secure transporter or a safety facility. The facility may not allow alcohol or tobacco sale or use, and may not allow a physician to examine or certify patients for marijuana use.

Any product purchased cannot be consumed on the property of the provisioning center and must be consumed at a person's private property.

Day to day operations: Checking patient identification and medical card required before entering, buying product to keep product stocked, displaying products, marketing, educating customers, distributing to patients, keeping inventory of sales and products purchased.

### **Safety Compliance Facility**

May only receive from, and test for, a marihuana facility. A license applicant and investor may not own or be cross owned with any other licensee. The licensee must be accredited under criteria, have staff who meet degree requirements, and perform various tests such as testing potency of the medicine, all as detailed in the law. The facility shall comply with seed to sale tracking, and maintain laboratory space not accessible to the general public.

Day to day operations/testing variables: Much of the daily operations entail testing medical marihuana product for various substances and measures including testing for:

- Potency
- Moisture content
- Water activity
- Chemical residue/pesticides
- Heavy metals
- Residual solvents
- Microbial screening including foreign matter

Other day to day operations include ensuring employee safety, seed to sale tracking, and providing reports of substances found in the medical marihuana.



1825 E West Maple Rd, Ste. A, Walled Lake MI 48393

## **General Information**

All medical marihuana facilities are required to have security plans in place to protect product, employees, and ensure overall safety of the business.

Nuisances:

- Offensive odors
- Potential for criminal activity

Workplace concerns:

- Pesticides
- Personal protective equipment (PPE)
- Ergonomic issues pertaining to working in awkward positions and cramped environments
- Dermal/respiratory protection
- Laboratory safety
- Emergency preparedness (robbery or other emergencies)
- Lack of industry health and safety training

**Table 5.1: Common occupations and potential hazards in the marijuana industry**

| Job  | Duties   | Potential hazards  |
|--|--|--|
| <b>Cultivator</b>  | Planting, transplanting, physically relocating plants, watering, nutrient mixing and feeding, mixing and applying pesticides, cleaning, harvesting plants, drying plants | Mold, sensitizers/allergens CO <sub>2</sub> , CO, pesticides/fungicides, ergonomics, walking/ working surfaces, lighting hazards, chemical exposures |
| <b>Trimmer</b>   | Trimming, packaging, shipping, data entry, cleaning  | Mold, sensitizers/allergens, CO <sub>2</sub> , CO, pesticides, ergonomics, occupational injuries (cuts), chemical exposures, machinery               |
| <b>Extraction technician</b>                                       | Extracting marijuana concentrates  | Machinery, IAQ, allergens, noise, ergonomics, chemical exposures, use of explosive/ flammable chemicals such as butane                               |
| <b>Edible producer, infused product confectioner/artisan/ chef</b> | Cooking, baking, packaging, bottling, and labeling marijuana infused products  | Occupational injuries (burns), noise, chemicals  |
| <b>Budtender</b>   | Sales representative who sells marijuana and marijuana products to customers   | Sensitizers/allergens, ergonomics, workplace violence  |
| <b>Laboratory technician</b>                                       | Operates laboratory equipment to determine cannabinoid and contaminant concentrations  | Solvents, ergonomics   |
| <b>Cultivation owner/operator</b>                                  | In addition to running the business, may oversee and be involved in the functions of the grow operation  | Sensitizers/allergens, mold, CO <sub>2</sub> , CO, pesticides/fungicides, high pressure machinery, IAQ, noise, chemicals, workplace violence         |
| <b>Administrative</b>  | Responsible for day-to-day operations of the business. May include marketing roles, financial roles, HR roles, retail store management                                   | Ergonomics, workplace violence   |
| <b>Transportation</b>  | May transport product or money between growing and retail facilities   | Occupational injuries, workplace violence  |
| <b>Maintenance (non-contracted)</b>                                | Facilities maintenance, equipment maintenance, HVAC  | Elevated heights, electrical hazards   |

Source: *Guide to Worker Safety and Health in the Medical Marijuana Industry January 2017* Marijuana Occupational Health and Safety Work Group—Colorado Department of Public Health & Environment



**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Justin Quagliata, Assistant Planner

**Date:** February 21, 2019

**Re:** Zoning Amendment #19040 (Township Board), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add Senior Living Communities to the list of uses permitted as nonresidential uses in residential zoning districts.

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The public hearing for Zoning Amendment #19040 was held at the February 11, 2019 Planning Commission meeting. At the meeting several elements of the draft ordinance were discussed including revisions to the ordinance language.

*Licensed professional care*

The term “skilled nursing care” used in the initial version of the draft ordinance has been replaced with “licensed professional care.” Skilled nursing care seems to indicate services provided by a registered nurse (RN) or licensed practical nurse (LPN). Not all care in Senior Living Communities would be provided by RNs or LPNs. Licensed professional care represents a broad range of types of caregivers who may provide services in Senior Living Communities.

*Building height*

The maximum building height standard in the first version of ordinance language read “maximum building height shall not exceed four stories or 60 feet above the finished grade.” The draft ordinance language has been clarified to state maximum building height cannot exceed four stories up to 60 feet above the finished grade. The Planning Commission may recommend a different maximum building height standard.

*Setback from residential zoning districts*

The draft ordinance was revised to require buildings in Senior Living Communities be setback a minimum of 50 feet from residential zoning districts, both single family and multiple family. As previously proposed the 50 foot setback was applicable only when adjacent to single family. The ordinance language was also revised to establish a 25 foot side and rear yard setback for Senior Living Communities adjacent to nonresidential zoning districts.

Commissioners stated desire to increase the 50 foot setback for buildings adjacent to another residential zoning district boundary, with different proposals offered of how to increase the setback. Two alternative options are outlined for consideration.

**Zoning Amendment #19040 (Township Board)**  
**Planning Commission (February 25, 2019)**  
**Page 2**

Option 1

For buildings up to two stories in height the minimum distance from a residential zoning district boundary is 50 feet, with an additional 25 feet required for each additional story of the building over two stories. Using this approach, a three story building would be required to meet a 75 foot setback from adjacent residential, with four story buildings being subject to a 100 foot setback from another residential zoning district boundary.

Option 2

For buildings up to two stories in height the minimum distance from a residential zoning district boundary is 50 feet, with an additional 50 feet required for each additional story of the building over two stories. Using this approach, a three story building would be required to meet a 100 foot setback from adjacent residential, with four story buildings being subject to a 150 foot setback from another residential zoning district boundary.

The Planning Commission may choose to revise the draft ordinance to utilize one of the options above, choose to retain the currently proposed setback from residential district boundaries, or recommend a different option.

*Minimum lot area*

The minimum lot area standard proposed in the draft ordinance is 10 acres. Commissioners discussed 10 acres may be restrictive and a smaller minimum lot size would allow for less intensive Senior Living Communities. Other Commissioners noted the minimum 10 acre standard was reasonable, as Senior Living Communities may not be appropriate on smaller sites. The Planning Commission may recommend a different minimum lot area standard.

The following table provides lot area information for existing senior apartments and institutions for human care in the Township.

**Zoning Amendment #19040 (Township Board)  
 Planning Commission (February 25, 2019)  
 Page 3**

| <b>Facility</b>   | <b>Number of Units</b> | <b>Location</b>         | <b>Lot Area (approximate)</b> |
|---|------------------------|-------------------------|-------------------------------|
| Marsh Pointe (senior apartments)  | 260                    | 5895 Marsh Road         | 13 acres                      |
| The Marquette (home for the aged)   | 115                    | 5968 Park Lake Road     | 15 acres                      |
| Stratford Place (senior apartments)   | 60                     | 2790 Sirhal Drive       | 5 acres                       |
| The Willows (assisted living)   | 91                     | 4830 Central Park Drive | 9 acres                       |
| Medilodge of Okemos (skilled nursing care)                                    | 100                    | 5211 Marsh Road         | 7 acres                       |
| Brookdale (assisted living and skilled nursing care)                          | 72                     | 5346 Marsh Road         | 6 acres                       |
| Bickford of Okemos (assisted living)  | 46                     | 3830 Okemos Road        | 3 acres                       |
| Burcham Hills (assisted living, independent living, and skilled nursing care) | 377                    | East Lansing            | 38 acres                      |

Commissioners stated requiring a minimum lot area of 10 acres may result in Senior Living Communities locating in the eastern third of the Township. A provision has been added to the draft ordinance requiring public utilities be available to serve Senior Living Communities.

*Age restriction*

As proposed Senior Living Communities would be restricted to persons 55 years of age or older or married couples or domestic partners where either spouse or partner is 55 years of age or older. Commissioners discussed potentially raising the minimum age to 60 or 65. This matter is under review by the Township Attorney.

*Balconies, decks, patios, and porches*

The current ordinance allows balconies and decks attached to multiple family buildings to encroach into the 50 foot setback from a single family residential district boundary. If the Planning Commission chooses to prohibit balconies and decks attached to a building within a Senior Living Community from encroaching into the setback from an adjacent residential zoning district, a provision needs to be included in the ordinance. The distance from a residential zoning district boundary section of the draft ordinance has been revised to prohibit encroachment into the setback by balconies, decks, patios, and porches.

*Minimum distance between buildings*

The draft ordinance requires a minimum of 50 feet of separation between all buildings within a Senior Living Community. Commissioners discussed 50 feet of separation between buildings as providing excess separation, with separation between buildings not necessarily desirable. The Planning Commission may choose to modify the setback between buildings or remove it from the draft ordinance.

**Zoning Amendment #19040 (Township Board)**  
**Planning Commission (February 25, 2019)**  
**Page 4**

The revised draft ordinance language is attached. Proposed changes are noted in bold uppercase letters. Revisions based on Planning Commission discussion at the last meeting are shown in red underlined text.

**Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

**Attachment**

1. Draft ordinance language, dated February 11, 2019.

Section 86-2 **Definitions.**

**ASSISTED LIVING - PROVIDING BASIC SERVICES AS WELL AS LIMITED NURSING CARE, LIMITED SUPERVISION, MEDICATION MANAGEMENT, SUPPORTIVE SERVICES, AND OTHER ACTIVITIES OF DAILY LIVING TO PATIENTS OR RESIDENTS.**

**INDEPENDENT LIVING - PROVISION OF SOME BASIC SERVICES SUCH AS MEALS, HOUSEKEEPING, GROUNDS MAINTENANCE, SECURITY, AND COMMON AREAS AND COMMON FACILITIES FOR EVENTS AND ACTIVITIES FOR PATIENTS OR RESIDENTS.**

**MEMORY CARE - SPECIALIZED SKILLED NURSING AND SETTINGS OFFERING STEPPED-UP SERVICES FOR PATIENTS OR RESIDENTS WITH ALZHEIMER'S DISEASE OR OTHER TYPES OF DEMENTIA.**

**SENIOR LIVING COMMUNITY - A FACILITY COMPRISED OF A BUILDING OR GROUP OF BUILDINGS PROVIDING A CONTINUITY OF RESIDENTIAL OCCUPANCY AND HEALTH CARE FOR ELDERLY PERSONS. THIS TYPE OF FACILITY INCLUDES DWELLING UNITS FOR INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE OR OTHER SKILLED NURSING CARE LICENSED PROFESSIONAL CARE FOR RESIDENTS; IT MAY INCLUDE ANCILLARY FACILITIES FOR THE FURTHER SERVICE OR CARE OF THE RESIDENTS. THE FACILITY IS RESTRICTED TO PERSONS 55 YEARS OF AGE OR OLDER OR MARRIED COUPLES OR DOMESTIC PARTNERS WHERE EITHER SPOUSE OR PARTNER IS 55 YEARS OF AGE OR OLDER.**

**~~SKILLED NURSING CARE~~ LICENSED PROFESSIONAL CARE - SPECIALIZED HEALTH CARE AVAILABLE 24 HOURS PER DAY GIVEN UNDER THE SUPERVISION OF PROFESSIONALS OR TECHNICAL PERSONNEL INCLUDING BUT NOT LIMITED TO MEMORY CARE, REHABILITATION, PHYSICAL THERAPY, OCCUPATIONAL THERAPY, SOCIAL SERVICES, TUBE FEEDINGS, COMPLEX WOUND DRESSINGS, OR RAPIDLY CHANGING HEALTH STATUS.**

Section 86-654 **Nonresidential structures and uses in residential districts.**

- (a) Purpose. In recognition of the many institutional types of nonresidential functions that have been found to be reasonably harmonious and compatible with residential functions, and in recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, and in recognition of the peculiar functional requirements of certain types of uses necessary for the efficient provision of utility services, provision is made in this section for the establishment of certain nonresidential structures and uses in residential districts.
- (b) Authorization. The Township Planning Commission may authorize the construction, maintenance, and operation in any residential district of certain nonresidential structures and uses, to be specified in this section, by the issuance of a special use permit when all the procedures and applicable requirements stated in Article II, Division 4 of this chapter, together with the additional requirements to be stated in this section, can be complied with.
- (c) Nonresidential uses that may be permitted. Only the following land and structure uses may be permitted in any residential district, provided the applicable stipulated conditions can be complied with.

- (1) Institutions for human care:
  - Clinics
  - Homes for the aged
  - Hospitals
  - Nursing or convalescent homes
  - Philanthropic and eleemosynary institutions
  - Sanitariums for the treatment of human ailments**SENIOR LIVING COMMUNITIES**
  
- (2) Religious institutions:
  - Churches or similar places of worship
  - Convents
  - Other housing for clergy
  - Parsonages and parish houses
  
- (3) Educational and social institutions:
  - Adult care centers, provided structures and sites meet all current building, residential, fire and maintenance codes as adopted by the Township.
  - Auditoriums and other places of public assembly
  - Centers for social activities
  - Child care centers
  - Fraternity and sorority
  - Public and private elementary schools, high schools, and institutions of higher education
  
- (4) Special open-space uses:
  - Private resorts and recreational camps
  - Public beaches, bath houses, and boat liveries operated for profit
  
- (5) Public buildings and public service installations:
  - Gas regulator stations
  - Publicly owned and operated buildings
  - Public utility buildings and structures
  - Telephone exchange buildings
  - Transformer stations and substations
  
- (6) Other:
  - Group adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township
  - Group child care homes
  - Offices used exclusively by philanthropic, eleemosynary, religious, fraternal, or educational institutions which are accessory to any of the enumerated uses of Subsection (c) of this section

- (d) Nonresidential uses specifically prohibited. The following uses, but not limited to those enumerated, shall not be permitted in the residential districts:
- (1) Correctional institutions.
  - (2) Music and dancing instruction schools or studios.
- (e) Site location standards. The following standards shall be utilized to evaluate the proposed location of any nonresidential use. These standards are alterable, depending upon the characteristics of each situation involved, and they shall be applied conscientiously by officials responsible for the administration and enforcement of this chapter.
- (1) Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.
  - (2) All means shall be utilized to face any permitted nonresidential use on a major street.
  - (3) Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.
  - (4) Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.
  - (5) Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.
- (f) Nonresidential uses in residential districts site development standards. A special use permit shall not be issued for the occupancy of a structure or parcel of land or for the erection, reconstruction, or alteration of a structure unless complying with the following site development requirements. These requirements are not alterable except by variance as provided for under Article II, Division 7 of this chapter.
- (1) For all uses that may be permitted, except clinics, public utility transformer stations and substations, telephone exchange buildings, gas-regulator stations, group adult care homes, group child care homes, ~~and~~ housing for religious personnel attached to a church or school function, **AND SENIOR LIVING COMMUNITIES**.
    - a. Area requirements. None of the land or structure uses permitted shall be authorized for construction and/or occupancy that will occupy a parcel of land less than two acres in area nor for erection or occupancy of any building housing such uses any part or portion of which will be any closer than 50 feet to any property or street line, except that all buildings and structures shall be located in accordance with the setback requirements of § 86-367 for the type of street upon which any yard abuts.

- b. Lot coverage. No more than 25% of the gross site shall be covered by buildings.
  - c. Maximum building height. No building shall be erected to a height greater than that permitted in the residential district in which it is located unless the building is set back from each required yard line at least one foot for each foot of additional height above the district height limitation.
  - d. Appearance. All buildings permitted shall be of an appearance that shall be harmonious and unified as a group of buildings and shall blend appropriately with the surrounding residential area.
  - e. Signs. All signs shall be in accordance with the schedule outlined in Article VII of this chapter.
  - f. Off-street parking. Space shall be provided in accordance with the requirements of Article VIII of this chapter.
  - g. Adult care centers. Adult care centers, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
- (2) For clinics, group adult care homes, group child care homes, and housing for religious personnel.
- a. Area requirements. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.
  - b. Maximum building height. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
  - c. Appearance. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
  - d. Off-street parking. Parking spaces shall be provided in accordance with the requirements of Article VIII of this chapter.
  - e. Group adult care homes. Group adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
- (3) For child care centers in converted residential structures.
- a. All those requirements stipulated in Subsection (f)(1) of this section shall be met.

- b. No structure built for residential use shall be converted to a child care center if it is located closer than 500 feet to an existing residence.
  - c. The maximum number of children permitted in child care centers in residential structures which have been converted to that use shall be 30.
- (4) For public buildings and public service installations, greater than 50 square feet in area, including publicly owned and operated buildings, public utility buildings and structures, telephone exchange buildings, transformer stations and substations, gas regulator stations.
- a. Location. Public buildings and public service installations greater than 50 square feet in area shall be located on a lot on which the utility installation shall be considered the principal use, and no additional principal uses shall exist or be established on the lot.
  - b. Area requirements. Lot area and width shall not be less than that specified for the district in which the proposed use would be located.
  - c. Maximum building height. No building or structure shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
  - d. Appearance. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
  - e. Off-street parking. Parking spaces shall be provided in accordance with the requirements of Article VIII of this chapter.
- (5) **FOR SENIOR LIVING COMMUNITIES.**
- A. SENIOR LIVING COMMUNITIES SHALL BE FOR PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER OR MARRIED COUPLES OR DOMESTIC PARTNERS WHERE EITHER SPOUSE OR PARTNER IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER.**
  - B. LOCATIONS. SENIOR LIVING COMMUNITIES SHALL BE PERMITTED WHERE PUBLIC WATER AND SEWER ARE AVAILABLE.**
  - BC. MINIMUM LOT AREA. 10 ACRES.**
  - CD. MINIMUM LOT WIDTH. 100 FEET.**
  - DE. MAXIMUM DENSITY. 25 UNITS PER ACRE (BOTH INDEPENDENT LIVING UNITS AND SKILLED NURSING CARE LICENSED PROFESSIONAL CARE UNITS SHALL BE FACTORED IN TO DENSITY CALCULATIONS).**

- EF.** MAXIMUM LOT COVERAGE. ALL BUILDINGS INCLUDING ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 35% OF THE NET AREA OF LAND INCLUDED WITHIN THE LIMITS OF THE PROPOSED PROJECT OR ANY STAGE IN THE DEVELOPMENT OF THE PROPOSED PROJECT WHICH MAY RECEIVE APPROVAL UNDER THIS CHAPTER.
- FG.** MINIMUM YARD DIMENSIONS.
1. FRONT YARD. IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF SECTION 86-367 FOR THE TYPE OF STREET UPON WHICH THE LOT FRONTS.
  - ~~2. SIDE YARDS. NOT LESS THAN 25 FEET FROM THE PROPERTY LINE FOR ONE OR TWO-STORY BUILDINGS WITH AN ADDITIONAL FOOT REQUIRED FOR EACH ADDITIONAL FOOT OF HEIGHT OF THE BUILDING OVER 35 FEET.~~
  - ~~3. REAR YARD. BUILDINGS SHALL NOT BE LESS THAN 40 FEET FROM THE PROPERTY LINE FOR ONE OR TWO STORY BUILDINGS WITH AN ADDITIONAL FOOT REQUIRED FOR EACH ADDITIONAL FOOT OF HEIGHT OF THE BUILDING OVER 35 FEET.~~
  - 2. SIDE AND REAR YARD SETBACK ADJACENT TO A NONRESIDENTIAL ZONING DISTRICT. NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 25 FEET FROM A NONRESIDENTIAL ZONING DISTRICT LINE.**
  - G3. DISTANCE FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT BOUNDARY. NO BUILDING, INCLUDING BALCONIES, DECKS, PATIOS, AND PORCHES, SHALL BE LOCATED CLOSER THAN 50 FEET TO ANY SINGLE-FAMILY RESIDENTIAL ZONE LINE NOR SHALL ANY ACCESSORY BUILDING BE LOCATED CLOSER THAN 50 FEET TO ANY SINGLE-FAMILY RESIDENTIAL ZONE LINE.**
- H.** MAXIMUM BUILDING HEIGHT. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES OR **UP TO** 60 FEET ABOVE THE FINISHED GRADE.
- I.** MAXIMUM INDEPENDENT LIVING UNIT TO ~~SKILLED NURSING CARE~~ **LICENSED PROFESSIONAL CARE** UNIT RATIO. A MAXIMUM OF TWO INDEPENDENT LIVING UNITS MAY BE PROVIDED PER ONE ~~SKILLED NURSING CARE~~ **LICENSED PROFESSIONAL CARE** UNIT (SUCH AS ASSISTED LIVING OR MEMORY CARE).

- J. **OFF-STREET PARKING. ONE (1) SPACE FOR EACH DWELLING UNIT OF INDEPENDENT LIVING PLUS ONE (1) SPACE FOR EVERY FOUR (4) UNITS OF ~~SKILLED NURSING CARE~~ LICENSED PROFESSIONAL CARE PLUS ONE (1) SPACE FOR EACH EMPLOYEE WORKING ON THE LARGEST SHIFT.**
- K. **MINIMUM DISTANCE BETWEEN BUILDINGS. IN NO CASE SHALL ANY BUILDING BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER BUILDING.**
- L. **SENIOR LIVING COMMUNITY ACCESSORY USES. ANY ANCILLARY USE NECESSARY FOR THE OPERATION OF THE FACILITY OR FOR THE BENEFIT OR CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS, INCLUDING, BUT NOT LIMITED TO, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATION, RETAIL AND BANKING FACILITIES, DINING FACILITIES, BEAUTY SALONS AND BARBERSHOPS, GIFT SHOPS, SECURITY FACILITIES, COMMON AREAS, MEDICAL OFFICES, POSTAL CENTER, AND PHARMACIES, PROVIDED THAT THE ACCESSORY USE IS ANCILLARY TO THE PRIMARY USE OF THE PROPERTY AS A SENIOR LIVING COMMUNITY AND NOT ADVERTISED FOR PUBLIC USE.**

(56) For all nonresidential uses in residential districts, the maximum percentage of impervious surface permitted on a site shall be 75%. Impervious surfaces shall include all land covered with paving, buildings, and other nonporous surfaces. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following shall be counted as pervious surfaces:

- a. Required perimeter landscaped buffers.
- b. Fifty percent of on-site storm water detention or retention basins, if designed as an integral part of the site landscaping.
- c. Parking lot islands and medians that are 20 feet or greater in each dimension.



**To:** Planning Commission  
**From:** Peter Menser, Principal Planner  
**Date:** February 7, 2019  
**Re:** Village of Okemos MUPUD Concept Plan

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True North Development has submitted a concept plan to develop approximately four acres on the northwest and southwest corners of Okemos Road and Hamilton Road using the mixed use planned unit development (MUPUD) ordinance. The submitted conceptual site plan depicts a project with a vertical mix of commercial and residential. The project narrative notes there may be up to 200 dwelling units. In addition to MUPUD approval, a special use permit (SUP) would be required for any building or group of buildings over 25,000 square feet in size.

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides an opportunity to offer comments and suggestions on the project design prior to a MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required. The Township Board will review the concept plan at its meeting on February 19, 2019.

The MUPUD process requires public hearings with both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

#### **Attachments**

1. Project narrative submitted by the developer received by the Township on January 28, 2019.
2. Conceptual site plan dated January 28, 2019 and received by the Township on January 28, 2019.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\CONCEPT PLANS\2019\Village of Okemos concept plan\Village of Okemos MUPUD concept plan.pc1.docx



THE VILLAGE OF  
**OKEMOS**

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**MERIDIAN TOWNSHIP MIXED USE PLANNED UNIT DEVELOPMENT  
PREAPPLICATION INFORMATION AND CONCEPT PLAN**

**REQUEST TO INITIATE CONCEPT PLAN REVIEW**

True North Development requests a Concept Plan Review by the Meridian Township Director of Community Planning and Development for a potential mixed use planned unit development, currently being referred to as The Village of Okemos, on the Northwest and Southwest corners of Okemos Road and Hamilton Road in Okemos, Michigan.

The goal of partnering with the township in preapplication collaboration and a concept plan review is to acquaint the Planning Commission and Township Board with the proposed project; to receive township guidance regarding the proposed development's compatibility with the purpose, intent and standards of township ordinances; and to streamline the process and feasibility of bringing the project to fruition for downtown Okemos.

**CONTACT:**

Will Randle, True North Development  
517-580-2550  
will@truenorthdevco.com



## THE VILLAGE OF **OKEMOS**

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# MERIDIAN TOWNSHIP MIXED USE PLANNED UNIT DEVELOPMENT PREAPPLICATION INFORMATION AND CONCEPT PLAN

## SUMMARY OF THE PROJECT

- A mixed use development, currently being referred to as The Village of Okemos, is under development and feasibility assessment for the Northwest and Southwest corners of Okemos Road and Hamilton Road, commonly known as downtown Okemos or the 4 Corners, selected because of its immense potential for a multi-phase project that would allow for true community transformation in one of the developers' hometowns.
- The Village of Okemos has been designed by a team of the nation's best planning, architecture, engineering, landscape, community engagement, traffic and community experts to ensure it is a national model for redevelopment. The team's goal is to reinvigorate a historic hamlet that now has only one remaining historic structure, rebuilding it into a thriving village with a walkable downtown, and establishing it as a true commercial and cultural center for Meridian Township.
- At each step in the process, The Village of Okemos team has partnered with Meridian Township to understand and incorporate the township's health and safety goals for walkability, pedestrian orientation and high-quality, durable building materials; to increase the township's prosperity goals and citizen welfare by increasing property values which will support necessary public services; and to enhance diversity goals with new types of residential uses in a close-knit community design, per the township's Master Plan.
- Perhaps even more importantly, the development team - led by local developer Will Randle - is proposing a \$100+ million investment into this blighted and much-neglected key area of downtown Okemos by transforming it into a vibrant, walkable, beautiful community asset filled with businesses and housing options requested by the local community. The proposed project is a mixed use multi-story community with public and private parking centered around a small downtown with restaurants and small boutique shops.
- Community engagement is essential to the success of the development. Already, the development team has participated in a 4 Corners Alliance meeting with more than 100 attendees, convened an advisory committee of residents and building owners which meets regularly, and has scheduled and hosted meetings with the Cedar Bend Heights and Indian Hills neighborhoods. Community engagement will continue to remain a consistent and ongoing priority to ensure the development truly reflects the Meridian Township community, including additional community feedback surrounding the project name, design and desired businesses.
- Current concepts for the development propose primarily four-story L-shaped structures, one each on the Northwest and Southwest corners of Okemos and Hamilton roads. The building designs are an elegant take on the historic structures commonly found in Michigan's early 20th-century village downtowns, leveraging varied roof lines, abundant windows, and different building materials such as wood, brick and stone. In response to community feedback, the original idea of five-story buildings was reduced to four stories with a handful of fifth-story penthouses with terraces. Additionally, the plan now includes three-story buildings nearing the neighborhoods to ease the height transition, per neighbor feedback.
- The proposed development is currently designed to include first- and potentially second-floor restaurant, retail and service space, to be filled based on a comprehensive market analysis of what the location can support, paired with community feedback and requests. Douglas J has committed to moving its salon into the Village of Okemos project and will be able to stay and grow in Meridian Township for the foreseeable future if the project proceeds.
- The residential component of the project also has been refined based on community feedback. The currently proposed residential component includes up to 200 luxury residential units. Housing options include one, two and three bedroom flats, as well as two-story townhouses with a variety of unique features ranging from balconies to outdoor terraces.



THE VILLAGE OF  
**OKEMOS**

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## **MERIDIAN TOWNSHIP MIXED USE PLANNED UNIT DEVELOPMENT PREAPPLICATION INFORMATION AND CONCEPT PLAN**

### SUMMARY OF THE PROJECT (CONTINUED)

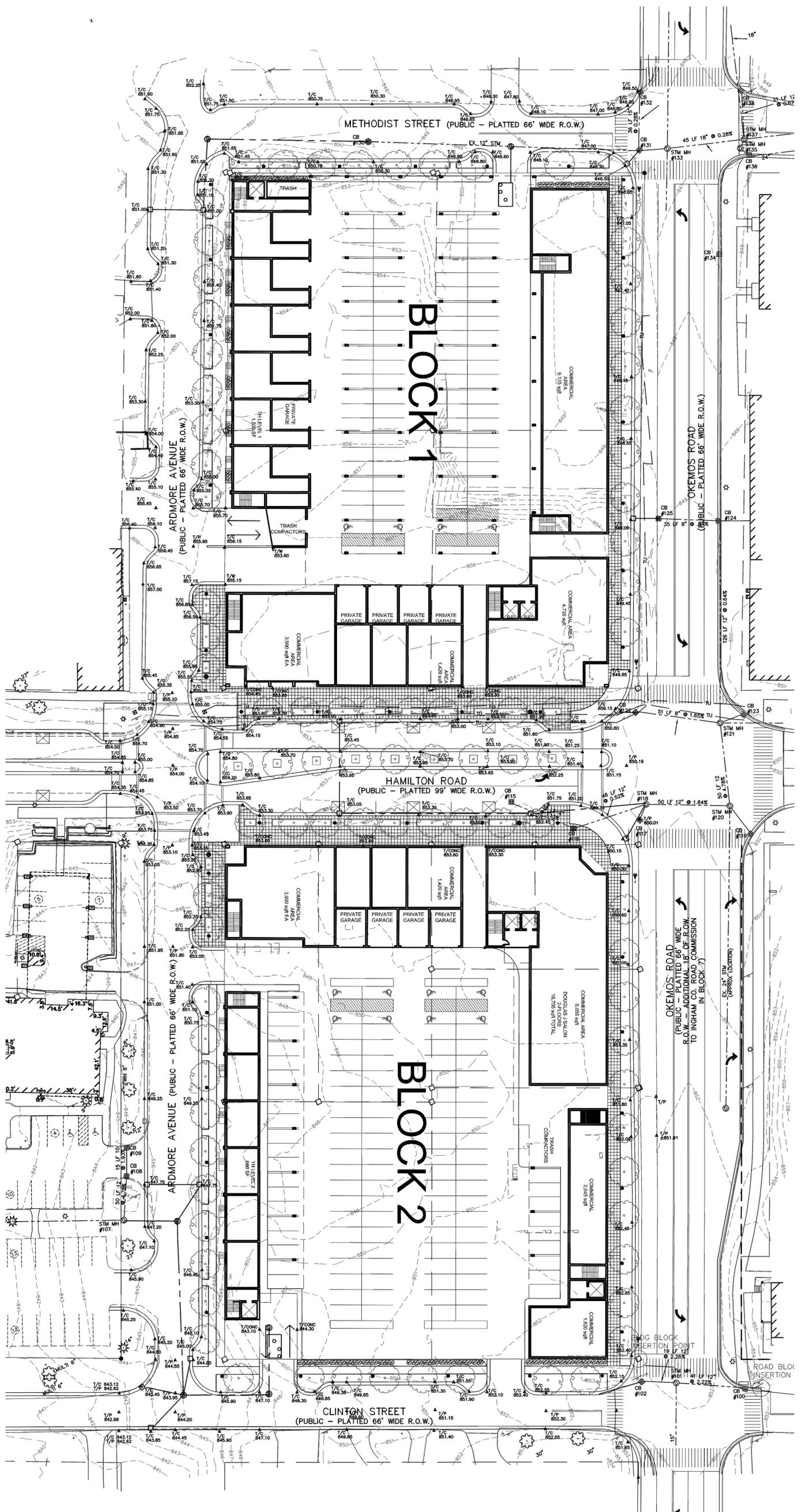
- Perhaps most significant about the project is the opportunity to address significant environmental concerns and costs that have been a driving factor behind the failure of previously proposed developments. There is extensive environmental contamination from previous businesses in the area. The township is working with the Michigan Department of Environmental Quality to secure funds for clean-up, but it will not cover the full cost. The recently passed Meridian Township Downtown Development Authority TIF Plan is another key tool in providing the necessary funding to develop the site. Through the partnership and collaboration with the township and state, as well as the scale of the proposed development, it is expected the environmental contamination can finally be addressed through this project.
- It is expected parking for the development will be provided underground and through surface lots behind the structures. It is possible there will be street parking along Hamilton Road. A traffic study has been conducted to ensure changes to parking don't negatively impact residents and visitors.
- Award-winning planner Robert Gibbs of Gibbs Planning Group is a member of the development team. He and his team were engaged in the successful revitalizations of Northville and Birmingham, Michigan, and feel downtown Okemos is well-poised for success with the right development - this development. Gibbs' team has designed a historically inspired streetscape and boulevard plan for the Village of Okemos to increase walkability while calming traffic and charming visitors.

### **WHAT COULD THIS PROPOSAL MEAN FOR MERIDIAN TOWNSHIP?**

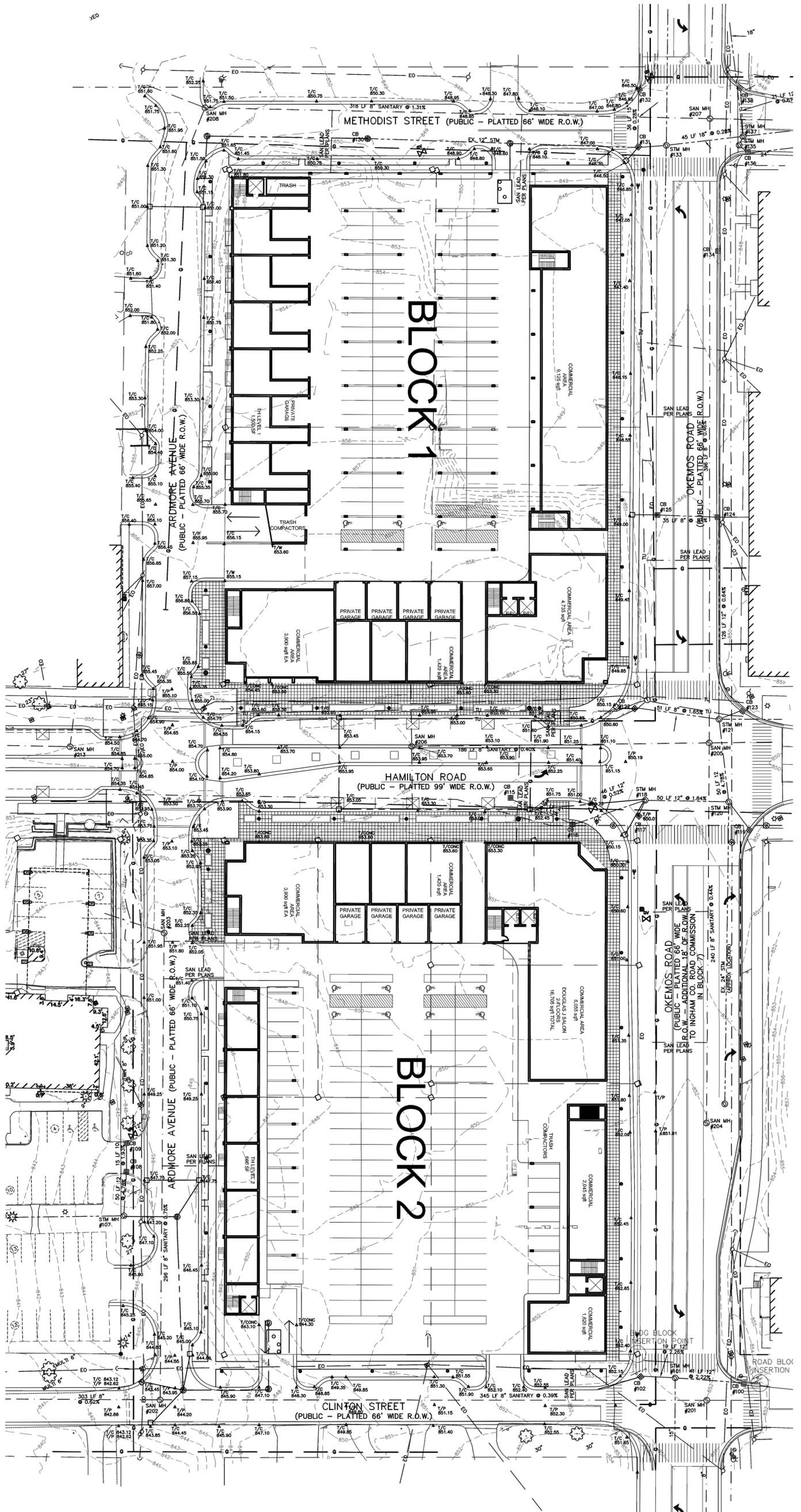
- As a result of The Village of Okemos project, township officials state the township will be able to attract additional development, investment and projects to reverse the decline in taxable commercial and residential property values in the DDA District and provide opportunities and amenities for residents.
- "This is going to be a wonderful place to live. This is going to bring value to the township as a center of community. This will bring activity again to our downtown." - Will Randle, True North Development

#### FOR ADDITIONAL INFORMATION AND INQUIRIES, CONTACT:

Will Randle, True North Development  
517-580-2550  
will@truenorthdevco.com



1 GRADING PLAN  
BLOCK 1&2  
SCALE: 1" = 30'-0"



1  
BLOCK 1&2  
GRADING PLAN W/ EXISTING UTILITIES  
SCALE: 1" = 30'-0"

# Village of Okemos

Meridian Township, Michigan  
23 January 2019

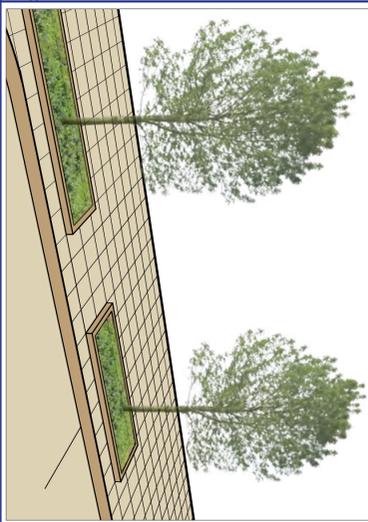
Architect:  
Presley Architecture

Landscape Architect:  
Gibbs Planning Group

**TRUE NORTH**  
DEVELOPMENT



TYPICAL ISOMETRIC VIEW

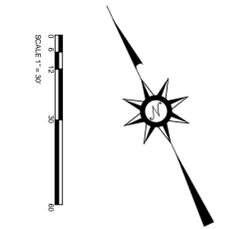
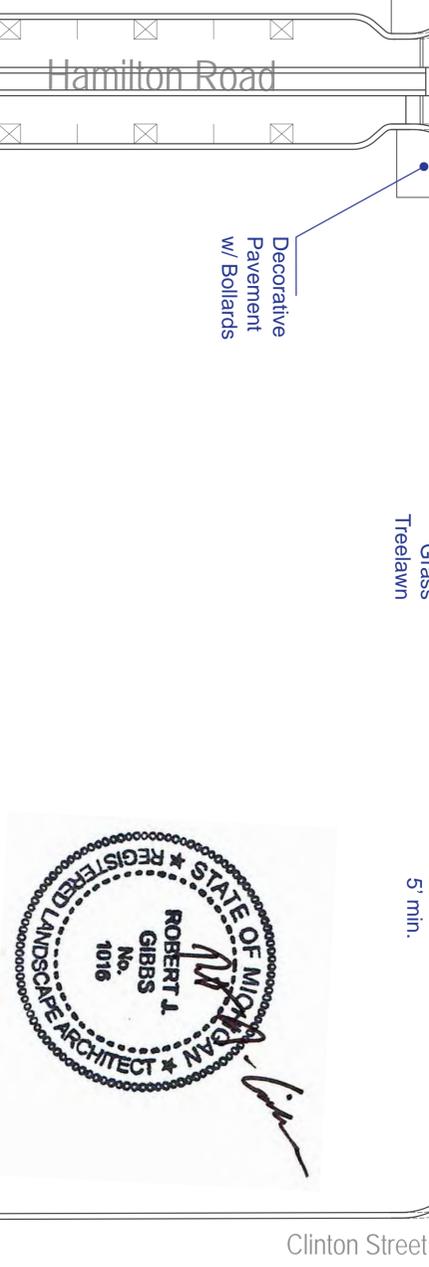


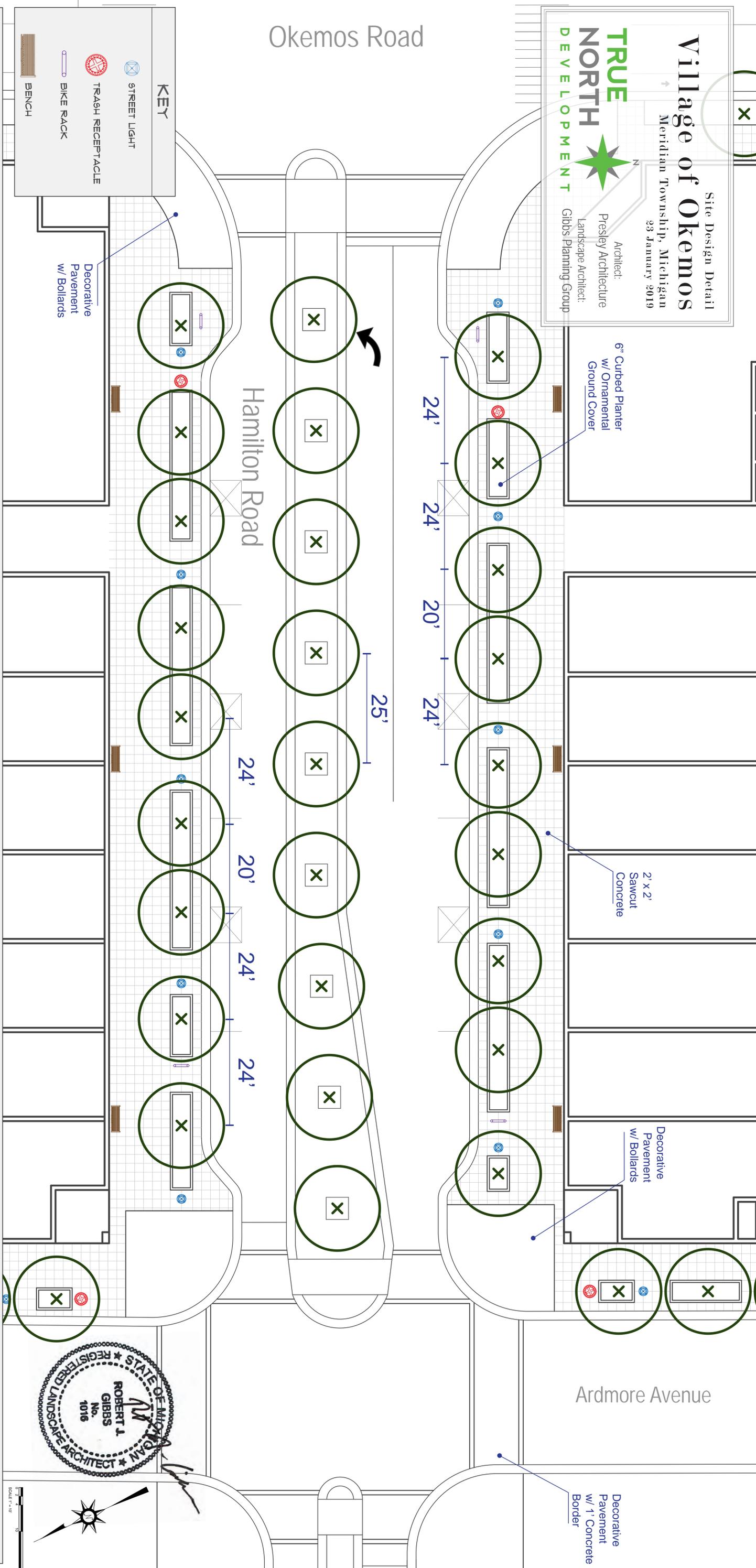
| DESIGNATION | COMMON NAME       | SCIENTIFIC NAME                    | PAGE QUANTITY |
|-------------|-------------------|------------------------------------|---------------|
| AS          | Sugar Maple       | Acer saccharum 'Bonfire'           | 21            |
| AC          | Horsechestnut     | Aesculus x carnea 'Briotii'        | 9             |
| QR          | Red Oak           | Quercus rubra 'Aurea'              | 28            |
| TC          | Littleleaf Linden | Tilia Cordata 'Erecta'             | 12            |
| UA          | American Elm      | Ulmus americana 'Augustine'        | 20            |
| BS          | Boxwood           | Buxus Sempervirens 'Northern Find' | 126           |

**KEY**

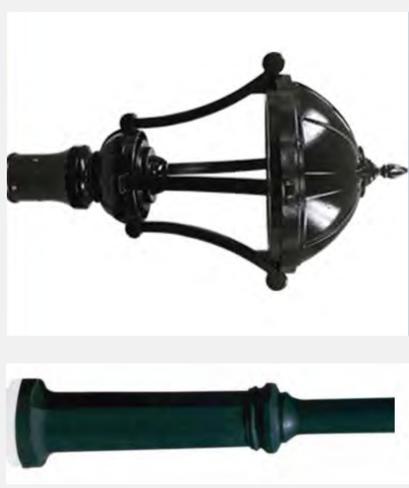
- STREET LIGHT
- TRASH RECEPTACLE
- BIKE RACK
- BENCH

Decorative Pavement w/ 1' Concrete Border





**SITE FURNISHINGS**



Spring City Richmond w. Newburyport Pole



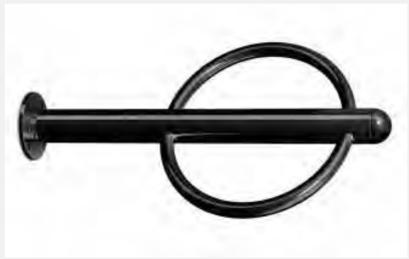
Canterbury Designs Rook Bollard



Kingsley Bate Hyde Park Bench



Canterbury Designs Charleston Receptacle



Bollard Bike Rack

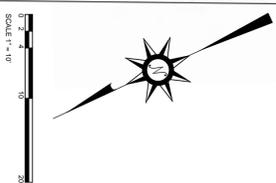


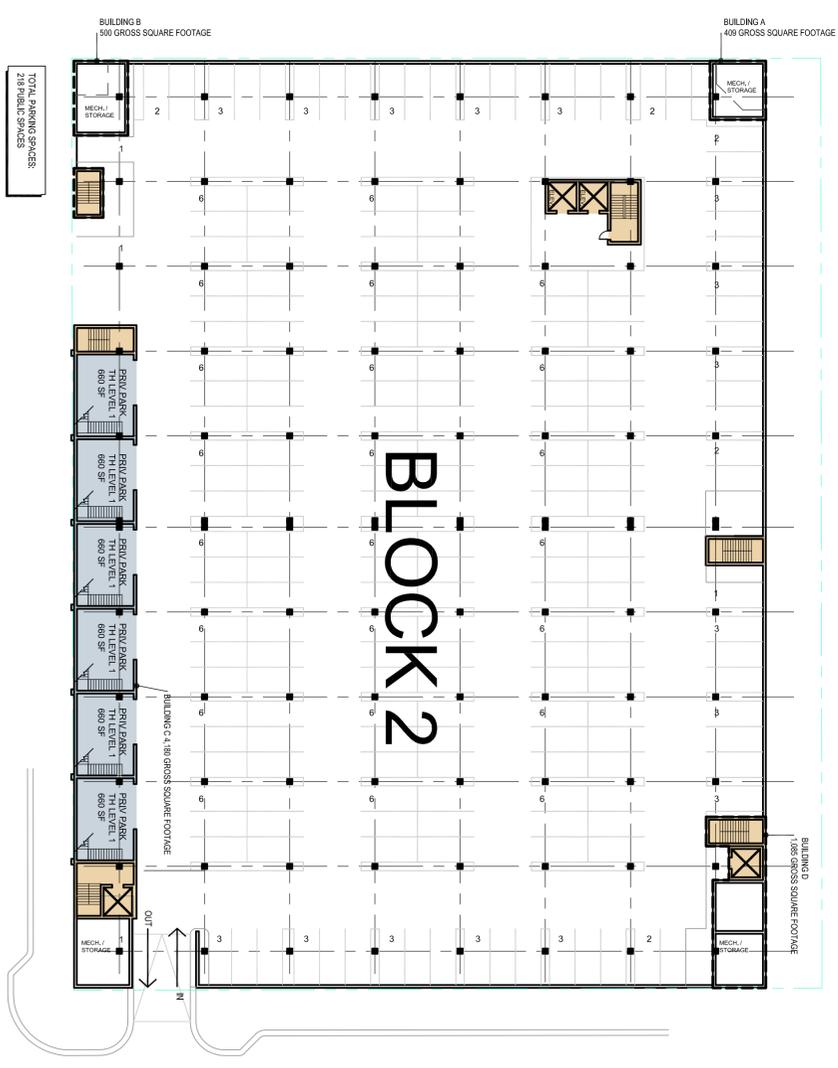
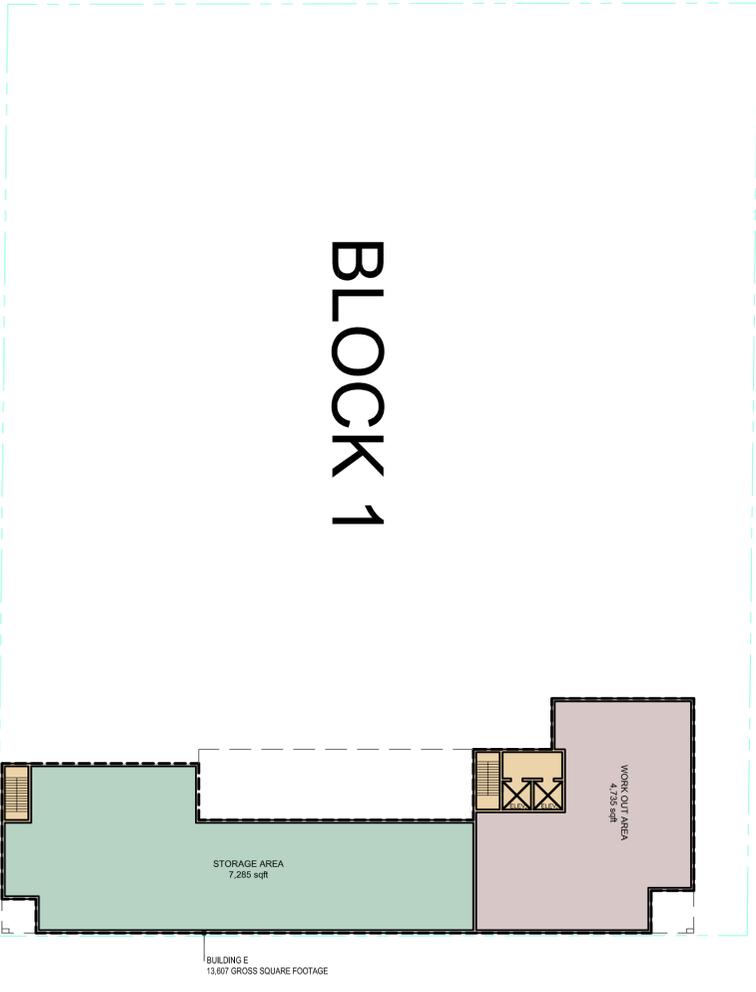
Verdin Post Clock



Wayfinding

STATE OF MICHIGAN  
 REGISTERED LANDSCAPE ARCHITECT  
 ROBERT J. GIBBS  
 No. 1016





PLAN NORTH

1  
A101 1" = 30'-0"

FLOOR PLAN  
LOWER FLOOR (BELOW GRADE LEVEL)

SHEET TITLE  
**FLOOR PLANS:  
LOWER FLOOR  
(BELOW GRADE LEVEL)**

PROJECT  
Village of Okemos,  
Blocks 1 and 2  
Corner of Hamilton and Okemos Roads  
Okemos, MI

CLIENT  
Village of Okemos, LLC  
382 Jolly Oak Road  
Okemos, MI

ISSUED

| NO. | DATE      | BY | REVISION |
|-----|-----------|----|----------|
| 1   | 1-28-2019 |    |          |
|     |           |    |          |
|     |           |    |          |
|     |           |    |          |
|     |           |    |          |

PLAN SCHEME F

NOT FOR CONSTRUCTION

STAMPS

114 WILSON STREET  
SHERBORN, MA 01870  
PHONE: 978.250.2812  
FAX: 248.348.2222

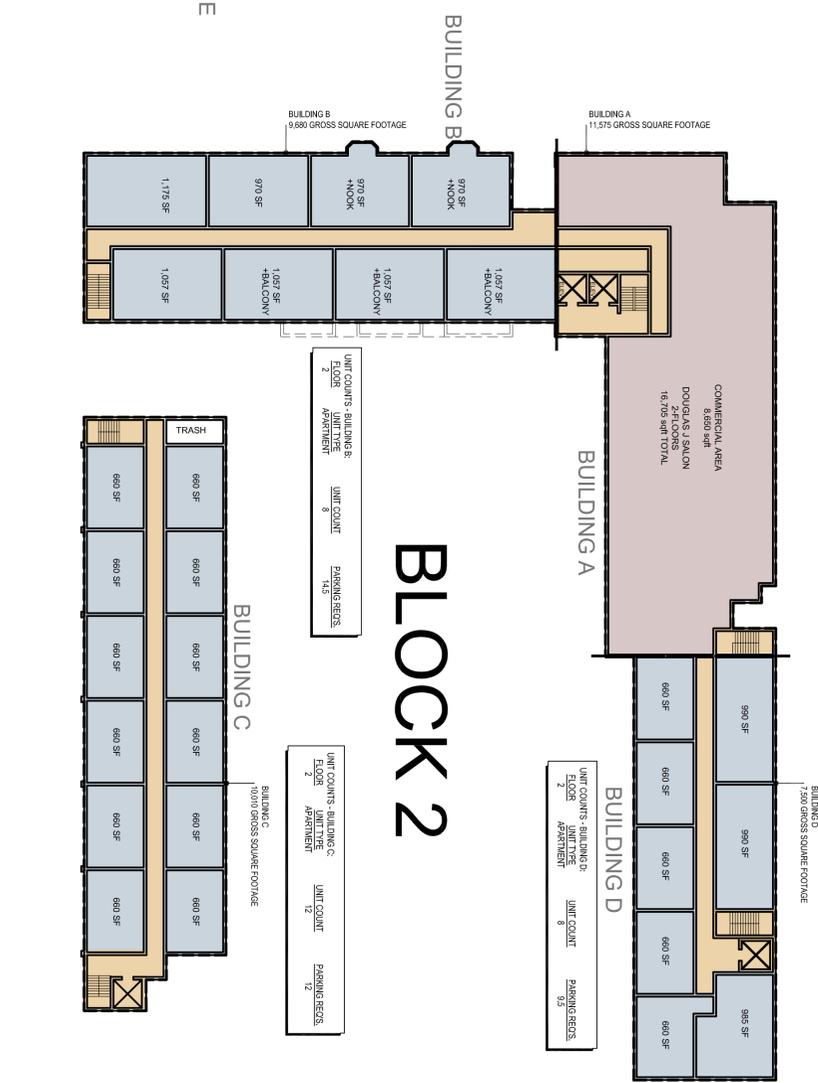
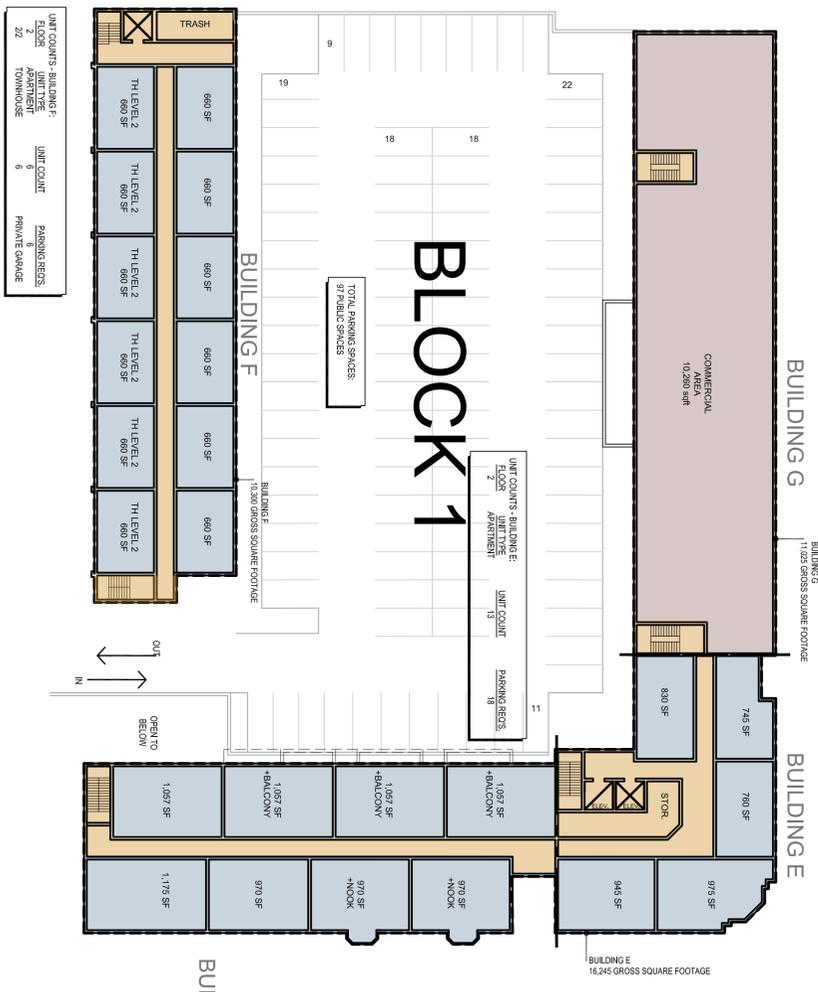
**M** ARCHITECTS

**PRESLEY ARCHITECTURE**

108 N. CENTER ST., SUITE 205 NORTHVILLE, MI 48167  
P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net

PROJECT # 101  
A101  
SHEET NO.





| UNIT COUNTS - BUILDING F  | UNIT COUNT | PARKING RECS. |
|---------------------------|------------|---------------|
| FLOOR APARTMENT TOWNHOUSE | 6          | 6             |
| 22                        |            |               |

| UNIT COUNTS - BUILDING E | UNIT COUNT | PARKING RECS. |
|--------------------------|------------|---------------|
| FLOOR APARTMENT          | 13         | 13            |
| 11                       |            |               |

| UNIT COUNTS - BUILDING B | UNIT COUNT | PARKING RECS. |
|--------------------------|------------|---------------|
| FLOOR APARTMENT          | 7          | 7             |
| 2                        |            |               |

| UNIT COUNTS - BUILDING C | UNIT COUNT | PARKING RECS. |
|--------------------------|------------|---------------|
| FLOOR APARTMENT          | 12         | 12            |
| 2                        |            |               |

| UNIT COUNTS - BUILDING D | UNIT COUNT | PARKING RECS. |
|--------------------------|------------|---------------|
| FLOOR APARTMENT          | 8          | 8             |
| 2                        |            |               |



SHEET TITLE  
FLOOR PLAN:  
SECOND FLOOR

PROJECT  
Village of Okemos,  
Blocks 1 and 2  
Corner of Hamilton and Okemos Roads  
Okemos, MI

CLIENT  
Village of Okemos, LLC  
4822 Jolly Oak Road  
Okemos, MI

| ISSUED | PLAN SCHEME F | MINOR | REVISION | DRAWN | CHECKED |
|--------|---------------|-------|----------|-------|---------|
|        |               |       |          |       |         |

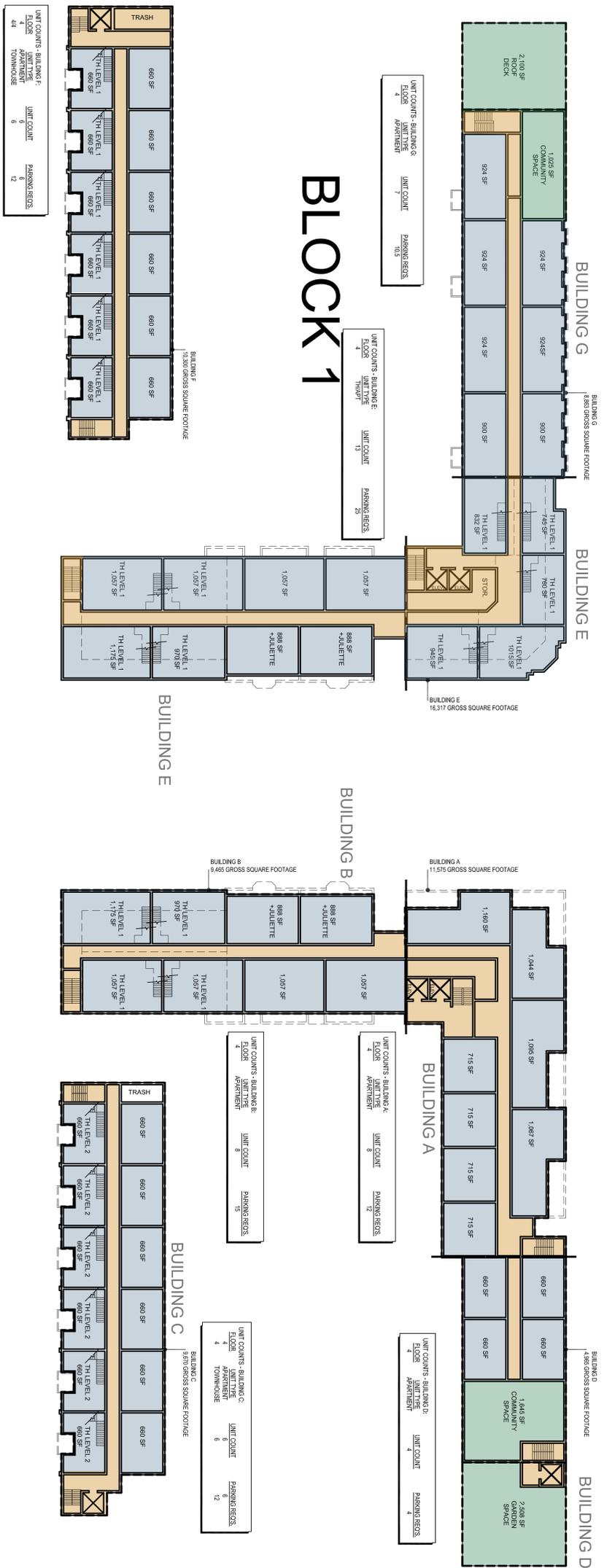
STAMPS  
1-28-2019

ARCHITECTS  
M

PRESLEY ARCHITECTURE  
108 N. CENTER ST., SUITE 205 NORTHVILLE, MI 48167  
P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net

PROJECT # 103  
SHEET NO. A103





# BLOCK 1

|                           |            |              |
|---------------------------|------------|--------------|
| UNIT COUNTS - BUILDING F: | UNIT COUNT | PARKING BEGS |
| FLOOR APARTMENT TOWNHOUSE | 6 9 12     | 6 9 12       |
| 44                        |            |              |

PLAN NORTH  
 1  
 FLOOR PLAN  
 FORTH LEVEL (PENTHOUSE)  
 A105 1"=30'-0"

SHEET TITLE  
 FLOOR PLAN:  
 FORTH LEVEL  
 (PENTHOUSE)

PROJECT  
 Village of Okemos,  
 Blocks 1 and 2  
 Corner of Hamilton and Okemos Roads  
 Okemos, MI

CLIENT  
 Village of Okemos, LLC  
 4822 Jolly Oak Road  
 Okemos, MI

ISSUED

|               |           |       |    |      |
|---------------|-----------|-------|----|------|
| PLAN SCHEME F | 1-28-2019 | MINOR | DR | CHKD |
|               |           |       |    |      |
|               |           |       |    |      |

NOT FOR CONSTRUCTION

STAMPS

ARCHITECTS  
**M**  
 PRESLEY ARCHITECTURE

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 P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net

114 WILSON STREET  
 SUITE 205  
 NORTHVILLE, MI 48167  
 PHONE: 248.348.1124  
 FAX: 248.348.9300

PROJECT # 105  
 SHEET NO. A105

### UNIT DISTRIBUTION CHART

| FLOOR                                   | UNITS   | TOTAL NET SF | UNIT %   |          |    |    |    |    |    | TOTAL UNIT COUNT |
|---|---------|--------------|----------|----------|----|----|----|----|----|------------------|
|   |         |              | A        | B        | C  | D  | E  | F  | G  |                  |
| <b>TOWNHOUSE</b><br>91 UNITS =<br>46.9% | 680     | 5200         | 0.071429 |          |    |    |    |    |    | 680              |
|   | 671     | 10065        | 0.07631  |          | 10 |    |    |    | 5  | 671              |
|   | 675     | 1350         | 0.01024  | 2        |    |    |    |    |    | 675              |
|   | 680     | 8316         | 0.18873  |          |    |    |    |    | 18 | 680              |
|   | 715     | 11440        | 0.081633 | 18       |    |    |    |    |    | 715              |
|   | 745     | 1490         | 0.01024  |          |    |    |    |    | 2  | 745              |
|   | 805     | 1610         | 0.01024  |          |    |    |    |    | 2  | 805              |
|   | 830     | 1680         | 0.01024  |          |    |    |    |    | 2  | 830              |
|   | 888     | 3652         | 0.02048  | 2        |    |    |    |    | 2  | 888              |
| <b>2-BEDROOM</b><br>70 UNITS =<br>36%   | 900     | 3600         | 0.02048  |          |    |    |    |    | 4  | 900              |
|   | 924     | 12012        | 0.068227 |          |    |    |    |    | 13 | 924              |
|   | 945     | 4725         | 0.02510  | 3        |    |    |    |    |    | 945              |
|   | 970     | 10           | 0.051020 |          | 2  |    |    |    |    | 970              |
|   | 975     | 4            | 0.02048  |          |    |    |    |    | 2  | 975              |
|   | 985     | 2            | 1970     | 0.01024  |    |    |    |    |    | 985              |
|   | 990     | 4            | 3960     | 0.02048  |    |    |    |    | 4  | 990              |
|   | 1000    | 4            | 4000     | 0.02048  |    |    |    |    |    | 1000             |
|   | 1035    | 4            | 4238     | 0.02048  |    |    |    |    | 2  | 1035             |
|   | 1057    | 16           | 16912    | 0.081633 | 8  |    |    |    | 8  | 1057             |
|   | 1059    | 4            | 4238     | 0.02048  |    |    |    |    | 2  | 1059             |
|   | 1102    | 4            | 4408     | 0.02048  |    |    |    |    | 2  | 1102             |
| <b>TOWNHOUSE</b><br>33 UNITS =<br>17%   | 1186    | 1            | 1186     | 0.05102  |    |    |    |    | 1  | 1186             |
|   | 1415    | 1            | 1415     | 0.05102  |    |    |    |    | 1  | 1415             |
|   | 1586    | 1            | 1586     | 0.05102  |    |    |    |    | 1  | 1586             |
|   | 1615    | 2            | 3230     | 0.01024  | 1  |    |    |    |    | 1615             |
|   | 1686    | 2            | 3372     | 0.01024  | 1  |    |    |    |    | 1686             |
|   | 1710    | 1            | 1678     | 0.05102  |    |    |    |    | 1  | 1710             |
|   | 1770    | 1            | 1770     | 0.05102  |    |    |    |    | 1  | 1770             |
|   | 1789    | 10           | 17890    | 0.051020 |    |    |    |    | 5  | 1789             |
|   | 1911    | 2            | 3822     | 0.01024  | 1  |    |    |    | 1  | 1911             |
|   | 2135    | 2            | 4274     | 0.01024  | 1  |    |    |    | 1  | 2135             |
|   | 2195    | 5            | 10975    | 0.02510  |    |    |    |    | 5  | 2195             |
|   | <Garage | 198          | 175968   | 100.00   | 23 | 24 | 38 | 20 | 41 | 33               |
|   |         |              |          |          |    |    |    |    |    | 17               |
|   |         |              |          |          |    |    |    |    |    | 11,000,000       |

### GROSS SQUARE FOOT CALCULATIONS

| FLOOR            | BUILDING |       |       |       |       |       |       | TOTAL  |
|------------------|----------|-------|-------|-------|-------|-------|-------|--------|
|                  | A        | B     | C     | D     | E     | F     | G     |        |
| <b>BASEMENT</b>  | 419      | 500   | 4180  | 1095  | 14110 | -     | -     | 20994  |
| <b>FLOOR</b>     | 9200     | 3424  | 4180  | 4830  | 15149 | 11295 | 9965  | 64033  |
|                  | 11575    | 8889  | 9590  | 7500  | 18317 | 11025 | 77931 |        |
| <b>ROOF DECK</b> | 4        | 1175  | 9667  | 9500  | 4955  | 18317 | -     | 69887  |
| <b>LOFT</b>      | -        | 3481  | 7490  | -     | 2638  | -     | 2100  | 4688   |
| <b>TOTAL</b>     | 4434     | 42850 | 44350 | 28388 | 87720 | 22570 | 42778 | 200066 |

### TOTAL UNIT COUNTS

| BUILDING      | UNIT COUNT | PARKING RESCS |
|---------------|------------|---------------|
| A             | 23         | 55            |
| B             | 24         | 38            |
| C             | 38         | 28            |
| D             | 39         | 60            |
| E             | 33         | 63            |
| F             | 17         | 29            |
| G             | 33         | 29            |
| <b>TOTALS</b> | 142        | 187.5         |

### PARKING CALCULATIONS

| BUILDING      | PARKING RESCS | PARKING PROVIDED |
|---------------|---------------|------------------|
| A             | 23.5          | 396              |
| B             | 38            | 114              |
| C             | 60            | 396              |
| D             | 60            | 396              |
| E             | 39            | 396              |
| F             | 33            | 396              |
| G             | 25.5          | 396              |
| <b>TOTALS</b> | 269           | 396              |

### PARKING RATIOS

| UNITS             | PARKING RESCS | PARKING PROVIDED |
|-------------------|---------------|------------------|
| 391 Townhouse     | 1.18          | 1.18             |
| 2000 2-Bedroom    | 1.50          | 1.50             |
| 1100 2-Bedroom    | 2.21          | 2.21             |
| <b>COMMERCIAL</b> | 1.50          | 1.50             |
| Commercial 1      | 1.50          | 1.50             |
| Commercial 2      | 1.50          | 1.50             |
| Commercial 3      | 1.50          | 1.50             |
| Commercial 4      | 1.50          | 1.50             |
| Commercial 5      | 1.50          | 1.50             |
| Commercial 6      | 1.50          | 1.50             |
| Commercial 7      | 1.50          | 1.50             |
| Commercial 8      | 1.50          | 1.50             |
| Commercial 9      | 1.50          | 1.50             |
| Commercial 10     | 1.50          | 1.50             |
| Commercial 11     | 1.50          | 1.50             |
| Commercial 12     | 1.50          | 1.50             |
| Commercial 13     | 1.50          | 1.50             |
| Commercial 14     | 1.50          | 1.50             |
| Commercial 15     | 1.50          | 1.50             |
| Commercial 16     | 1.50          | 1.50             |
| Commercial 17     | 1.50          | 1.50             |
| Commercial 18     | 1.50          | 1.50             |
| Commercial 19     | 1.50          | 1.50             |
| Commercial 20     | 1.50          | 1.50             |
| Commercial 21     | 1.50          | 1.50             |
| Commercial 22     | 1.50          | 1.50             |
| Commercial 23     | 1.50          | 1.50             |
| Commercial 24     | 1.50          | 1.50             |
| Commercial 25     | 1.50          | 1.50             |
| Commercial 26     | 1.50          | 1.50             |
| Commercial 27     | 1.50          | 1.50             |
| Commercial 28     | 1.50          | 1.50             |
| Commercial 29     | 1.50          | 1.50             |
| Commercial 30     | 1.50          | 1.50             |
| Commercial 31     | 1.50          | 1.50             |
| Commercial 32     | 1.50          | 1.50             |
| Commercial 33     | 1.50          | 1.50             |
| Commercial 34     | 1.50          | 1.50             |
| Commercial 35     | 1.50          | 1.50             |
| Commercial 36     | 1.50          | 1.50             |
| Commercial 37     | 1.50          | 1.50             |
| Commercial 38     | 1.50          | 1.50             |
| Commercial 39     | 1.50          | 1.50             |
| Commercial 40     | 1.50          | 1.50             |
| Commercial 41     | 1.50          | 1.50             |
| Commercial 42     | 1.50          | 1.50             |
| Commercial 43     | 1.50          | 1.50             |
| Commercial 44     | 1.50          | 1.50             |
| Commercial 45     | 1.50          | 1.50             |
| Commercial 46     | 1.50          | 1.50             |
| Commercial 47     | 1.50          | 1.50             |
| Commercial 48     | 1.50          | 1.50             |
| Commercial 49     | 1.50          | 1.50             |
| Commercial 50     | 1.50          | 1.50             |
| Commercial 51     | 1.50          | 1.50             |
| Commercial 52     | 1.50          | 1.50             |
| Commercial 53     | 1.50          | 1.50             |
| Commercial 54     | 1.50          | 1.50             |
| Commercial 55     | 1.50          | 1.50             |
| Commercial 56     | 1.50          | 1.50             |
| Commercial 57     | 1.50          | 1.50             |
| Commercial 58     | 1.50          | 1.50             |
| Commercial 59     | 1.50          | 1.50             |
| Commercial 60     | 1.50          | 1.50             |
| Commercial 61     | 1.50          | 1.50             |
| Commercial 62     | 1.50          | 1.50             |
| Commercial 63     | 1.50          | 1.50             |
| Commercial 64     | 1.50          | 1.50             |
| Commercial 65     | 1.50          | 1.50             |
| Commercial 66     | 1.50          | 1.50             |
| Commercial 67     | 1.50          | 1.50             |
| Commercial 68     | 1.50          | 1.50             |
| Commercial 69     | 1.50          | 1.50             |
| Commercial 70     | 1.50          | 1.50             |
| Commercial 71     | 1.50          | 1.50             |
| Commercial 72     | 1.50          | 1.50             |
| Commercial 73     | 1.50          | 1.50             |
| Commercial 74     | 1.50          | 1.50             |
| Commercial 75     | 1.50          | 1.50             |
| Commercial 76     | 1.50          | 1.50             |
| Commercial 77     | 1.50          | 1.50             |
| Commercial 78     | 1.50          | 1.50             |
| Commercial 79     | 1.50          | 1.50             |
| Commercial 80     | 1.50          | 1.50             |
| Commercial 81     | 1.50          | 1.50             |
| Commercial 82     | 1.50          | 1.50             |
| Commercial 83     | 1.50          | 1.50             |
| Commercial 84     | 1.50          | 1.50             |
| Commercial 85     | 1.50          | 1.50             |
| Commercial 86     | 1.50          | 1.50             |
| Commercial 87     | 1.50          | 1.50             |
| Commercial 88     | 1.50          | 1.50             |
| Commercial 89     | 1.50          | 1.50             |
| Commercial 90     | 1.50          | 1.50             |
| Commercial 91     | 1.50          | 1.50             |
| Commercial 92     | 1.50          | 1.50             |
| Commercial 93     | 1.50          | 1.50             |
| Commercial 94     | 1.50          | 1.50             |
| Commercial 95     | 1.50          | 1.50             |
| Commercial 96     | 1.50          | 1.50             |
| Commercial 97     | 1.50          | 1.50             |
| Commercial 98     | 1.50          | 1.50             |
| Commercial 99     | 1.50          | 1.50             |
| Commercial 100    | 1.50          | 1.50             |

### UNIT COUNTS - BUILDING A

| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 3             | APARTMENT | 11         | 12            |
| 4             | APARTMENT | 11         | 12            |
| <b>TOTALS</b> |           | 22         | 24            |

### UNIT COUNTS - BUILDING B

| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 2             | APARTMENT | 8          | 12            |
| 3             | APARTMENT | 8          | 12            |
| 4             | APARTMENT | 8          | 12            |
| <b>TOTALS</b> |           | 24         | 36            |

### UNIT COUNTS - BUILDING C

| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 2             | APARTMENT | 8          | 12            |
| 3             | APARTMENT | 8          | 12            |
| 4             | APARTMENT | 8          | 12            |
| <b>TOTALS</b> |           | 24         | 36            |

### UNIT COUNTS - BUILDING D

| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 2             | APARTMENT | 8          | 12            |
| 3             | APARTMENT | 8          | 12            |
| 4             | APARTMENT | 8          | 12            |
| <b>TOTALS</b> |           | 24         | 36            |

### UNIT COUNTS - BUILDING E

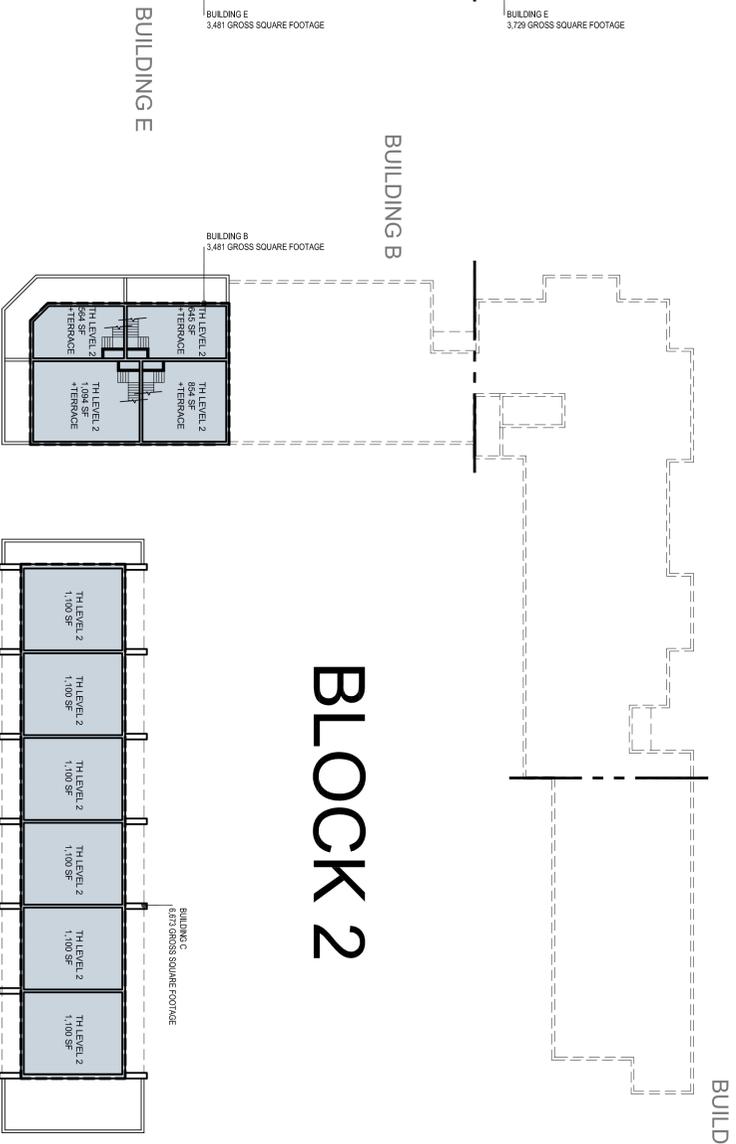
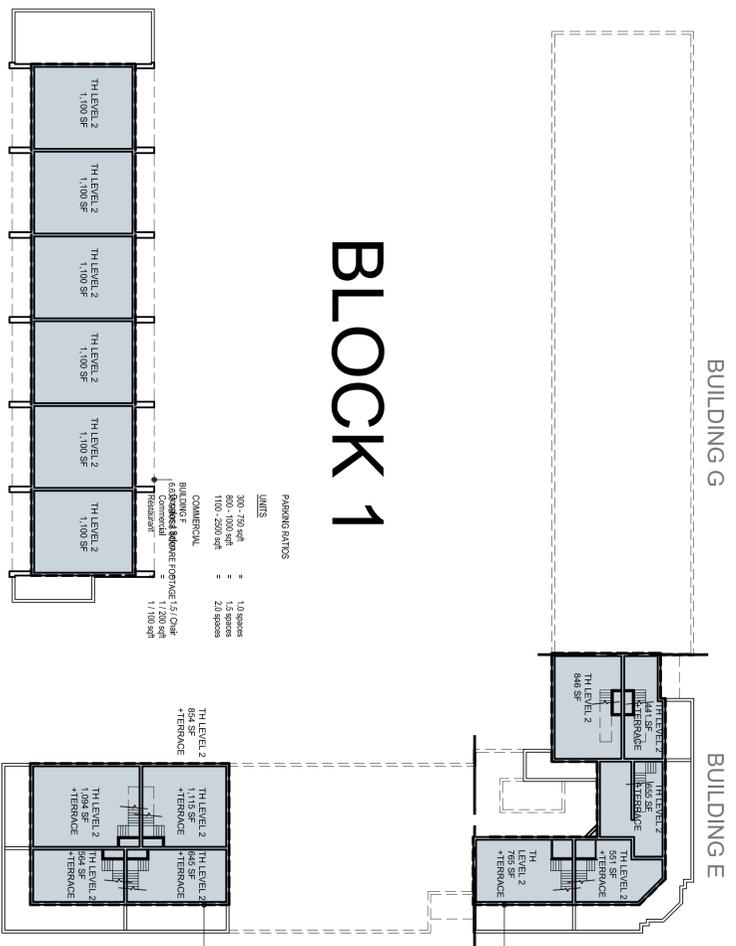
| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 2             | APARTMENT | 8          | 12            |
| 3             | APARTMENT | 8          | 12            |
| 4             | APARTMENT | 8          | 12            |
| <b>TOTALS</b> |           | 24         | 36            |

### UNIT COUNTS - BUILDING F

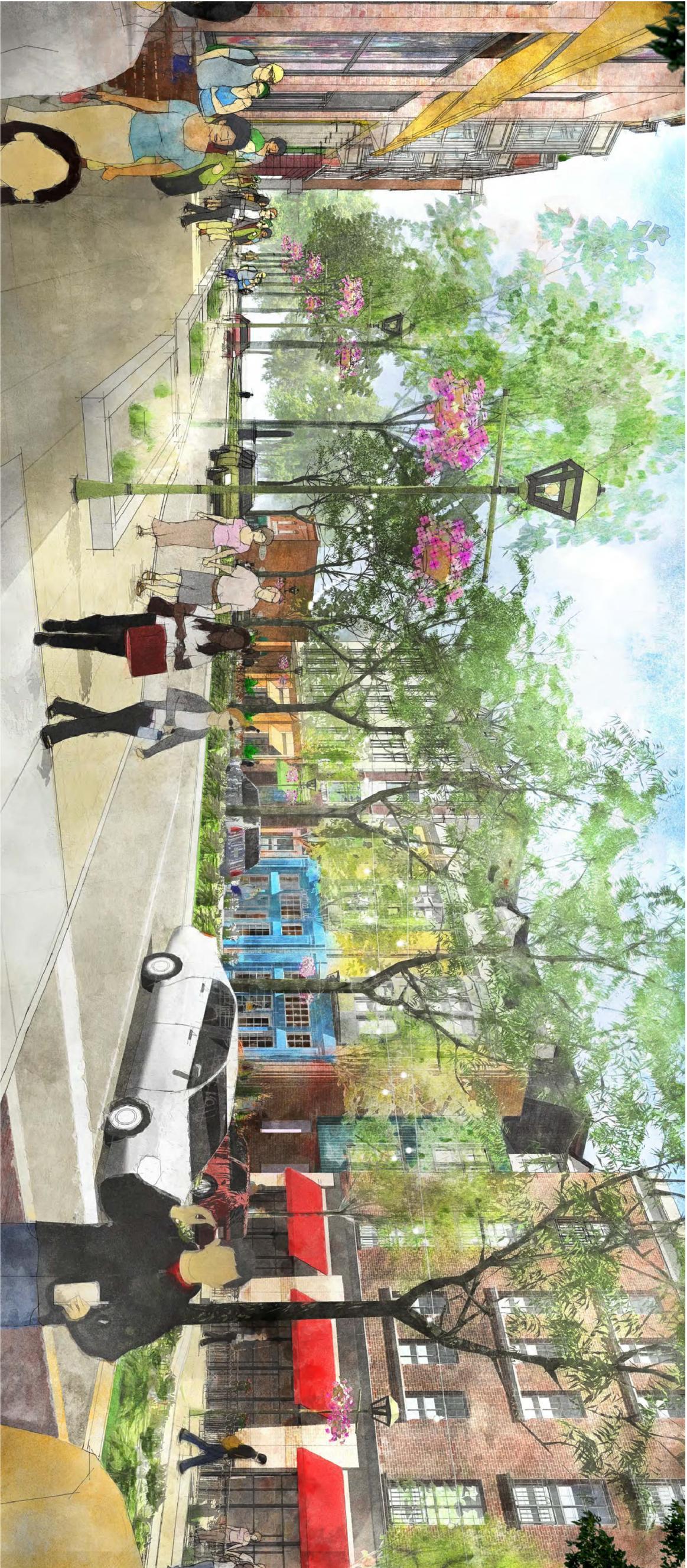
| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 2             | APARTMENT | 8          | 12            |
| 3             | APARTMENT | 8          | 12            |
| 4             | APARTMENT | 8          | 12            |
| <b>TOTALS</b> |           | 24         | 36            |

### UNIT COUNTS - BUILDING G

| FLOOR         | UNIT TYPE | UNIT COUNT | PARKING RESCS |
|---------------|-----------|------------|---------------|
| 3             | APARTMENT | 7          | 10.5          |
| 4             | APARTMENT | 7          | 10.5          |
| <b>TOTALS</b> |           | 14         | 21            |







SHEET TITLE  
**PERSPECTIVE VIEW**  
 SOUTHEAST -  
 HAMILTON

PROJECT  
 Village of Okemos,  
 Blocks 1 and 2  
 Hamilton and Okemos Plazas  
 Okemos, MI

CLIENT  
 Village of Okemos, LLC  
 402 Kelly Oak Road  
 Okemos, MI

| ISSUED        | DATE      | BY | CHECKED |
|---------------|-----------|----|---------|
| PLAN SCHEME F | 1-28-2019 |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |
|               |           |    |         |

STAMPS  
 114 BRANSON STREET  
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 FAX: 248.348.9300  
 WWW.PRESLEYARCH.COM



**PRESLEY ARCHITECTURE**

108 N. CENTER ST., SUITE 205 NORTHVILLE, MI 48167  
 P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net



SHEET TITLE  
**PERSPECTIVE VIEW  
 NORTHWEST -  
 HAMILTON / ARDMORE**

PROJECT  
**Village of Chatham,  
 Blocks 1 and 2**  
 1000 W. Hamilton and Chatham Plazas  
 Chatham, MI

CLIENT  
**Chatham of Chatham, LLC**  
 1000 W. Hamilton  
 Chatham, MI

ISSUED  
 PLAN SCHEME F

MINOR/VR DRAWN CHECKED  
 1-28-2019

T STAMPS

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
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|--|--|--|--|--|--|--|--|--|--|

**M**  
 ARCHITECTS

**PRESLEY ARCHITECTURE**

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 PHONE: 248.348.1124  
 FAX: 248.348.9300

PROJECT # 1837

SHEET NO.  
**A-303**



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 25, 2019**

**Re: 2018 Planning Commission goals**

---

In 2018 Planning Commission adopted goals to work on throughout the year. The 2018 goals included the following:

1. Implementation of 2017 Master Plan.
  - a. Consider development of form-based code ordinance for Potential Intensity Change Areas (PICAs) and Grand River Avenue corridor.
  - b. Develop regulations for Accessory Dwelling Units as identified in the R-3 Future Land Use Map category.
  - c. Address the revisions to the Zoning Ordinance and Zoning Map identified in the Action Plan on Page 15 of the Master Plan.
2. Update the Mixed Use Planned Unit Development ordinance.
3. Consider policy options related to “tiny” housing.
4. Identify training opportunities for new and current Planning Commission members.
5. Engage subject matter experts for presentations to the Planning Commission on policy-related topics of interest.

The Planning Commission may again choose to consider goals for 2019 and objectives that can be used to accomplish them. The adoption of goals for the year will not preclude the Planning Commission from working on other projects; they simply provide a guide for activities for the year. The Township Board adopted its own set of 2019 goals, which are attached to this memorandum. The Department of Community Planning and Development was assigned a set of goals as part of the yearly plan as well, which are also attached. It would make sense that the Planning Commission goals work to fulfill or address both sets of goals whenever possible. At a future meeting the Planning Commission can consider a motion to formally adopt a set of goals of 2019.

#### **Attachments**

1. 2019 Township Board Goals/Action Plan.
2. 2019 Department of Community Planning and Development goals.

G:\Community Planning & Development\Planning\Planning Commission\PC Goals\2018\2018 PC Goals.pc2.docx



# 2019 GOALS ACTION PLAN

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- A. In conjunction with the Transportation Commission, and Township Board, develop and implement a strategic plan to increase our annual funding for local roads.**
- B. Complete the relocation of the Farmers' Market to the "Marketplace on the Greens" at the Meridian Mall.**
- C. Break ground on redevelopment of Downtown Okemos and Downtown Haslett.**
- D. With the support of the Transportation Commission, and Township Board, finalize and implement a long term funding plan for public transportation. The plan shall include a detailed scope for Redi-Ride services.**
- E. Continue to work to connect the Township's pathway system, including construction of the Okemos Road Boardwalk.**
- F. Work closely with Meridian Mall ownership to strengthen the vitality of the mall's future within our community.**
- G. Develop a plan to fairly negotiate new labor agreements with our seven bargaining groups.**
- H. Complete state accreditation of the Meridian Township Police Department through the Michigan Association of Chiefs of Police.**
- I. Continue to maximize recruiting and networking efforts to achieve increased diversity in our workforce.**
- J. Explore housing options and alternatives to encourage diverse populations and targeted groups to live in the Township.**

**COMMUNITY PLANNING AND DEVELOPMENT  
2019 DEPARTMENT PLAN**

- Redevelopment of Downtown Okemos and Haslett
- Consider adoption of Form Base Code in portions of the Township
- Complete a plan for the review and update of the Master Plan in 2020
- Update and amend the Mixed Use Planned Unit Development ordinance
- Revise the sign ordinance so it is content neutral
- Finish updating all applications used by the Department
- Adopt 2018 International Property Maintenance Code
- Evaluate the need for an additional part-time rental housing inspector
- Streamline the scheduling of mechanical, electrical and plumbing inspections
- Evaluate providing office hours to the City of Mason for reviewing and issuing building permits
- Complete ordinances for Commercial Medical Marijuana Facilities