

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA

REGULAR MEETING

April 28, 2014

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

**Regular Meeting**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. April 14, 2014 Regular Meeting
4. Public remarks
5. Communications
6. Public Hearings
  - A. Special Use Permit #14061 (Kincaid Henry Bldg. Group, Inc.), a request to develop a commercial kennel (dog day care and spa facility) at 1284 Grand River Ave.
  - B. \*Special Use Permit #14051 (Meridian Township), a request to work in the 100-year floodplain associated with construction of a paved pathway in Wonch Park, 4555 Okemos Road
  - C. \*Commission Review #14043 (Meridian Township), a request Section 61 review for location, character and extent of a paved pathway to be located in Wonch Park, 4555 Okemos Road
7. Unfinished Business
  - A. \*Special Use Permit #14051 (Meridian Township), a request to work in the 100-year floodplain associated with construction of a paved pathway in Wonch Park, 4555 Okemos Road
  - B. \*Commission Review #14043 (Meridian Township), a request Section 61 review for location, character and extent of a paved pathway to be located in Wonch Park, 4555 Okemos Road
  - C. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment

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\*Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk (\*)

## **Planning Commission Agenda**

**April 28, 2014**

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8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
11. Site Plans received
12. Site Plans approved
13. Public Remarks
14. Adjournment

**Post Script: Pat Jackson**

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

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

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**May 12, 2014  
Regular Meeting 7:00 p.m.**

**Regular Meeting**

1. Public Hearings
  
2. Unfinished Business
  - A. Special Use Permit #14061 (Kincaid Henry Bldg. Group, Inc.), a request to develop a commercial kennel (dog day care and spa facility) at 1284 Grand River Ave.
  
3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 14, 2014**

**DRAFT**

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

PRESENT: Commissioners Cordill, Deits, DeLind, Honicky, Ianni, Jackson, Salehi, Scott-Craig  
ABSENT: Commissioner Hildebrandt  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

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

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of March 28, 2014 as amended. Seconded by Commissioner Salehi.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Jackson opened the floor for public remarks.

Chris Thelen, 9915 W. Colony Road, Fowler, spoke in support of Special Use Permit #14031 to provide group housing for up to six international students at 2500 Haslett Road. He believed it would enhance the economy of the greater Lansing region through attraction of international students from Michigan State University (MSU) and "weave" them into the community.

Kim Friesen, 10888 Beach Court, Perrinton, read a prepared statement in support of Special Use Permit #14031.

Rod Friesen, 10888 Beach Court, Perrinton, answered questions raised at the February 24, 2014 public hearing on SUP #14031.

Phillip Adkinson, 40950 Woodward, Suite 300, Bloomfield Hills, attorney for David and Joan Johnson, availed himself for questions later in the meeting regarding the zoning amendment request to allow more than one residence on a parcel 50 acres or more in size.

David Pierson, attorney for Rod and Kim Friesen, 1305 S. Washington Avenue, Lansing, addressed concerns regarding the Federal Fair Housing Act relative to SUP #14031 expressed at its February 24, 2014 public hearing.

Chair Jackson closed public remarks.

**5. Communications**

- A. Wanda Bloomquist, Planning Assistant, Williamston Township, 4990 Zimmer Road, Williamston;  
RE: Williamstown Township Master Plan
- B. Christopher Johnston, 2190 Seminole Drive, Okemos; RE: SUP #13121 (Meridian Township)

- C. Penny France, 4928 Grandview Avenue, Okemos; RE: SUP #13121 (Meridian Township)
- D. William Fossum, 4996 Hillcrest Avenue, Okemos; RE: SUP #13121 (Meridian Township)
- E. Bethany Hamilton, 4482 Wausau, Okemos; RE: SUP #13121 (Meridian Township)
- F. Azeethkumar (address unknown); RE: SUP #13121 (Meridian Township)
- G. Ed Jones, 1955 Penobscot Drive, Okemos; RE: SUP #13121 (Meridian Township)
- H. Sue Simkin, 2032 Central Park Drive, Okemos; RE: SUP #13121 (Meridian Township)
- I. Joy Wiseman, 4954 Hillcrest Avenue, Okemos; RE: SUP #13121 (Meridian Township)
- J. Fred and Dorothy France, 4932 Grandview Avenue, Okemos; RE: SUP #13121 (Meridian Township)
- K. Joy Wiseman, 4954 Hillcrest Avenue, Okemos, RE: SUP #13121 (Meridian Township)
- L. Kathleen McQueen, Clerk, Bath Charter Township, 14480 Webster Road, Bath; RE: Bath Township Master Plan

**6. Public hearings (None)**

**7. Unfinished Business**

- A. Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road

**Commissioner Cordill moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14031 (Friesen) with the following conditions:**

- 1. Approval is granted based on the application dated January 15, 2014 and supporting materials submitted by the applicant.**
- 2. The use shall be owner-occupied with no more than six (6) unrelated, international students residing in the house at any one time.**
- 3. The applicant shall obtain a rental housing license from Meridian Township prior to leasing rooms to students.**
- 4. The applicant shall maintain the affiliation with the International Friends Church and International Friendship Incorporated, and remain in good standing with both organizations for the duration of the use approved by Special Use Permit #14031. If the applicant wishes to change the affiliation, prior approval by the Director of Community Planning and Development shall be required.**
- 5. The former tennis court shall not be reestablished except through the formal site plan review process subject to the approval of the Director of Community Planning and Development. If a tennis court is reestablished, it shall be no closer than 25 feet to any side or rear property line and landscaping shall be installed to obscure it from view of adjacent single-family residences. Lights shall not be installed to illuminate the tennis court for night use.**
- 6. If parking becomes a problem, a parking lot shall be required. Prior to establishing a parking lot, the applicant shall submit an application for site plan review to the Department of Community Planning and Development. The site plan review application is subject to the approval of the Director of Community Planning and Development.**

**Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Owner occupied building will not conflict with the Federal Fair Housing Act
- Lot is large and there is considerable distance from neighboring properties
- Commissioner belief this proposal would not have an adverse impact on neighboring residences
- Facility will foster international relationships for students seeking the true American experience
- Proposal will not cause excessive traffic or noise as Haslett is already a busy street

**Commissioner Deits offered the following friendly amendment:**

- **Amend condition #2 to delete the word “unrelated”**

**The friendly amendment was accepted by the maker and seconder of the main motion.**

Continued Planning Commission and staff discussion:

- Concern condition #4 places the Director of Community Planning and Development in a position where he would need to decide the appropriateness of an affiliation in the event that relationship changed
- Concern with conditioning the SUP on affiliation with a religious non-profit organization
- Parcel is not a non-profit property, but a rental property
- Concern a new category is being created
- Concern this is a de facto zoning process
- Uses that are not approved are not allowed
- Preference to modify the Township’s code of ordinances to speak to boarding houses
- Planning Commissioner belief that condition #4 does not speak to the merits of the case and is not relevant to the process

**Commissioner Deits offered the following amendment:**

- **Delete condition #4**

**Seconded by Commissioner Salehi.**

VOICE VOTE: Motion carried 8-0.

Continued Planning Commission and staff discussion:

- Owner occupied status stays with the SUP
- Applicant can sell the building
- Suggestion of the SUP for this use to come back to the Planning Commission if the property is sold is not a typical condition
- SUP stays with the land
- Importance of promoting the transferability of property within Meridian Township
- Suggestion to strike the word “international” in condition #2
- Applicant has requested the inclusion of international students
- Inquiry if the SUP can be conditioned on ownership
- Sale of land is not a requirement for review of a SUP
- Conditions should be placed on the use based on potential future problems
- Concern the word “student” is problematic as it is open to interpretation
- Condition #3 requires a rental housing license which would fall under the rental housing ordinance
- Parking and noise issues are addressed under other ordinances
- Owner occupancy is not typical in rental housing situations
- Suggestion for a review of this use to either add it as a use approved by SUP or create a zoning use category for boarding houses

- Concern approval of this SUP creates a use specific to the applicant
- Boarding house definition from the City of East Lansing's Code of Ordinances
- Approval of this SUP "trumps" the number of unrelated individuals contained in the rental housing ordinance
- A maximum number of occupants is listed in the rental housing ordinance
- A previous owner was licensed by the state for an adult foster care facility at this location

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeLind, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: Commissioner Deits

Motion carried 7-1.

- B. Special Use Permit #14041 (First Housing Corporation), request to modify studio apartments in Phase 1 of Grange Acres and bring all phases into compliance with Section 86-658 Buildings Greater than 25,000 square feet

**Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14041 (First Housing Corporation) with the following conditions:**

1. Approval is granted based on the site plan dated March 21, 2014 and floor plans dated November 1, 2013 prepared by Economides Architects, subject to revisions as required.
2. Approval is subject to the applicant receiving Township Board approval for a group of buildings greater than 25,000 square feet in gross floor area.
3. The final site plan and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
4. A landscape buffer shall be installed between the building housing the new offices, identified as 3A on the March 21, 2014 site plan, and the south property line to screen the adjacent single-family residence. The landscape buffer shall be subject to approval by the Director of Community Planning and Development.
5. Approval is subject to the granting of variances by the Zoning Board of Appeals for proposed building additions located closer than 25 feet to existing parking areas per Section 86-376(g)(4)f.7.a.
6. At least one of the four new parking spaces shall be ADA compliant.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. A copy of the information that exists on computer for the project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- ADA compliant parking space will be located at the new office

- Variance from the 25 foot separation between a residential entrance and parking would be for approximately two (2) feet

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried 8-0.

**Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #14041 (First Housing Corporation) for a group of buildings greater than 25,000 square feet in gross floor area. Seconded by Commissioner Honicky.**

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried 8-0.

Commissioner Scott-Craig moved to amend the agenda by taking up Agenda Item #8A prior to Agenda Item #7C. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried 8-0.

- C. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment  
Principal Planner Oranchak summarized Planning Commission agreement reached on Areas 1 and 6 of the urban services management area (USMA) boundary and requested direction on Areas 2, 3, 4 and 5.

Planning Commission and staff discussion:

- Planning Commissioner belief there is no demand for Area 3 to be included to accommodate previously approved single family development which would be served by the Haslett Public School system
- Rationale for inclusion of Area 3 was to entice more “Ozzie and Harriet” type families (family of four) to relocate and enroll their children in the Haslett Public School system
- “Ozzie and Harriet” family of four is no longer the prevailing demographic of Meridian Township as noted in the 2010 census
- Prevailing demographic in Meridian Township is the aging population which would not relocate to Area 3
- Planning Commissioner belief the Georgetown Payback District includes Section 5 and is a foregone inclusion if the Township does not repay the developer
- Planning Commissioner belief many homes in Area 4 are older homes with the potential to have septic failure and could be included
- Established amendment process to extend the boundary “on demand” and preference not to include Areas 3, 4, 5 and 6 until needed
- Faulty premise for Area 3 to go all the way to Meridian Road in an attempt to get additional students for the Haslett School System
- Inclusion of Areas 2 and 3 was for future planned development
- Inclusion of Areas 4 and 5 was based on the potential for septic failure
- Planning Commission was given legal advice to exclude the Georgetown Payback District from the urban services boundary

- Vast majority of the eastern portion of the Township is in the Georgetown Payback District
- Preference for the Georgetown Payback District to be delineated on the Urban Services District Map (Map 8-12) with notation
- In the absence of an analysis of all other undeveloped parcels, partially developed parcels or parcels with septic systems in the Township, Areas 2, 3 4 and 6 are being arbitrarily identified
- Neither the Planning Commission nor the Township Board comprehensively surveyed all possible development in the Township prior to selecting these areas
- Areas included were done so on ad hoc comments from Board members
- Suggestion to take a vote on the USMA and move to other areas of the Master Plan
- Part of the Board rationale for inclusion of Areas 4, 5 and part of 6 were that these areas are already developed
- Request for more information on the legal opinion relative to Area 5 and whether it is included in the Georgetown Payback District
- Planning Commissioner consideration of the ten (10) criteria from Tri-County Regional Planning Commission (TCRPC) when reviewing these areas resulted in no rationale to include Areas 2 and 3
- Criterion #2 from TCRPC deals with the relationship of the road system to these areas and Areas 4 and 5 are in the midst of the major passage through the Township and are in closest proximity to the Grand River Corridor
- Planning Commissioner support for Area 6 as it has a direct connection with Jolly Road
- Planning Commissioner support for Areas 4, 5 and 6 as they are built out and have a likelihood of failing septic systems due to age
- Inclusion of Areas 4, 5 and 6 by the Township is an indication that it recognizes its responsibility to provide appropriate sewer service, but does not necessarily translate into extending sewer lines into the area
- One purpose for separating parcels in and out of the USMA is to note areas for which the municipality will not assume responsibility for providing appropriate sewer service
- Area 3 is designated as Agriculture (Ag) on the Future Land Use Map (FLUM) with a housing density of 0.0 to 0.5, recognizing the more densely populated areas will become more urbanized over time
- Majority of applicable TCRPC criteria positively relate to Areas 4, 5 and 6
- Some residents in the Ponderosa subdivision have successfully replaced their septic system
- Smaller lots equate to higher density
- Lot size alone is not a determinant of the need for sewer lines
- Replacement of septic systems in the Ponderosa subdivision show there is no evident risk
- Township responsibility to ensure adequate services in all cases regardless of where the line is drawn
- Preference to deal with each parcel on an as-needed basis
- Difficulty in establishing the lines as there is no present need for areas beyond the proposed Planning Commission recommendation
- Continued preference to utilize the existing amendment process when needed
- Expense involved in running a sewer line down Grand River Avenue
- Planning Commission recommendation for the USB was not straight, but followed the developed areas
- USB designates it is the Township's responsibility to provide (organize a means for) sewer for the included area
- Planning Commissioner interpretation of the USB is that on the west side of the line (and areas included), the Township is going to "foster" development
- Planning Commissioner interpretation of the USB is that on the east side of the line the Township will make it more challenging to justify development and further development

- Planning Commissioner belief that placing the USB as far west as possible facilitates special scrutiny when discussing properties east of the USB at the appropriate time
- Suggestion to proceed with other areas of the Mater Plan and then return to the USB at the end of the process
- Suggestion to include all undeveloped land in Meridian Township on the map and then apply the ten TCRPC criteria to the specific parcel(s)
- Reminder that there needs to be preservation of the rural character in the eastern third of the Township
- Planning Commissioner belief the boundary line deals with controlling development in the Township
- Planning Commissioner preference for a compromise position v. no boundary
- Staff to provide a map revision based on comments and consensus reached at tonight's meeting
- Inquiry of the Board if the Georgetown Payback District should be delineated on the FLUM when it comes back to the Planning Commission
- A resolution provided by staff at the next meeting which allows voting on each area would need to be refined and presented to the Planning Commission for approval at a subsequent meeting
- Planning Commissioner concern that if an area is on the map, it must affirmatively be removed from the map; if an area is not on the map, it must affirmatively be added to the map
- Planning Commissioner concern that tie votes will allow the map to stand
- Map has not been amended by the Board to add the Georgetown Payback District
- Georgetown Payback District was specifically left off the map as it is not definitive
- Georgetown Payback District is totally independent of the USB and not part of the consideration
- Georgetown Payback District is under legal contractual considerations to determine if the area will have services
- Exemption of the Georgetown Payback District from the USMA
- Adoption of TCRPC standards indicates agreement the USB will be used to direct development
- Staff to provide a map and resolution at the next Planning Commission meeting based on consensus voiced during this discussion
- Planning Commissioner preference to vote area by area and send results to the Board

## 8. Other Business

- A. Zoning amendment request to allow more than one residence on a parcel 50 acres or more in size  
Principal Planner Oranchak summarized the request to initiate a zoning amendment allowing two residences on a parcel 50 acres or more in size.

Planning Commission, staff and applicant's representative discussion:

- Concern with the road needing to be addressed prior to constructing a second dwelling
- Land division ordinance requires every lot of subdivided land to have the proper amount of frontage on a public street
- Another option would be to create a planned unit development (PUD)
- Concern the proposed zoning amendment mechanism would allow for spot zoning
- Planning Commissioner belief there is a different way to deal with this issue
- Specific issue is multiple residences on one parcel which is not currently allowed by Township ordinance unless it is a PUD
- Township's zoning "objective" is to have one (1) house on one (1) parcel
- Current minimum width requirement for a public road is 60 feet

- Current parcel has 15 feet of road frontage in Meridian Township and is an existing non-conforming parcel
- Planning Commissioner inquiry if the land could be subdivided, request a variance for decreased frontage and then share the existing driveway
- Land division ordinance is not part of zoning and would not provide for a variance from that particular section of the ordinance
- Possibility of proposing a PUD to address this situation and then request a variance for the lot width
- Access to Park Lake Road is problematic in all scenarios
- Condominium PUD would require common ground shared by the parties involved
- Applicant is proposing a special land use process which would separate the structures, size of the separation would be the same as if the new structure had been located within a condominium project, subdivision or land division and is identical to the process used for land division, subdivision or condominium
- Planning Commission can place a “family” occupancy restriction
- Planning Commission can place a requirement that if the property is sold to non-family, one building must be torn down or the road must be constructed
- Impact of the proposed use is minimal compared to other uses currently allowed as a special land use in this district
- Parcels 50 acres or more exist in the Township which currently are undeveloped
- Most undeveloped parcels in the Township which are 50 acres or more are publicly owned
- Rationale for not addressing this issue by SUP is because the zoning ordinance does not allow it
- Parcel being landlocked is a self-limiting situation and makes it more appropriate for a SUP
- Rationale for tailoring this amendment specifically to 50 acres or more
- Limiting the proposed zoning change to 50 acres or more, in part, due to the low impact on the community of larger rural residential parcels
- One residence per lot is a fundamental basis for residential zoning in the Township’s zoning ordinance
- Inquiry if staff should explore the option of a SUP to address this issue on the subject parcel
- Staff comment more than one residence on a lot is a non-conforming use and an SUP would not be approved for a non-conforming use
- Land locked status of the parcel is not part of the proposed ordinance, but the land locked property prevents land division
- Delineation of steps needed in a process to achieve the end result
- Suggestion by the applicant’s representative to take a parallel path of investigation into the SUP option while moving forward with the zoning amendment
- Applicant’s intent to provide a site plan such that in the event the property is developed, it would not be necessary to tear down one or both of the houses to achieve orderly development
- Need for the applicant to propose a specific zoning amendment
- Encouragement to the applicant to explore the possibility of a SUP on the subject property
- Consideration of the Township’s length to depth requirement for parcels of land
- Length of the road (1,500 feet) is the issue with its construction

**Commissioner Salehi moved to initiate an amendment adding a new section to the Section 86-368 (c) Uses permitted by special use permit to allow a second residential structure on RR zoned properties. Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried 7-0.

[Commissioner DeLind abstained from voting on this issue stating his rationale was that he is a property owner of land locked lots]

[Chair Jackson recessed the meeting at 9:26 P.M.]

[Chair Jackson reconvened the meeting at 9:35 P.M.]

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
Commissioner Salehi addressed the insertion in the Planning Commission packet from the Township Attorney regarding ethical dilemmas.

Chair Jackson explained the ethical dilemmas document was included in the current packet to prepare Planning Commissioners for the training session with the Township Attorney scheduled for early May.

Commissioner DeLind announced his resignation from the Planning Commission effective at the conclusion of this meeting as he will be moving out of the area.

Commissioner Deits announced the Bus Rapid Transit (BRT) stakeholders meetings will be held on Wednesday, April 16<sup>th</sup> beginning at 4:00 PM in the Town Hall Room of the Meridian Municipal Building to offer input on the Meridian Mall/Meijer segment. A meeting on the Park Lake to Okemos Road segment will be held at 2:00 PM and at 9:30 AM at Wardcliff School regarding the Hagadorn/Park Lake segment.

Chair Jackson announced information regarding stakeholder meetings is available on both the Township's website and the [www.cata-brt.org](http://www.cata-brt.org) website.

Commissioner Salehi inquired if staff would follow up on Attorney Sluggett's statement as to whether a failure to approve is a denial or not in an effort to obtain procedural clarification.

**10. New applications**

- A. Special Use Permit #14061 (Kincaid Henry Bldg. Group, Inc.), a request from Kincaid Henry Building Group, Inc. to develop a commercial kennel (dog day care and spa facility) at 1284 Grand River Ave.
- B. \*Special Use Permit #14051 (Meridian Township), a request to work in the 100-year floodplain associated with construction of a paved pathway in Wonch Park, 4555 Okemos Road
- C. \*Commission Review #14042 (Meridian Township), a request Section 61 review for location, character and extent of a paved pathway to be located in Wonch Park, 4555 Okemos Road

**11. Site plans received**

- A. Site Plan Review #14-06 (MSU Federal Credit Union), request to construct a 7,520 square foot bank with six drive-through lanes on the northeast corner of Jolly Road and Jolly Oak Road

**12. Site plans approved (None)**

**13. Public remarks**

Chair Jackson opened and closed public remarks.

**14. Adjournment**

Chair Jackson adjourned the regular meeting at 11:09 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

**Special Use Permit #14061  
(Kincaid Henry Building Group, Inc.)  
April 25, 2014**

**APPLICANT:** Kincaid Henry Building Group, Inc.  
934 Clark Street  
Lansing MI 48906

**REQUESTED ACTION:** Commercial Kennel  
(Dog Daycare and Spa)

**ZONING OF SUBJECT PARCEL:** RR (Rural Residential)

**GENERAL LOCATION:** 1284 Grand River Avenue

**EXISTING LAND USE ON THE PARCEL:** Vacant

**ADJACENT AREA LAND USE(S):**

N	Residential
S	Commercial & Residential
E	Vacant
W	Residential

**ZONING ON ADJOINING PARCELS:**

N	RR (Rural Residential)
S	RR (Rural Residential) RRA (Single Family, Suburban Estates) RAAA/PRD (Single Family, Low Density)
E	RR (Rural Residential)
W	RR (Rural Residential)

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Martha K. Wyatt  
Martha K. Wyatt  
Associate Planner/Landscape Architect

**DATE:** April 25, 2014

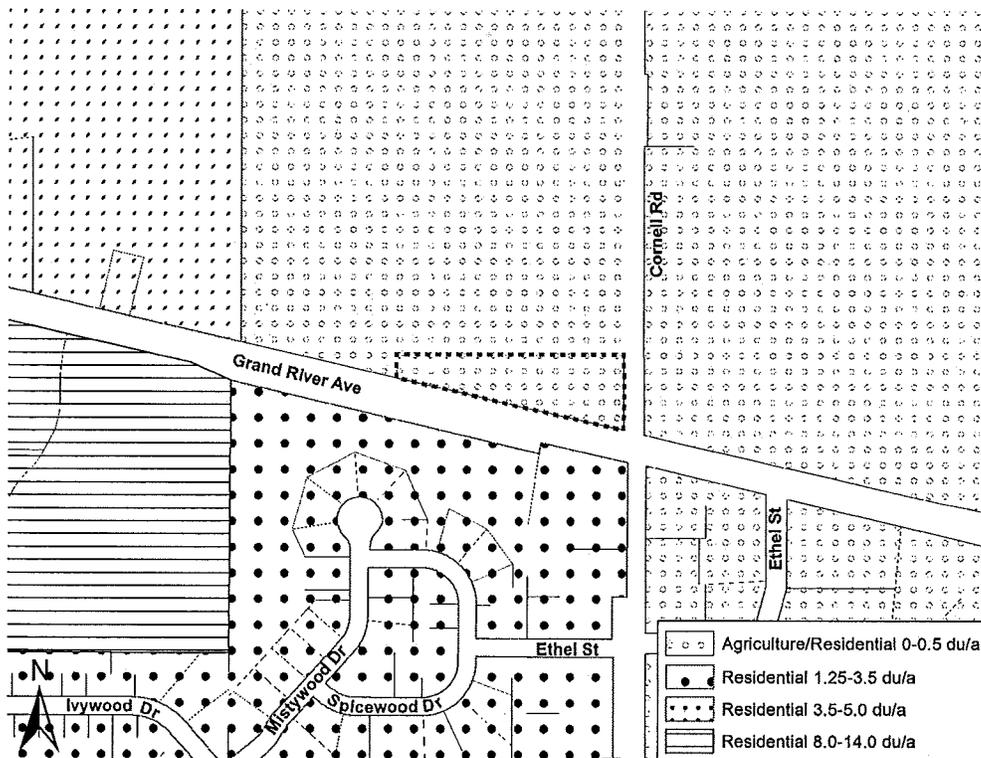
**RE:** Special Use Permit #14061 (Kincaid Henry Building Group, Inc.), request to construct a doggy daycare and spa at 1284 Grand River Avenue, Okemos

Henry Kincaid Building Group, Inc. has requested a special use permit to construct an approximate 6,000 square foot doggy daycare and spa at 1284 Grand River Avenue. The site is zoned RR (Rural Residential) residential. Commercial kennels are permitted by special use permit in RR (Section 86-368(c)(6)).

### Master Plan

The 2005 Master Plan designates the subject site in the Agriculture Residential category (0-0.5 dwelling units per acre).

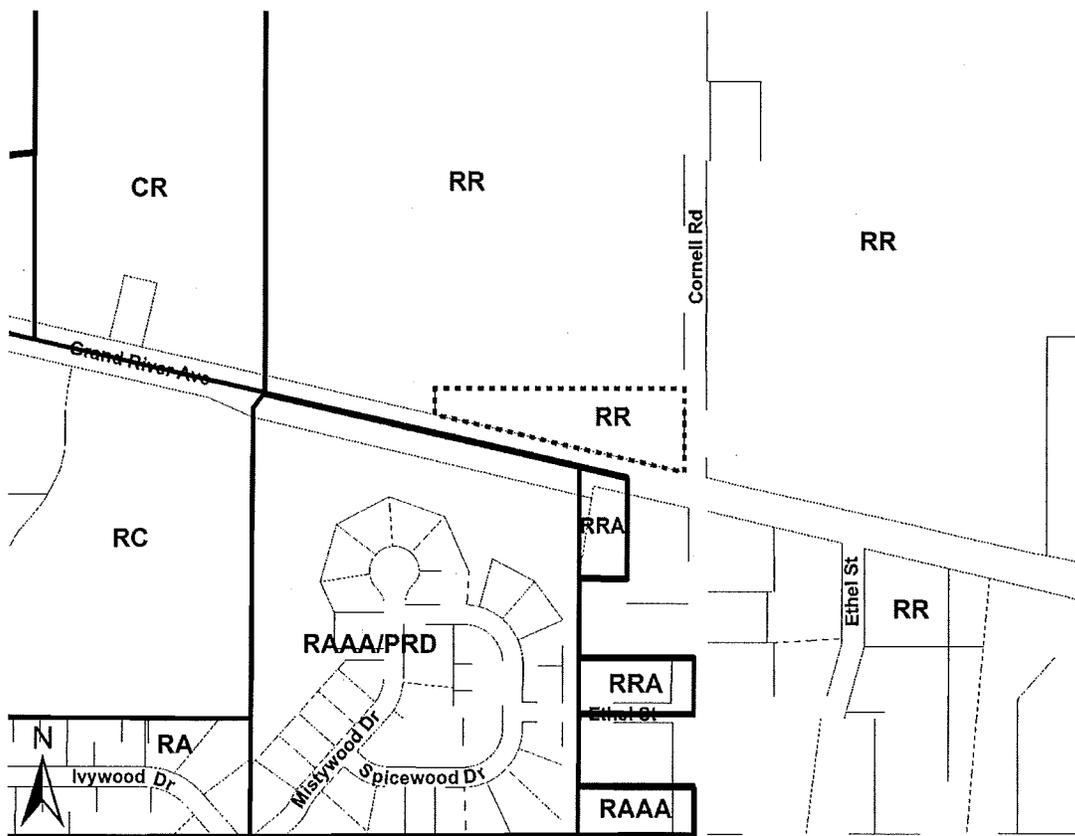
### FUTURE LAND USE MAP



**Zoning**

1284 Grand River Avenue is zoned RR (Rural Residential) residential. The minimum lot width is 200 feet for lots in the RR district. Minimum lot area for the RR district is 40,000 square feet. The subject site is a corner lot with lot width of approximately 261 feet along Cornell Road (east side of site) and 762 feet along Grand River Avenue (south side of site). The lot area is approximately 2.78 acres. The proposed doggy daycare and spa is considered a commercial kennel.

**ZONING MAP**



### **Physical Features**

The triangular-shaped property is located at the northwest corner of the intersection of Cornell Road and Grand River Avenue. The site is currently undeveloped. The Township Assessing records indicate a demolition permit was issued in 1970 to raze a building on the site. Driveways exist on Grand River Avenue and Cornell Road. The driveway on Grand River Avenue will be used as the only entrance drive for the proposed development. The driveway on Cornell Road will be closed.

The terrain rises steeply from the east to a high point in the center of the site, then slopes down to a wetland on the west side of the site. Elevations on the site generally range from a low of 868 feet above mean sea level on the east, to the high point of 891.3 feet above mean sea level in the center. The low point on the west side of the site is 875 feet above mean sea level.

Vegetation on the site includes an open grassy area in the center and wooded areas along the east, north, and west. The 'Site Clearing Plan' (Sheet C100) shows trees to be retained and removed. The majority of the clearing will occur in the center of the site for the construction of the building, parking area, and outdoor play area. Existing trees along the north, east, west portions of the site will generally be left undisturbed.

The Township Wetland Map shows two (2) wetlands on the site: Township Wetland #23-16 at the west side of the site and Township Wetland #23-15B along the northeast side of the site. Both wetlands appear larger on the Township Wetland Map than the actual sizes occurring on the site.

The Township's Flood Insurance Rate Map (FIRM) indicates the site is not located in a floodplain.

### **Wetlands**

The Township Wetland Map shows the southern tip of Township Wetland #23-15B, an approximate 22.96 acre emergent, shrub-scrub, and forested wetland, located along the northeast side of the project site. Per the Township Wetland Map, Township Wetland #23-16, is located at the west side of the site and extends beyond the property lines to the north and south. The forested wetland is approximately 0.92 acres in size per the map. A wetland delineation of Township Wetland #23-16 was conducted by the Township's Environmental Consultant in November 2013. Per their assessment, the size and location of Township Wetland #23-16 correlates to the Township Wetland map, except the wetland appeared to primarily contain an emergent plant community. The 0.92 acre wetland is regulated by the Township but is not regulated by the State of Michigan. A 20-foot wide structure and grading setback and natural vegetation strip are associated with Wetland #23-16. The 20-foot setback is not shown on the plans however it does not appear grading will occur within the wetland setback.

The Township's Environmental Consultant also noted the southern lobe of Township Wetland #23-15B is located north of the subject site and is not present within the site as shown on the Township Wetland Map. A 40-foot structure and grading setback is required for a wetland larger than 2 acres. A 20-foot natural vegetation strip is also required for Wetland #23-15B.

The 40-foot wetland setback for Township Wetland #23-15B is not shown on the site plans thus staff could not verify if the proposed project would encroach into the wetland setback (grading, structures). Further verification of Township Wetland #23-15B may be required during site plan review.

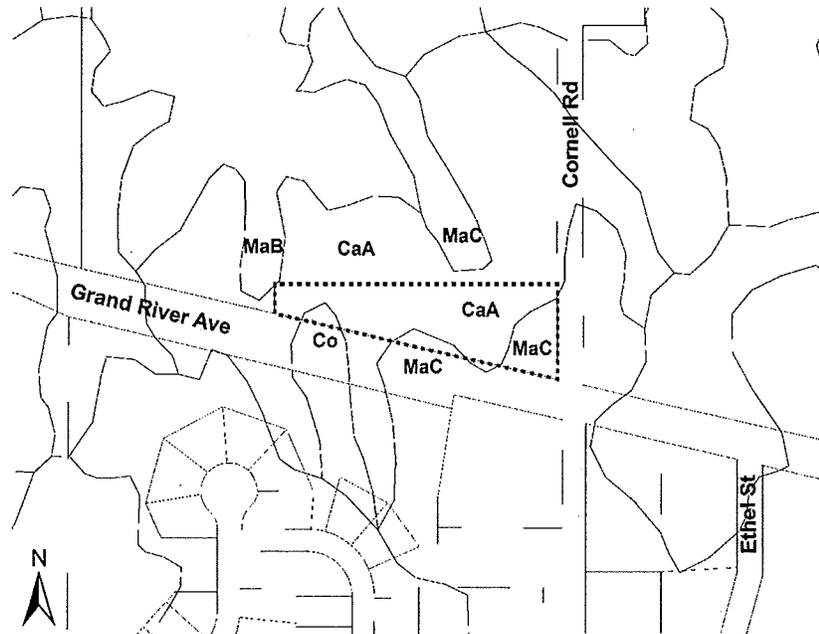
The site plan shows a stormwater management system that includes an underground stormwater storage tank which collects stormwater from the paved areas and the southeast roof downspout. The stormwater will be released from the storage tank via a 6 inch diameter storm pipe that daylights approximately 20 feet from the edge of the regulated wetland on the west side of the site (Township Wetland #23-16). A wetland use permit is required for drainage into or out of a regulated wetland. The plans will be reviewed by the Township's Environmental Consultant to determine if a wetland use permit is required.

### WETLAND MAP



**Soils**

**SOILS MAP**



The following chart summarizes soil information for the subject site:

SOIL ASSOCIATION	SEVERE BUILDING SITE LIMITATIONS
CaA (Capac)	Severe Wetness
Co (Colwood)	Severe Ponding
MaC (Marlette)	Severe Slope

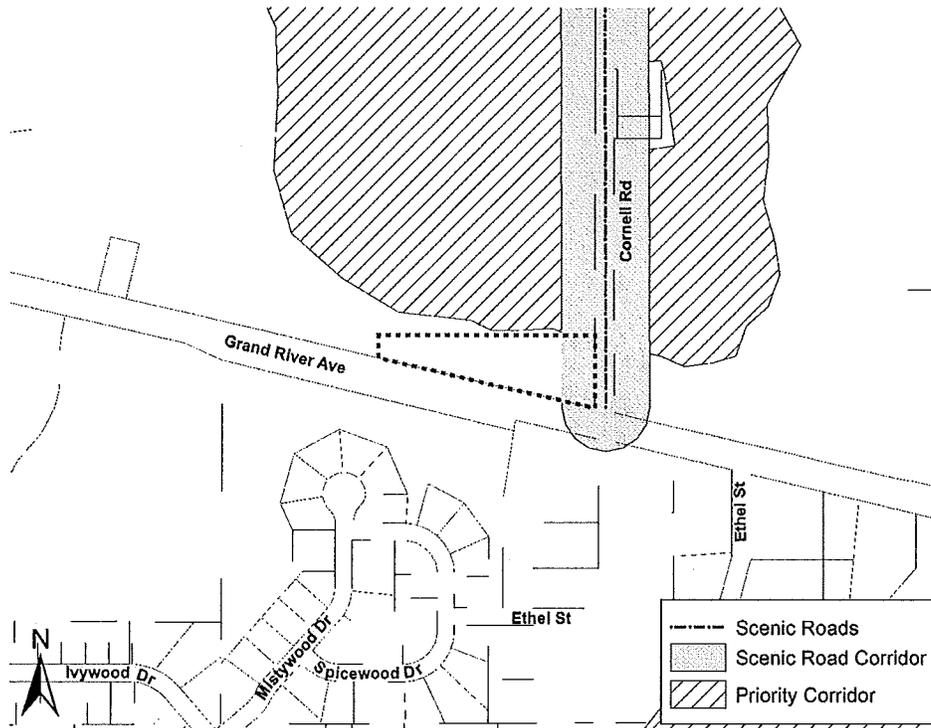
Source: Soil Survey of Ingham County, Michigan, 1992.

**Greenspace Plan**

The Township Greenspace Plan shows the eastern portion of the site as a "Scenic Road Corridor." "Scenic Road Corridors" are special routes in the Township that are canopied, tree-lined, or afford views of farmland and rural landscapes in the Township. Development is suggested to be set back 150 feet from the road to preserve views and trees lining the roadway.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide for site development and proximity to a scenic road corridor.

### GREENSPACE PLAN



### Streets and Traffic

The proposed access to the site is from Grand River Avenue, using the existing driveway and constructing a 25-foot wide commercial driveway. A previous development plan showed the existing driveway on Cornell Road however the site layout was changed to the current configuration with one driveway on Grand River Avenue. The existing driveway on Cornell Road will be closed.

Grand River Avenue is four lanes with a center turn lane; it is classified as a Principal Arterial in the 2005 Master Plan. The posted speed limit is 50 MPH and the roadway is under the jurisdiction of the Michigan Department of Transportation (MDOT). A traffic count taken in 2012 by MDOT between Dobie Road and Cornell Road indicates an average of 16,800 vehicles traveled Grand River Avenue in a 24 hour period. An average of 13,300 vehicles traveled Grand River Avenue in a 24 hour period between Cornell Road and Meridian Road per the 2012 MDOT traffic count.

Cornell Road is a two-lane paved road with gravel shoulders and is classified as a Collector street in the 2005 Master Plan. The posted speed limit is 45 MPH and the roadway is under the jurisdiction of the Ingham County Road Department (ICRD). There are no sidewalks and this portion of Cornell Road is designated as a Natural Beauty Road. A traffic count taken in 2007 by the Ingham County Road Department (ICRD) indicates a weekday average of 2,957 vehicles along Cornell Road north of Grand River Avenue (combined total of north and south bound vehicles).

There is no land use category for a doggy daycare and spa in the ITE Trip Generation Manual. The applicant's consultant, Traffic Engineering Associates, Inc. (TEA) obtained trip generation data from the existing Doggy Daycare and Spa facility in Lansing on Mt. Hope Road. The building is the same footprint as the proposed building (6,000 square feet) and offers the same services. The existing facility on Mt. Hope Road has one driveway.

TEA conducted AM and PM peak hour turning movement counts at the driveway of the existing Doggy Daycare and Spa (Mt. Hope Road) and used this data for the proposed facility. The assumption of the traffic assessment was the proposed facility (1284 Grand River Avenue) will have one driveway on Cornell Road and one driveway on Grand River Avenue, with 10% of the traffic utilizing Cornell Road and 90% using Grand River Avenue.

TEA calculated future motor vehicle traffic resulting from the proposed project will generate approximately 52 vehicle AM peak hour trips (26 in, and 26 out) and 36 PM vehicle trips (18 in and 18 out) each day. Per the traffic assessment, right turn lanes or tapers at the driveways would not be necessary due to the light traffic volumes. One recommendation was to appropriately place the driveway on Grand River Avenue in order to provide maximum sight distance to the west, where the land rises and may limit visibility.

Staff spoke with the applicant's consultant to explain the driveway on Cornell Road had been eliminated. TEA noted the elimination of the driveway does not change the findings as the proposed volume of traffic at the Cornell Road driveway was insignificant (10%), thus the trip generation data remains as outlined in the report.

The Township's traffic consultant has reviewed the applicant's traffic assessment and concurred with their recommendations for improving the sight distance to the west. The Township's traffic consultant recommended a sidewalk be provided along the length of the site along Grand River Avenue in accordance with the Township's Complete Streets ordinance.

The Township Pedestrian/Bicycle Pathway Master Plan shows a 7-foot wide pedestrian/bicycle pathway along the frontage of the site on Grand River Avenue. A portion of the pathway may be required to be constructed as part of the proposed project or at a future date, subject to the determination by the Department of Public Works and Engineering.

### **Public Utilities**

The Department of Public Works and Engineering has indicated that municipal water is available to serve the site. Public sanitary sewer is not available to the serve the site. An engineered septic system is proposed west of the building.

An on-site fire hydrant is required per the Township Fire Department.

### **Staff Analysis**

The applicant has requested to construct an approximate 6,000 square foot dog daycare and spa at 1284 Grand River Avenue. The business is considered a commercial kennel, which is defined in Section 86-2 as follows: Kennel, commercial, *means any lot or premises used for the commercial sale, boarding or treatment of dogs, cats or other domestic pets.* A commercial kennel is permitted in by special use permit in RR (Rural Residential) per Section 86-368(c)(6).

**SUP #14061 (Henry Kincaid Building Group, Inc.)**  
**Planning Commission (4/25/14)**  
**Page 8**

As applicable, Special Use Permit criteria (Section 86-126 of the Code of Ordinances) are used to evaluate special use permit requests. A copy of the criteria is attached.

The subject site is located at the northwest corner of Grand River Avenue and Cornell Road. The land located north and west of the site is vacant, as is the land on the east side of Cornell Road. Wooden Stake Jewelry and Gems is located across from the subject site, on the south side of Grand River Avenue (1259 Grand River Avenue). Whispering Oaks subdivision is southwest of the site. Residences are located southeast of the site on Ethel Street and along Cornell Road.

The proposed doggy daycare and spa is a cageless facility and offers daycare, boarding, grooming, and spa services for dogs. Business hours for the daycare/spa are 7:00 a.m. to 7:00 p.m. Monday through Sunday. The facility includes an indoor gym (4,000 square feet), 20 kennels, grooming rooms, office space, and a fenced, concrete outdoor play area, approximately 3,600 square feet in size, which is directly attached to the west side of the building. Per the owner, approximately 50 to 60 dogs a day use the facility for daycare. Boarding is available only for dogs that are enrolled in daycare. Approximately 35 dogs can be accommodated for boarding at any one time. The dogs who are boarding are kept inside the building at night.

Five (5) full-time employees and 9 part-time employees work at the doggy daycare and spa. The total number of employees does not exceed 6 employees at any given time. The building is also sub-leased to a separate company who offers the dog training classes week nights and Sundays.

Dog training classes are offered by an independent company who lease space from the owner. Classes are held Monday through Thursday, 7:00 p.m. to 9:30 p.m. and 2 classes are offered on Sunday. The class size limited to 10 dogs per class. All training activities occur inside the building. Dog training is not a use listed in the RR (Rural Residential) district. Dog training may be considered an ancillary use to the primary use (commercial kennel). Should the doggy daycare and spa business cease to operate at the site, dog training classes would not be allowed to continue at the facility.

The Code of Ordinances does not provide parking standards for a dog daycare and spa. Staff discussed parking with the owner who explained the Mt. Hope Road facility is similar in size and nature as the proposed facility and has 20 parking spaces. Based on the owner's experience regarding parking demands, it was determined 18 parking spaces are adequate for the proposed site. Eighteen (18) parking spaces are provided on the plan. At a rate of one bicycle parking space for every ten motor vehicle parking spaces, parking for two bicycles is required. One bicycle rack for two bicycles is shown on the southwest side of the building.

Section 86-368(d) outlines the dimensional requirements for the RR (Rural Residential) district. The required front yard setbacks are based on Section 86-367 for the type of street upon which the street fronts. The subject site is a corner lot and has two front yards, on the east with frontage along Cornell Road and on the south, with frontage along Grand River Avenue.

Cornell Road is classified as a Collector street with a required front yard setback of 85 feet from the centerline of the street. The proposed building is located approximately 205 feet from the centerline of the street. Grand River Avenue is classified as a Principal Arterial street with a required front yard setback of 100 feet from the centerline of the street. The building is located approximately 138 feet from the centerline. The required side yard setback is 20 feet. The proposed building setback on the west is 420 feet. The required rear yard setback is 35 feet and the proposed building setback is 42 feet.

Per Section 86-368(d)(3), the maximum allowed lot coverage for all buildings is 20 percent of the lot area. The proposed plan lot coverage is approximately 5.0%. If commercial standards were used for determining the impervious surface coverage of all hard surfaces, the site is approximately 20.1% impervious. The maximum allowed impervious surface coverage for a commercially zoned site is 70%.

The required setback for the parking area and access drive is 20 feet where the parking area adjoins a residential zoning district, and the parking area has less than 50 parking spaces (Section 86-756(10)). The adjoining property to the north is zoned RR (Rural Residential). The proposed setback for the parking area is 42 feet. Where the parking area adjoins a public street, the setback for the parking area is 20 feet, and the plan complies with this standard on Grand River Avenue and Cornell Road.

The elevation for the proposed one-story building show the building materials will be a combination of brick and cementitious siding on the south elevation. Cementitious siding and a base course of decorative block are proposed on the remaining building elevations. Residential asphalt architectural shingles are proposed for the roof. The mean building height is 21 feet.

Landscape and lighting plans have been provided and will be reviewed in more detail during site plan review. Street trees will be required along the frontages of Grand River Avenue and Cornell Road. Screening of the parking area will also be required. All outdoor lighting must comply with the standards outlined in Section 38-371 (Outdoor Lighting).

Several variances were noted while reviewing the submitted plans. A 10-foot high fence is proposed to enclose the outdoor play area. Solid fencing will be used on the south and east sides. Chain-link fencing will be used on the north and west sides. The fence exceeds the maximum allowed height of six (6) feet and a variance from the Township Zoning Board of Appeals is required. A dumpster enclosure is proposed in the northeast corner of the parking area, in front of the building. The enclosure is considered an accessory building which cannot be located in the front yard which requires a variance from the Township Zoning Board of Appeals. Additional variances may be required during the site plan review.

The plans have been reviewed by the Township's Development Review Committee and comments have been incorporated into this memorandum.

**Planning Commission Options**

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

**Attachments**

1. Special Use Permit application and attachments
2. Special Use Permit Criteria
3. Letter from William Savage, P.E., dated April 16, 2014
4. Site Plans and Building Elevations



## SUP Application Letter

Monday, 7<sup>th</sup>, Monday April 2014

Attention:

Mr. Mark Kieselbach, Director  
Charter Township of Meridian  
Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864-119  
(517) 853-4506

**Re: Doggy Daycare and Spa - Okemos**

Mark,

I am writing on behalf of the Milligan and Martin Westside, LLC to request a review of the SUP Applications for the attached proposed project at Grand River and Cornell. Doggy Daycare and Spa's Delta Township's location has been a growing success with strong relationships built with the Township, other local businesses. Because of the client demand in the Meridian Township area they are expanding and proposing to add an additional location to service their client base in this area. We are looking forward to working with you and the Township in bringing the new Doggy Daycare and Spa in Okemos.

Please see attached SUP Applications as well as the required support documentation pertaining to this application. We are requesting the initiation of scheduled meetings with the Planning Commission regarding the Special Use Permit (SUP). Below are the dates that we would like to confirm with you and the Township in moving the project forward.

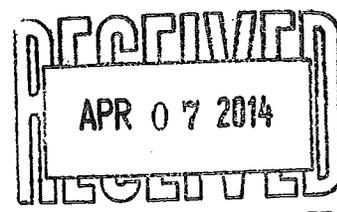
- Planning Commission – Public Hearing, April 28, 2014 & Action / Vote, May 12, 2014

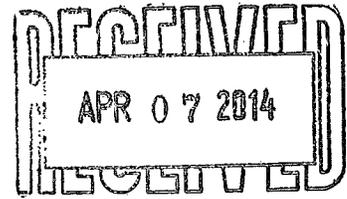
Again, thank you for your time and consideration in this project. Please feel free to contact us if you have any questions or comments about the attached.

Sincerely,

  
Ryan N. Henry, COO

Kincaid Henry Building Group, Inc.





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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant: Kincaid Henry Building Group, Inc. (Ryan Henry)  
Address: 934 Clark St., Lansing MI 48906  
Phone: 517 896-2552 E-Mail: r.henry@kincaidhenry.com Fax: 517 332-8710**

**On Behalf of: Milligan & Martin Westside, LLC (Janice Milligan)  
Address: 5325 W. Mt Hope Hwy., Lansing MI  
Phone 517 333-9663 E-Mail janice@doggydaycareandspa.com Fax 517 322-3002  
Interest in property: Executed Purchase Agreement  
(Please attach a list of all persons with an ownership interest in the property.)  
Ownership Interest is with Janice Milligan and Dean Milligan**

- A. Site address / location / parcel number:  
1284 Grand River, Okemos, MI 48864  
Tax ID: 33-02-02-23-376-002  
Legal description (please attach if necessary):  
SEE ATTACHED ALTA / ACSM LAND TITLE SURVEY  
M23-14 E 741.75 FT OF THAT PART OF SE ¼ OF SW ¼ OF SEC 23 LYING N OF HWY US-16  
Current zoning: RR  
Project name: Doggy Daycare and Spa – Okemos**

- B. Developer /Construction Manager: Kincaid Henry Building Group, Inc. (Ryan Henry)  
Address: 934 Clark St., Lansing MI 48906  
Phone: 517 896-2552 E-Mail: r.henry@kincaidhenry.com Fax: 517 332-8710**

- C. Architect: Economides Architects , LLC (Jeff Peltier)  
Address: 912 Coolidge Road, East Lansing, MI 48823  
Phone: 517-351-6720 E-Mail: jp@economidesarchitects.com Fax: 517-351-4120**

**Civil Engineer/Surveyor: Leslie Linsemier, ASLA / Economides Architects, LLC  
Address: 912 Coolidge, East Lansing MI 48823  
Phone: 517351-6720 E-Mail: leslapc@yahoo.com Fax: 517 351-4120**

D. Acreage of all parcels in the project: **SEE ATTACHED Drawings Provided**

E. Explain the project and development phases: **The project is a single phase development that will consist of new, one story, slab on grade building, approx. 6,000 sqft, with 21 parking spaces and a access drive off of Grand River Ave. The building will be constructed for the sole use as the new Okemos location of Doggy Daycare and Spa. Services provided: Daycare boarding, grooming and training.**

F. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_ Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_ **SEE ATTACHED Drawings Provided**

G. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
**SEE ATTACHED Drawings Provided**

H. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: **5 Full Time Employees & 9 Part Time Employees. Total Employees at all times does not exceed 6 employees at any given time.**

Hours of operation: **M – Su 7am to 7pm**

I. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
**SEE ATTACHED Drawings Provided**

J. If Multiple Housing: **Not Applicable**

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 apts: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
Number of other dwellings: for Rent \_\_\_\_\_ Condo \_\_\_\_\_

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

1. Nonrefundable Fee. **Provided**

2. Legal Description of the property. **SEE ATTACHED ALTA Survey**

3. Evidence of fee or other ownership of the property. **SEE ATTACHED Letter**

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. **Provided**

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. **Provided**

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: **SEE Attached**

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.

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

**Non Requested**

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

**Not Applicable**

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.

2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- N.** 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.
- O.** 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.
- P.** 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.
- Q.** 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.

**The proposed project is in compliance with the Zoning District per SUP.**

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

**Yes, the proposed project functions as a buffer along the Grand River Ave. corridor to the current wooded area to the north and any potential residential housing development in the future.**

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.

**The proposed project will be a single story building with residential features so as to harmoniously blend in with the area. i.e. residential asphalt dimensional shingles, a brick base surround along the Grand River corridor with cement board siding, residential windows, and a large portion of the project remaining undeveloped.**

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

**The facilities low impact to the site, the way it is constructed as complimentary to residential and operated will not adversely affect or be hazardous to the existing neighboring uses. Neighboring uses include a golf driving range that is contiguous to the undeveloped portion of the site and a large wooded area with one single family home significantly buffered by the wooded area between the two structures to the north.**

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

**The project will be a complimentary use providing convenience to the surrounding residents for the care and boarding of their dogs.**

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

**The project has adequate electrical, water, storm connectivity, gas, roads that fit very well for this particular development on this corner of Grand River and Cornell.**

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.

**The proposed project will be utilizing a septic system and engineered drain field in compliance with a regulations for sanitary water. The 2" water service proposed and the storm system designed will meet the needs of this property for its long term usage.**

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.

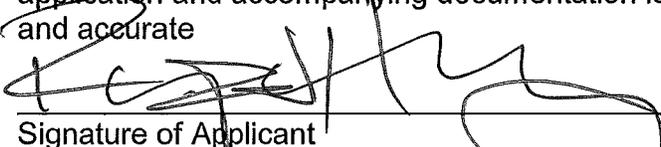
**There are no adverse activities, processes, materials, equipment or conditions of operations that will be detrimental to the above mentioned. The traffic study provided confirms the lack of excessive traffic, there is limited noise from the operations stand point as the dogs cared for are screened for behavior prior to their inclusion into the Daycare and boarding and Doggy Daycare has a strict cleaning policy for the entire facility. SEE ATTACHED Pictures in the package.**

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. **NO. See attached Wetland Investigation report and the proposed site plan with the designed storm system.**

**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**

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

4/7/2014  
\_\_\_\_\_  
Date

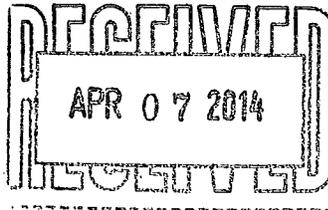
RYAN W. HENRY  
\_\_\_\_\_  
Type/Print Name

Fee: 500.00 Received by/Date: Martha K Wyatt 4/7/14

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

- A site plan, drawn to a legible scale, containing the following information where applicable:
- A. Boundaries of the subject property.
  - B. Total area of the subject property.
  - C. Location of all existing and proposed structures.
  - D. Approximate location and distance of all structures within 100 feet of the subject property.
  - E. Uses of existing and proposed buildings, on the subject site.
  - F. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
  - G. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which
  - H. abut or cross the site.
  - I. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
  - J. The buildable area of the subject property indicating all required setbacks, yards and open space.
  - K. Zoning classification of the subject and adjacent properties.
  - L. Existing and proposed fencing, screening, landscaping, and buffers.
  - M. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
  - N. Amount and location of all impervious surfaces.
  - O. The verified boundaries of all natural water features and required setback lines.



To: Meridian Township

From: Diane Durow  
Gary Durow

RE: 1284 Grand River, Okemos, Michigan 48864

Milligan and Martin Westside LLC has permission to have a wetland verification and delineation study conducted on the property located at 1284 Grand River Avenue (2.5 acres).

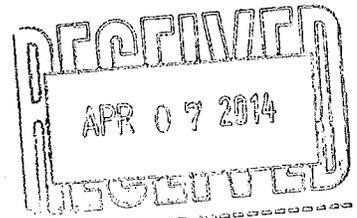
As purchasers of said property, they also have permission to apply for a special land use permit and any other permits or studies needed to determine that the property will meet their needs.

Diane Durow  
Diane Durow

Date: 11-15-2013

Gary Durow  
Gary Durow

Date: 11-17-2013



CHARTER TOWNSHIP OF MERIDIAN ENVIRONMENTAL PERMITS CHECKLIST

APPLICANT:

Name: RYAN N. HENRY, KINCAID HENRY BLDG GROUP
Mailing Address: 934 CLARK ST. LANSING MI 48906
Telephone: 517 896-2552 Fax: 517 332 8710 E-Mail: r.henry@kincaidhenry.com
Type of Business (if applicable): DOG DAYCARE & BOARDING / GROOMING
Owner/Manager: MILLIGAN & MARTIN WESTSIDE, LLC JONICE MILLIGAN
Date: 4/7/2014 Signature: [Signature]

Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Department of Community Planning & Development as part of your project or development submittal - even if the approvals have not yet been obtained. This list includes the most common permits and approvals related to water and air quality, waste, and the environment. Other permits and approvals, including Township approvals may also be necessary.

- 1. (Y) N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, wetland, or other surface water? Contact: MDNRE/Water Bureau @ (517) 335-4176; MDNRE/Land & Water Management @ (517) 373-1170; Meridian Township Dept. of Community Planning and Development @ (517) 853-4560.
2. Y (N) Will the project involve any construction work, fill with any material, or soil disturbance in the 100-year floodplain? Contact: MDNRE Land & Water Management/Floodplain Management @ (517) 335-3181 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.
3. Y (N) Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? Contact: MDNRE/ Waste & Hazardous Materials @ (517) 335-2690.
4. Y N Will the project involve construction or alteration of any sewage collection or treatment facility? Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to surface waters; Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to groundwater; Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
5. Y (N) Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact: MDNRE/Waste & Hazardous Materials @ (517) 373-8481; Ingham County Health Dept./Environmental Health Division @ (517) 887-4312; Meridian Township Fire Administration @ (517) 853-4700..
6. Y (N) Will the project involve the installation, operation, or removal of an underground or above ground storage tank containing a petroleum product or hazardous substance? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035 and Meridian Township Fire Administration @ (517) 853-4700.
7. Y (N) Will the project involve liquefied petroleum gas storage tanks, container filling station, or a compressed natural gas dispensing station? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035.
8. Y (N) Will the project involve the generation of hazardous waste or medical waste? Hazardous Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875. Medical Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 241-1320 or (517) 335-1146.
9. Y (N) Will the project involve the on-site treatment, storage, or disposal of hazardous waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
10. Y (N) Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
11. Y (N) Will the project involve landfilling, transferring or processing solid non-hazardous wastes on site? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
12. Y (N) Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which could emit air contaminants? Contact: MDNRE/Air Quality @ (517) 373-7023.

13. Y  N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? Contact: **Michigan Department of Agriculture/Region 6 Pesticide & Plant Pest Management @ (517) 335-1830.**
14. Y  N Will the project involve a manmade change in the natural cover (land clearing) and/or topography of land, such as cut/fill activities that may contribute to soil erosion/sedimentation? Contact: **Meridian Township Dept. of Public Works & Engineering @ (517) 853-4440 and MDNRE/Land & Water Management @ (517) 373-1170.**
15. Y  N Will the project involve any dredging, filling with any material, or construction in, across, under, or within 500 feet of a river, stream, creek, ditch, drain, lake, pond, swamp, or wetland(s)? Contact: **MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development (517) 853-4560.**
16. Y  N Will an on-site wastewater treatment system or septic system be installed?  
 For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less: For any subsurface discharge or sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: **MDNRE/Waste & Hazardous Materials @ (517) 335-2690.**
- For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the Ingham County Health Department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact: **MDNRE/Waste & Hazardous Materials @ (517) 335-2690.**
- For industrial or commercial wastewater (other than sanitary sewage) in any quantity. Contact: **MDNRE/Waste & Hazardous Materials @ (517) 335-2690.**
17. Y  N Will the project involve construction of a water supply well or extension of a water supply service from an existing water system? Contact: **MDNRE/Water Bureau @ (517) 241-1374 and Ingham County Health Dept./Environmental Health @ (517) 887-4312.**
18. Y  N Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation & monitoring wells). Contact: **MDNRE/Water Bureau @ (517) 241-1413; Ingham County Health Dept./Environmental Health @ (517) 887-4312; and Meridian Township Department of Community Planning & Development @ (517) 853-4560.**
19. Y  N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: **Ingham County Health Dept./Environmental Health @ (517) 887-4312.**
20. Y  N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact: **MDNRE/Waste & Hazardous Materials @ (517) 335-2690.**
21. Y  N Has the site/facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? Contact: **MDNRE/Remediation & Redevelopment @ (517) 373-9837 and/or MDNRE/Waste & Hazardous Materials @ (517) 335-2690.**
22. Y  N Will the project involve the installation of a seawall or bulkhead? Contact: **MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.**

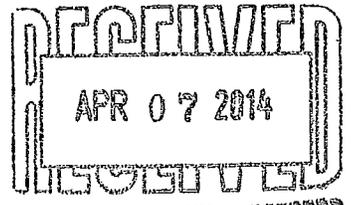
**Notes:**

- For assistance with permits and approvals from the Michigan Department of Natural Resources and Environment (MDNRE), including coordination among MDNRE divisions, contact the Permit Coordination Unit at (517) 373-9244.
- For assistance on environmental issues at the MDNRE, contact the Environmental Assistance Center at (800) 662-927
- For Spill/Release reporting to the MDNRE, call (517) 373-8481.
- For pollution emergencies, call the MDNRE at (800) 292-4706 in Michigan and (517) 373-7660 outside of Michigan.

Last updated, June 2010

g:\planning\forms\applications\environmental permits checklist.doc

SUP 140610



CHARTER TOWNSHIP OF MERIDIAN HEALTH IMPACT ASSESSMENT

Revision Date: March, 2012

Please provide written responses to each applicable question. For those questions which are not applicable, please indicate so on the form. Attach additional sheets if more space is necessary to respond fully to the questions. Submit completed form with your project/development application.

Project Name: DOUGLAS DAY CARE SPA, Address/Location: 1284 GRAND RIVER OKEMOS, MI Case #
Type of Project: Residential Commercial Office Public

Water Quality Considerations/Impacts

- YES NO
What is the source of water for the proposed project/development? PUBLIC WATER
What is the estimated daily water demand?
If public water, is there available capacity to handle this project in the municipal facilities?
If private well, is the water considered potable (safe)?
Is the project/development within existing municipal service areas?
Are there nearby sources of potential water contamination? IF YES LIST
Are there underground storage tanks? IF YES LIST
Are their gasoline or oil pipelines? IF YES LIST
Is there a nearby known source of contaminated soil? IF YES LIST
Are there abandoned wells on the site? IF YES LIST
Will the water supply require on-site treatment, such as iron removal?
Are there any wetlands on the site?
If YES what is/are the size(s) of the wetland(s)? SEE REPORT PROVIDED
If wetlands are being impacted, is adequate mitigation being proposed?
Is the project located in a known floodplain?
Will the proposed project affect groundwater recharge? A ENGINEERED SEPTIC SYSTEM INSITE
What percentage of the parcel is covered by impervious surfaces? SEE ATTACHED DOCS
Does the project affect the overall percentage of impervious surfaces in the watershed?

Wastewater Considerations/Impacts

- YES NO
Does the project/development require an on-site wastewater system?
If YES, are the soils appropriate to support a septic system?
Is project/development within the service area of the municipal sewage system?

Air Quality Considerations/Impacts

- YES NO
Does the project/development entail demolition activities?
If YES, has the site been examined for asbestos and/or lead?
Are there plans for mitigating dust?
Will the project/development result in increased stationary air emissions?
If YES, are emissions controlled contaminants? PLEASE LIST
Has the applicant obtained necessary permits?
Will the project result in increased air emissions from cars?
What is the increase in traffic volume projected for peak hours? SEE REPORT PROVIDED
Is the proposed use compatible with adjacent uses?
Is the site near known areas affected by radon?

Solid & Hazardous Waste Disposal

- YES NO
Is the proposed project/development located near any facility handling or disposing of hazardous waste?
Will the proposed project/development provide on-site recycling?
Is there historic evidence of solid or hazardous waste disposal or releases on or adjacent to the site?
Are there plans in place to prevent the release of hazardous materials into the environment in the case of fire?
If YES describe
Does the project entail hazardous waste disposal?
If YES is the proposed waste handling or disposal activity compatible with adjacent use and/or zoning?
Is the proposed waste handling or disposal activity compatible with the Ingham County Solid Waste Management Plan?
Is the facility near vulnerable resources (e.g. nursing homes) that may require contingency planning for extra protection in the event of an on-site fire? IF ANY LIST

**Noise Considerations/Impacts**

- YES  NO  Is the project/development likely to generate noises that will create a nuisance to neighboring uses?  
If YES please list type of noise(s) and hours \_\_\_\_\_
- Are there engineered or non-engineered measures that can be employed to mitigate nuisance noises?  
If YES please list \_\_\_\_\_
- Does the generated noise violate the noise ordinance?

**Social Capital**

- YES  NO  Does the project/development promote interaction between neighbors?  
If Yes please list DAY CARE & COOING OF DOGS
- Is the physical design of the project harmonious with the overall neighborhood?

**Physical Activity and Injury Prevention**

- YES  NO  Does the project/development provide mobility options for those who cannot drive?
- Does the project/development have sidewalks that lead to local destinations?  
If YES what is the proposed width of the sidewalks? \_\_\_\_\_
- Does the project/development have or connect to a trail system for walking or biking?
- Does the project/development contain elements that enhance the feeling of neighborhood safety? NIA
- Are local streetlights being provided?
- Are houses oriented toward the street to provide "eyes on the street?"
- Can a child walk safely to school? NIA
- Are there sidewalks/pathways along the route to the school(s)?
- What is the walking distance to the area's schools? \_\_\_\_\_
- Is the visibility at intersections good?/Can drivers see short children? NIA
- Does the route contain known dangerous intersections?  
If YES please list \_\_\_\_\_
- Are there crossing guards at these intersections?
- Will the project/development contain a significant elderly population?  
Can the elderly walk to important destinations (i.e. banks, post office, and library)?  
What is the walking distance to these destinations? \_\_\_\_\_
- Are there sidewalks/pathways along the routes to these destinations?
- Does the route contain known dangerous intersections?
- Does the project contain design elements to calm traffic such as speed humps, extended corners, raised street crossings, or similar features? IF ANY LIST \_\_\_\_\_
- Does the project/development present unsafe conditions or deter access and free mobility for the physically handicapped?
- For projects/development on arterial streets does the plan include pedestrian crossing signals and/or mid-street islands?
- Is public transportation available? If YES where and how close is the nearest bus stop? \_\_\_\_\_
- Does the nearest bus stop have a shelter? NIA
- Does the nearest the bus stop have a bench? NIA

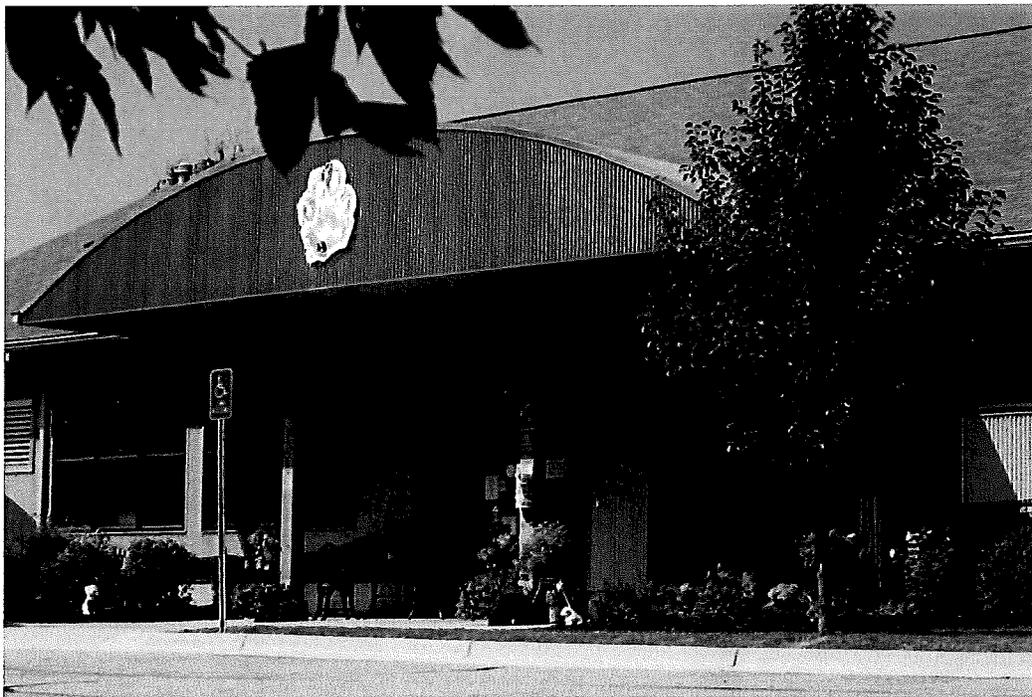
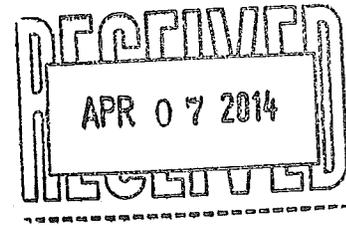
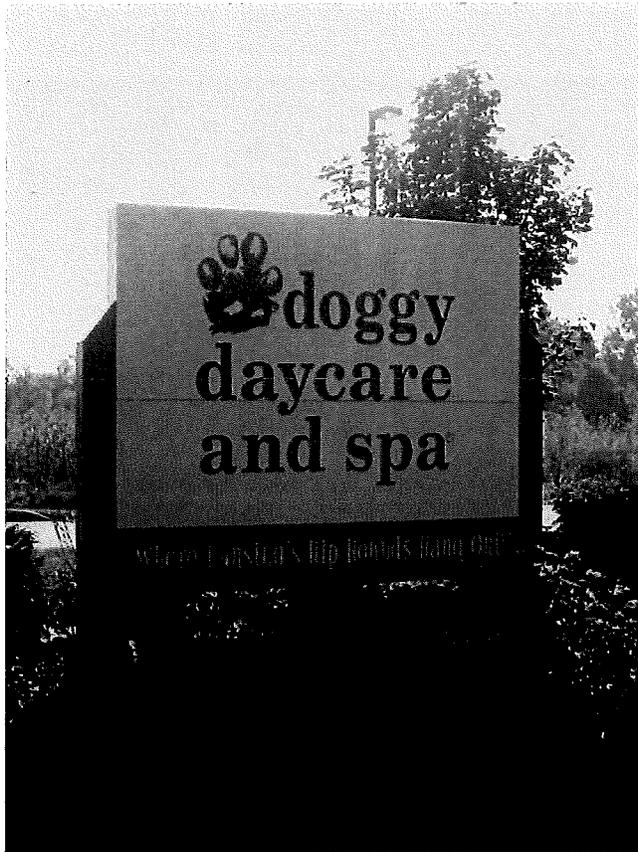
**Health Equity/Food Systems (HOUSING PROJECTS ONLY) NIA**

- YES  NO  Does the project provide for a diversity of housing types to accommodate a variety of income groups?  
What is the square footage of the smallest dwelling unit? \_\_\_\_\_  
What is the estimated market price? \_\_\_\_\_
- Does this price represent an "affordable house" given the area median income?
- Is the proposed project/development located in an area that provides easy access to healthy foods?  
What is the distance to the nearest full service grocery store? \_\_\_\_\_  
What is the distance to the nearest convenience store? \_\_\_\_\_
- Will dwelling units (multiple family housing projects) be smoke-free?
- Does the neighborhood have a disproportionate number of liquor/party stores?
- Is the project/development located in a neighborhood or region characterized by concentrated poverty?
- Are affected residents involved in the planning process?
- Are disadvantaged populations at greater risk of exposure to environmental hazards?

**Growth Objectives/Regional Growth Project**

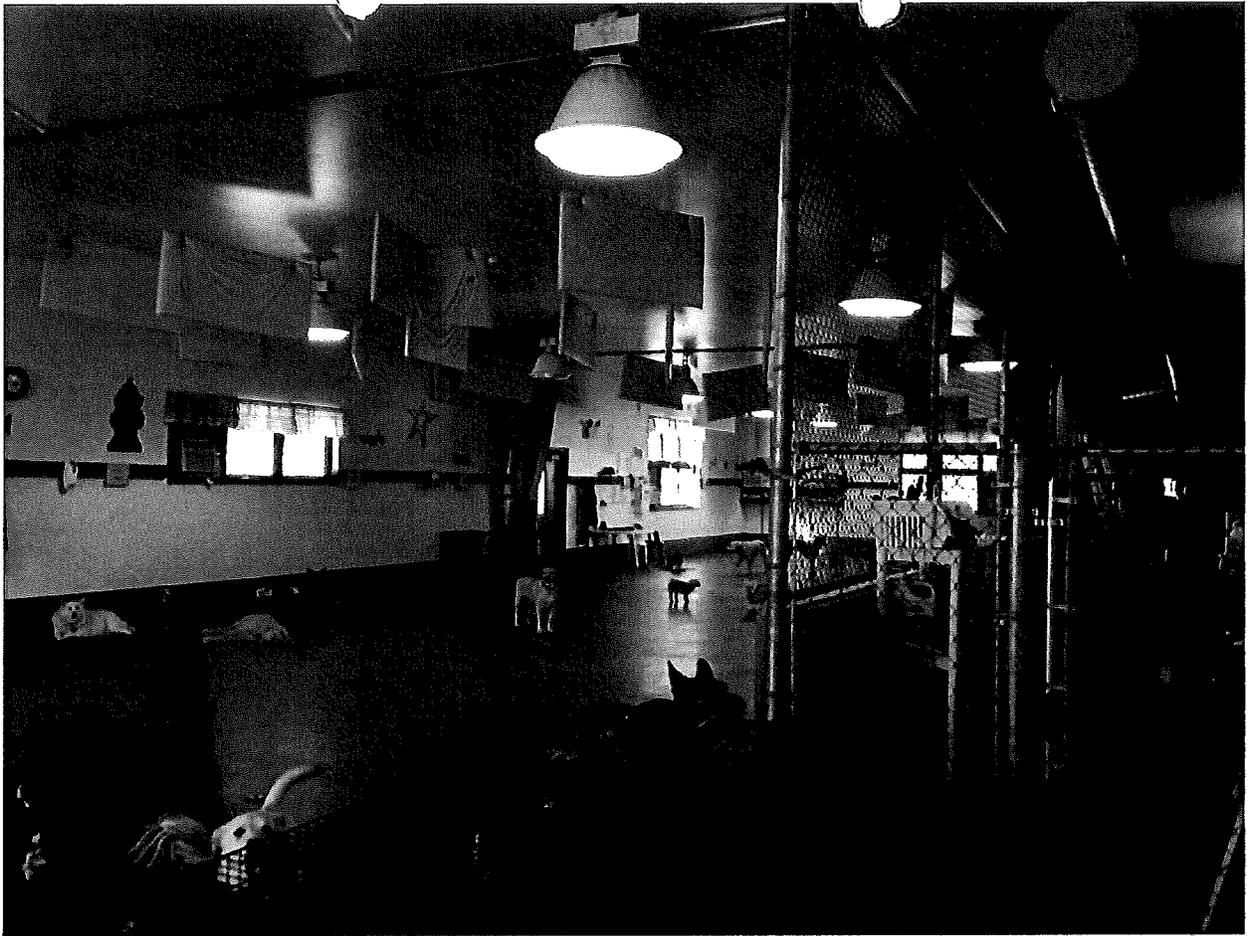
- YES  NO  Is the project located within the designated growth area of the Tri-County Regional Growth Project?

Attached are pictures of the existing facility and some of its happy clients for reference:





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APR 07 2014



LEADERS PARTNERS INNOVATORS  
934 Clark Street, Lansing, MI 48906 • 517-332-8210 Office • 517-332-8710 Fax



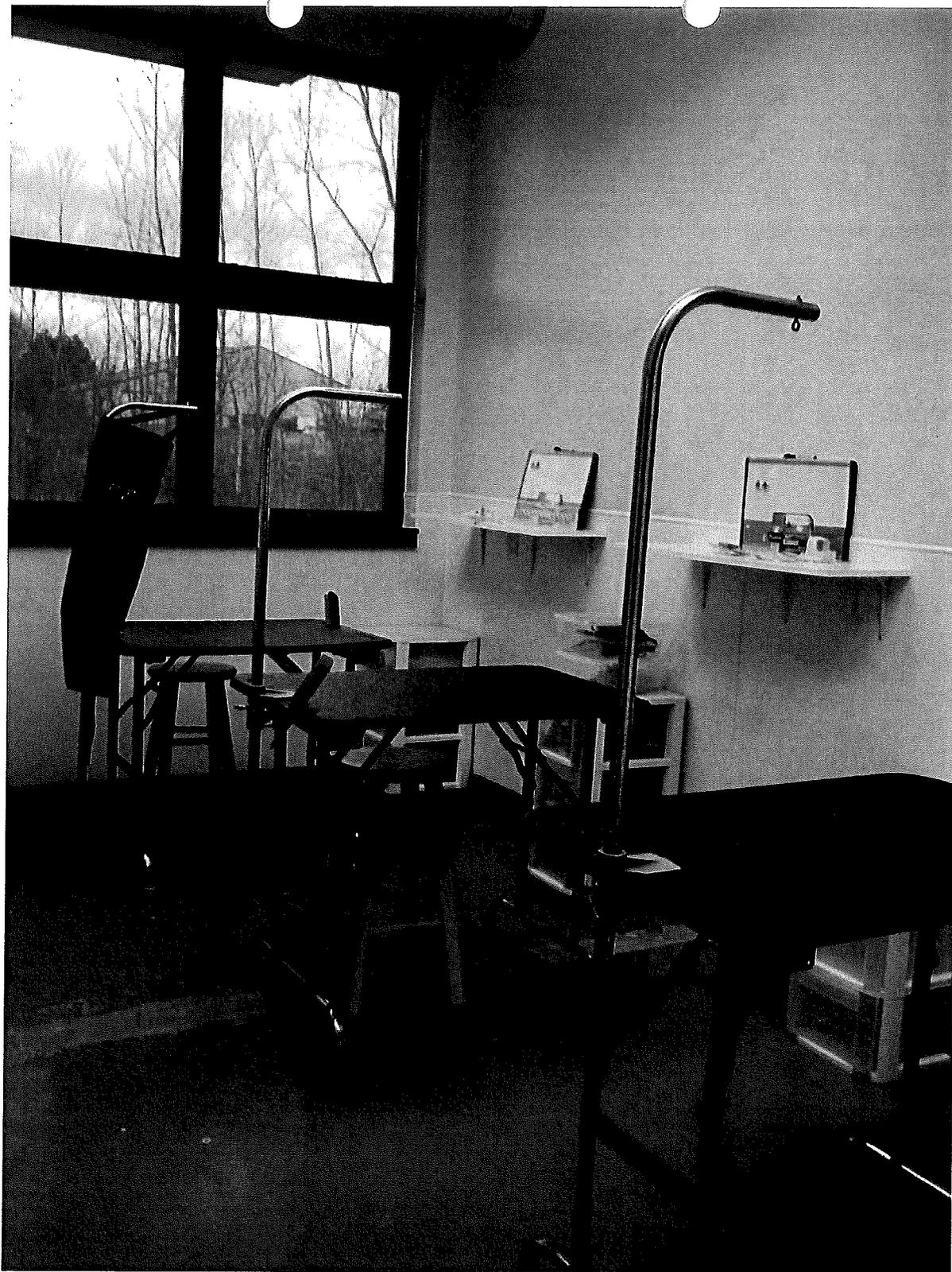
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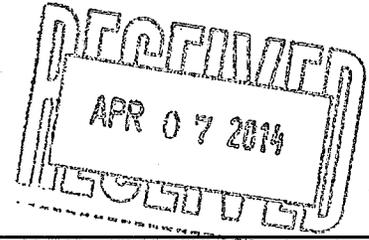
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APR 07 2014

# National Stormwater Calculator Report

## Site Description



Parameter	Current Scenario	Baseline Scenario
Site Area (acres)	2.79	
Hydrologic Soil Group	B	
Hydraulic Conductivity (in/hr)	.1	
Surface Slope (%)	5	
Precip. Data Source	EAST LANSING 4 S	
Evap. Data Source	EAST LANSING 4 S	
Climate Change Scenario	None	
% Forest	40	
% Meadow	0	
% Lawn	40	
% Desert	0	
% Impervious	20	
Years Analyzed	20	
Ignore Consecutive Wet Days	False	
Wet Day Threshold (inches)	0.10	

LID Control	Current Scenario	Baseline Scenario
Disconnection	0	
Rain Harvesting	0	
Rain Gardens	0	
Green Roofs	0	
Street Planters	0	
Infiltration Basins	0	
Porous Pavement	0	

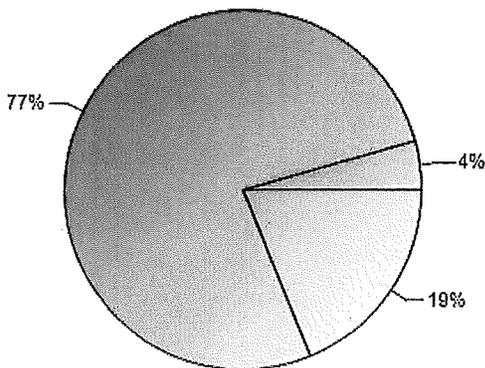
% of impervious area treated / % of treated area used for LID

# National Stormwater Calculator Report

## Summary Results

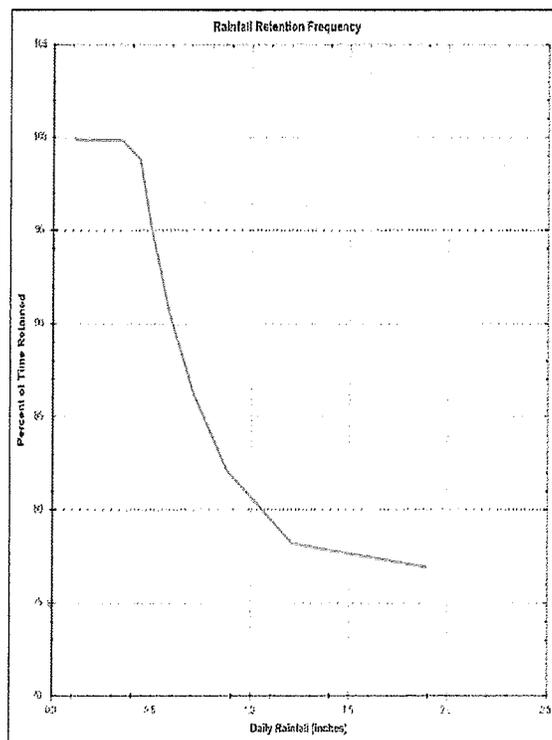
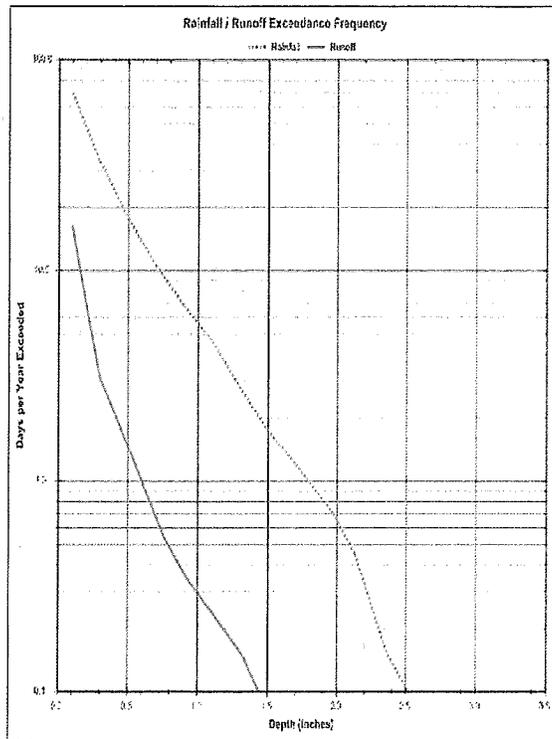
Statistic	Current Scenario	Baseline Scenario
Average Annual Rainfall (inches)	30.65	
Average Annual Runoff (inches)	5.78	
Days per Year With Rainfall	69.80	
Days per Year with Runoff	16.19	
Percent of Wet Days Retained	76.81	
Smallest Rainfall w/ Runoff (inches)	0.31	
	0.65	
	2.02	

Current Scenario  
Annual Rainfall = 30.65 inches

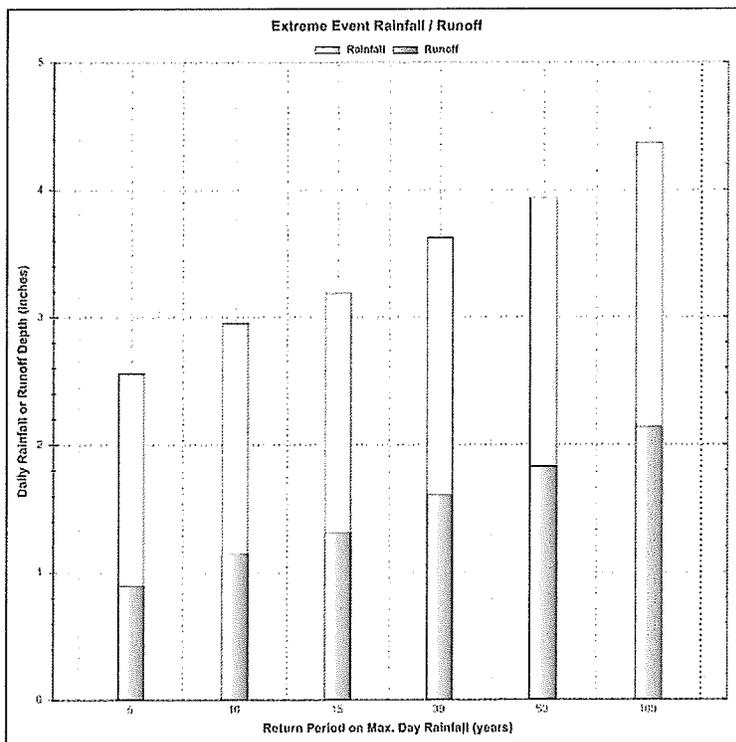
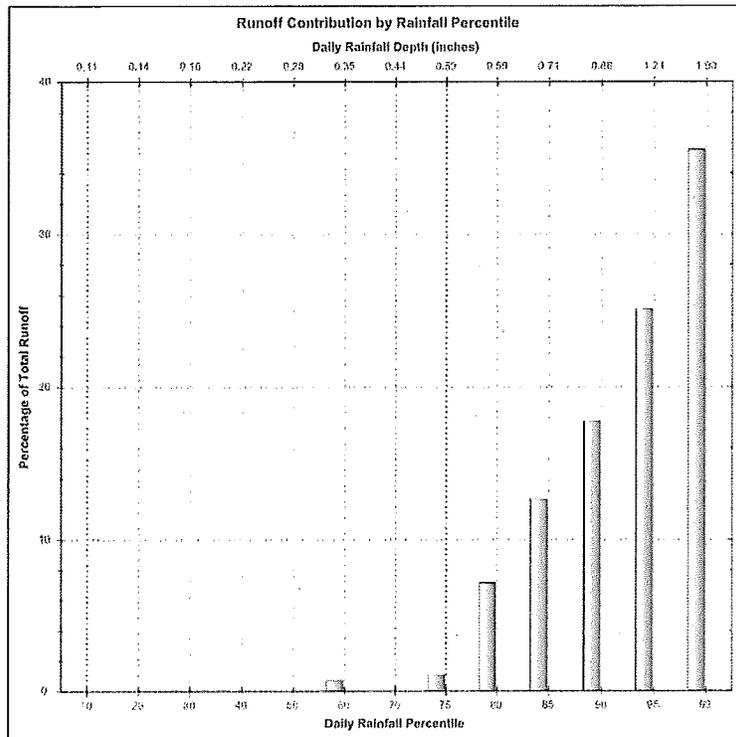


Runoff Infil. Evap.

# National Stormwater Calculator Report



# National Stormwater Calculator Report





THE MOST ADVANCED NAME IN DRAINAGE SYSTEMS  
Version 7.8

**STORMWATER RETENTION / DETENTION  
PIPE SYSTEM SIZING WORKSHEET**

Enter or Select values in the Yellow fields ONLY

<b>UNITS</b>	
Unit of Measure	<input checked="" type="radio"/> Imperial (ft, in) <input type="radio"/> Metric (mm, m)
<b>SYSTEM</b>	
Joint Type	Plain End ST
Design Storage Volume	581 CF
Average Cover Height <sup>4</sup>	2.00 FT

Project Name: \_\_\_\_\_

Location (City, State): \_\_\_\_\_

Prepared For: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

Engineer: \_\_\_\_\_

Contractor: \_\_\_\_\_

Regional Engineer: \_\_\_\_\_

Area Sales Representative: \_\_\_\_\_

Surface Application: \_\_\_\_\_

HEADER		LATERALS			BACKFILL		
Header Diameter	60	Lateral Diameter (in)	Lateral Length (ft)	Number of Laterals	# of Sticks / Lateral	Approx. Length of End Stick	A non-perforated system has been selected
Number of Headers	2	Group 1	40	1	3	1.8-ft	
Perforate Headers? <sup>2</sup>	No	Group 2			0	0-ft	
Include Header(s) in Storage Volume?	No	Group 3			0	0-ft	
Perforate Laterals? <sup>2</sup>		No					

STORAGE VOLUME				APPROXIMATE SYSTEM SIZE			EXCAVATION						
Component	Product Volume (CF)	Stone (CF)	ASV (CF)	Total System (CF)	Width (FT)	Length (FT)	Pipe Diameter (IN)	Width (FT)	Length (FT)	Disturbed Surface Area (SYD)	Excavation <sup>2</sup> (CYD)	Estimated Backfill <sup>3</sup> (CYD)	ASV (CYD)
Group 1	772	0	0	772	6	53	60	9	56	53	142	113	0
Group 2	0	0	0	0	0	0	60	0	0	0	0	0	0
Group 3	0	0	0	0	0	0	60	0	0	0	0	0	0
<b>TOTALS</b>	<b>772</b>	<b>0</b>	<b>0</b>	<b>772.36</b>						<b>53</b>	<b>142</b>	<b>113</b>	<b>0</b>

132.9% of the required storage

- NOTES**
- 1 - Full Stick: Assumed a standard lay length of 19'-8".
  - 2 - Excavation: Based on manufacturer's recommended trench width and bedding depth. Estimated volumes assume a flat system based on the user-entered Average Cover Height.
  - 3 - Backfill: Does not account for pipe corrugations - calculated for conservative quantities. Not for use with take-offs or ordering purposes.
  - 4 - Cover Height: For traffic installations, 1-ft of minimum cover is required for diameters 12-36" 2-ft for 42-60" Maximum cover shall not exceed 8-ft without consulting Applications Engineering.
  - 5 - Bill of Materials: Does not differentiate between ST and WT fittings or between A and H profile connections. Determined on a project-specific basis.
  - 6 - Quantities: Assumes all Groups are same diameter. Run separate calculations to determine quantities and costs for different Group diameters.

This Excel spreadsheet is provided for rough estimating purposes only. This tool is intended to assist the design engineer in sizing stormwater management systems using ADS pipe and manifold components. As with any calculation aid, this tool should be used for estimating only; the engineer must verify the assumptions and methods to ensure they satisfy the project and local design criteria.

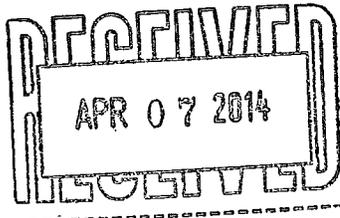


# TRAFFIC ASSESSMENT

For the Proposed

**Doggy Daycare and Spa**

Meridian Charter Township, Ingham County, MI



March, 2014

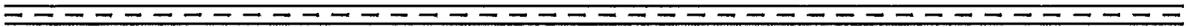
Prepared by:

**Traffic Engineering  
Associates, Inc.**

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

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MDOT Traffic and Safety Note 603A	
MDOT Traffic and Safety Note 604A	



## PROJECT DESCRIPTION

The purpose of this study is to determine the driveway impact for the proposed Doggy Daycare and Spa in Meridian Charter Township, Ingham County, Michigan. The proposed Doggy Daycare and Spa will be located at 1284 Grand River Avenue in Meridian Charter Township, which is at the northwest corner of Cornell Road and Grand River Avenue (M-43). The property is currently zoned Rural Residential.

In order to construct the Doggy Daycare and Spa on the site, the proposed development will require a Special Use Permit (SUP). The Township is requesting a traffic assessment that will estimate future trips to the site, and an evaluation of the level of service (LOS) at the driveways. There is one (1) proposed driveway on Grand River Avenue and one (1) proposed driveway on Cornell Road.

There is an existing Doggy Daycare and Spa in Delta Township with the same size and function as the proposed new development in Meridian Township. Trip generation counts were obtained from this existing site and distributed at the proposed site based on traffic volumes on the surrounding roadways.

The traffic analysis is limited to the following items:

- Projection and distribution of future traffic volumes to be generated by the proposed Doggy Daycare and Spa.
- Conduct capacity analysis for future conditions for the proposed development with emphasis on determining the future Level of Service (LOS) at the proposed driveways.
- Evaluation of the need for a right turn lane or taper, or the need for a left turn bypass lane at the proposed driveways.
- Discussion of any potential sight distance issues on site.

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





Aerial Photo



## ROADWAYS AND INTERSECTIONS

Grand River Avenue (M-43) is an east-west five-lane paved road with concrete curb and gutter across the proposed Doggy Daycare and Spa frontage. There is a sidewalk on the south side of Grand River Avenue (M-43) west of Cornell Road, and sidewalks on both the north and south side of Grand River Avenue (M-43) east of Cornell Road. The posted speed limit is 50 MPH and the roadway is under the jurisdiction of the Michigan Department of Transportation (MDOT).

Cornell Road is a north-south two-lane paved road with gravel shoulders. The posted speed limit is 45 mph and the roadway is under the jurisdiction of the Ingham County Department of Roads. There are no sidewalks, and this portion of Cornell Road is designated as a Natural Beauty Road. Also, this portion of Cornell Road is posted "No Thru Trucks."

The intersection of Grand River Avenue (M-43) and Cornell Road is controlled by a traffic signal. The west approach on Grand River Avenue (M-43) is five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) exclusive right turn lane and two (2) outbound lanes. The east approach on Grand River Avenue is a three (3) lane approach; one (1) exclusive left turn lane, one (1) thru-right lane and one (1) outbound lane. The north and south approaches on Cornell Road are three lanes (3); one (1) exclusive left turn lane, one (1) thru-right lane and one (1) outbound lane.

## LAND USE

The project site is currently a vacant parcel. To the north are rural residential, single family homes. On the southwest corner is a commercial business, The Wooden Skate. The southeast corner is a single family residential home. To the southwest on Cornell Road are a residential subdivision and the Cornell Elementary School.

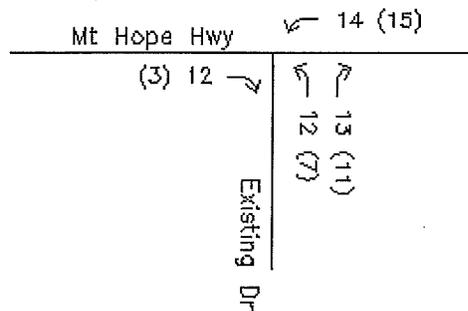


### EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted midweek vehicle turning movement surveys during the morning and afternoon peak periods in February, 2014, at the following locations:

- Grand River Avenue (M-43) and Cornell Road
- Existing Doggy Daycare and Spa Driveway and Mt. Hope Highway, Delta Charter Township

The AM and PM peak hours of existing traffic on the Mt. Hope Highway Doggy Daycare and Spa driveway is 7:00-8:00 AM and 4:00-5:00 PM respectively. The existing weekday AM and PM peak hour traffic volumes at the existing Doggy Daycare are illustrated below.



XX AM Pk Hr Volumes  
 (XX) PM Pk Hr Volumes



## SITE TRAFFIC GENERATION

There is no land use category for a dogcare and spa in the ITE Trip Generation Manual; therefore, trip generation data needed to be obtained from other sources. TEA, Inc. conducted AM and PM peak hour turning movement counts at the existing Doggy Daycare and Spa driveway located on the west side of Lansing on Mt. Hope Highway in Delta Charter Township. The existing Doggy Daycare and Spa on Mt. Hope Highway has one (1) driveway.

The existing driveway showed that the Doggy Daycare and Spa generated 26 customers during AM peak period, with 26 vehicles entering and 25 vehicles exiting. During the PM peak hour, the driveway generated 18 customers, with 18 entering and 18 exiting. The projected traffic to be generated by the Meridian Township Doggy Daycare and Spa is summarized below.

**Vehicle Trip Generation Summary  
Doggy Daycare and Spa**

Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Doggy Daycare and Spa	26	25	52	18	18	36



## SITE TRAFFIC DISTRIBUTION

The distribution of site generated traffic volumes for the future AM and PM peak hours was based on existing traffic patterns on Grand River Avenue (M-43) and Cornell Road. Currently, 90% of the traffic in the project area utilizes Grand River Avenue (M-43) and 10% utilizes Cornell Road. This distribution was utilized for driveway distribution such that 90% of the site traffic was distributed to the driveway on Grand River Avenue (M-43) and 10% to the driveway on Cornell Road.

Once traffic was split between driveways, it was further distributed by the percentage of traffic passing by the site on the respective roadway, as outlined below.

### Grand River Avenue (M-43)

Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the West	20%	70%
To/From the East	80%	30%

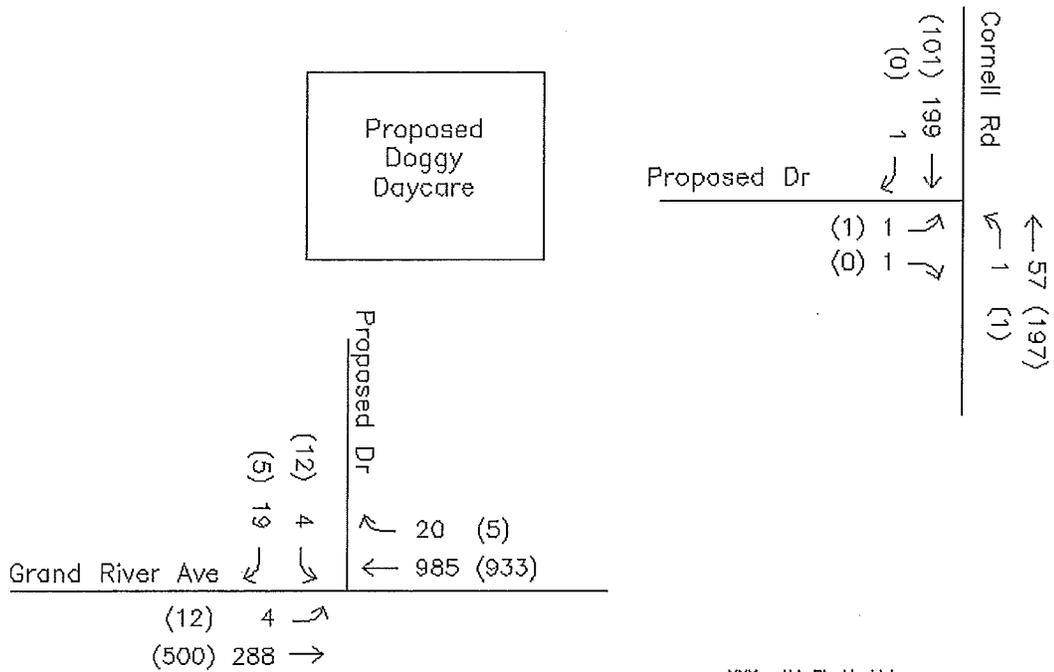
### Cornell Road

Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the North	40%	20%
To/From the South	60%	80%



### FUTURE TRAFFIC VOLUMES

Adding the proposed Doggy Daycare and Spa site generated traffic volumes to the existing volumes on Grand River Avenue (M-43) and Cornell Road yielded the future traffic volumes at the proposed driveways. The future traffic volumes for the AM and PM peak hours at the proposed Doggy Daycare and Spa driveways are illustrated below.



XXX AM Pk Hr Volumes  
 (XXX) PM Pk Hr Volumes



## LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

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

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

Levels of Service are expressed in a range from "A" to "F," with "A" being the highest LOS and "F" representing the lowest LOS. Level of service "D" is considered the minimum acceptable LOS in an urban area.

The above table shows the thresholds for Levels of Service "A" through "F" for non-signalized and signalized intersections, respectively.

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

The level of service analysis for the Meridian Township Doggy Daycare and Spa future driveway traffic is summarized in **Table 1**. The driveways were analyzed as two (2) lanes with one (1) inbound and one (1) outbound lane. All movements are anticipated to operate at a good level of service (LOS C or better).



Table 1

**Level of Service (LOS) Summary  
Future Driveway Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Cornell Road Driveway	EB Left-Right	9.7	A	10.4	A
	NB Left-Thru	0.1	A	0.0	A
	SB Thru-Right	0.0	A	0.0	A
Grand River Avenue (M-43) Driveway	EB Left	10.7	B	10.4	B
	EB Thru	0.2	A	0.5	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	14.0	B	16.4	C

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



## **SIGNIFICANT FINDINGS**

The proposed site driveways were analyzed for the potential need for right turn tapers or left turn passing lanes. The MDOT Traffic and Safety Note 604A: Traffic Volume Guidelines for Right-Turn Lanes and Tapers was utilized to determine if a right turn lane or taper was needed at the site driveways. During the AM and PM peak hours, the MDOT guidelines show that no right turn lane or tapers would be recommended.

MDOT Traffic and Safety Note 603A: Traffic Volume Guidelines for Driveway Passing Flares was used to determine if a left turn passing flare was needed on Cornell Road. Using the proposed AM and PM peak hour volumes, a passing flare was not necessary at the proposed site driveway on Cornell Road. The proposed site driveway on Grand River Avenue (M-43) was not evaluated as there is an existing center left turn lane.

A site visit revealed that there will be no problems with sight distance on Cornell Road along the frontage of the Doggy Daycare and Spa frontage; however, a review of the frontage on Grand River Avenue (M-43) showed that there is a slight rise to the west and care should be taken on the location of the new driveway when a site plan is completed.

## **CONCLUSIONS**

It is not anticipated that the new site driveways for the proposed Meridian Township Doggy Daycare and Spa will create a significant impact on the surrounding roadway system.



## **SUPPLEMENTAL INFORMATION**

Turning Movement Counts  
LOS Analysis  
MDOT Traffic and Safety Note 603A  
MDOT Traffic and Safety Note 604A



# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Grand River at Cornell  
 City/County: Meridian Twp, Ingham Co  
 Weather: Cold  
 Collected By: JJ

File Name : Grand River at Cornell - AM  
 Site Code : 02271401  
 Start Date : 2/27/2014  
 Page No : 1

Start Time	Groups Printed- Passenger - Heavy Vehicle																			
	Cornell Road From North					Grand River Ave From East					Cornell Road From South					Grand River Ave From West				
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total
07:00 AM	1	5	7	0	13	4	89	1	0	94	10	10	3	7	20	3	35	8	0	46
07:15 AM	2	9	23	0	34	4	156	1	0	161	22	22	3	9	34	2	34	8	1	45
07:30 AM	5	12	30	0	47	10	188	5	0	203	36	4	8	0	48	2	40	7	0	49
07:45 AM	11	30	28	0	69	9	257	3	0	269	27	4	12	0	43	4	68	4	0	76
Total	19	56	88	0	163	27	690	10	0	727	95	14	36	0	145	11	177	27	1	216
08:00 AM	10	11	17	0	38	15	219	6	0	240	22	3	13	0	38	8	59	11	0	78
08:15 AM	3	10	24	0	37	37	198	4	0	217	17	5	6	0	28	8	34	8	0	50
08:30 AM	7	17	32	0	56	7	186	0	0	193	29	6	9	0	44	6	60	18	0	84
08:45 AM	3	9	28	0	40	14	184	2	0	200	53	15	10	0	78	6	45	34	0	85
Total	23	47	101	0	171	51	787	12	0	850	121	29	38	0	188	28	198	71	0	297
Grand Total	42	103	189	0	334	78	1477	22	0	1577	216	43	74	0	333	39	375	98	1	513
Apprch %	12.6	30.8	56.6	0		4.9	93.7	1.4	0	57.2	64.9	12.9	22.2	0	12.1	7.6	73.1	19.1	0.2	
Total %	1.5	3.7	6.9	0	12.1	2.8	53.6	0.8	0	15.2	7.8	1.6	2.7	0	12.1	1.4	13.6	3.6	0	18.6
Passenger	42	103	188	0	333	78	1452	22	0	1552	216	42	72	0	330	37	360	93	1	491
% Passenger	100	100	99.5	0	99.7	100	98.3	100	0	98.4	100	97.7	97.3	0	99.1	94.9	96	94.9	100	95.7
Heavy Vehicle	0	0	1	0	1	0	25	0	0	25	0	1	2	0	3	2	15	5	0	22
% Heavy Vehicle	0	0	0.5	0	0.3	0	1.7	0	0	1.6	0	2.3	2.7	0	0.9	5.1	4	5.1	0	4.3

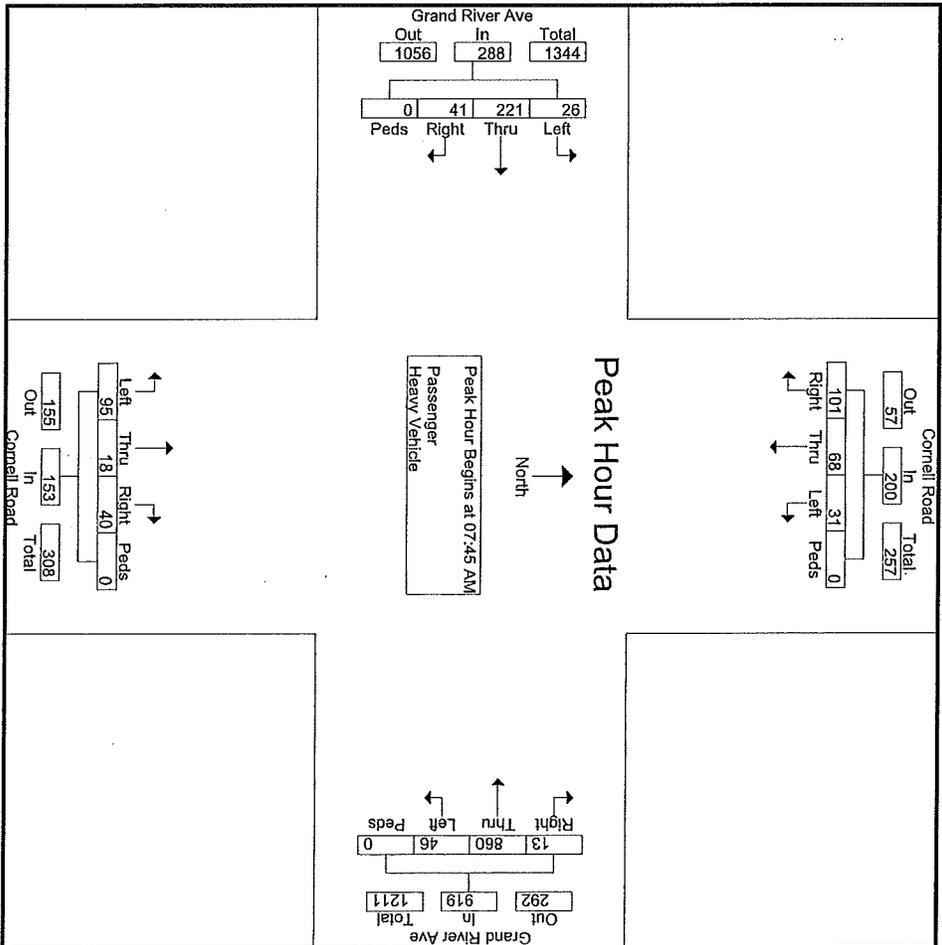
Start Time	Cornell Road From North										Grand River Ave From East										Cornell Road From South										Grand River Ave From West									
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total										
	07:45 AM	11	30	28	0	69	9	257	3	0	269	27	4	12	0	43	4	68	4	0	76																			
08:00 AM	10	11	17	0	38	15	219	6	0	240	22	3	13	0	38	8	59	11	0	78																				
08:15 AM	3	10	24	0	37	7	186	0	0	193	29	6	9	0	44	6	60	18	0	84																				
08:30 AM	7	17	32	0	56	14	184	2	0	200	53	15	10	0	78	6	45	34	0	85																				
Total	31	68	101	0	200	46	860	13	0	919	95	18	40	0	153	26	221	41	0	288																				
Total Volume	15.5	34	50.5	0		5	93.6	1.4	0	62.1	11.8	26.1	0	0		9	76.7	14.2	0																					
% App. Total	.705	.567	.789	.000	.725	.767	.837	.542	.000	.854	.819	.750	.789	.000	.869	.813	.813	.569	.000	.857																				
PHF																																								

# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Grand River at Cornell  
 City/County: Meridian Twp, Ingham Co  
 Weather: Cold  
 Collected By: JJ

File Name : Grand River at Cornell - AM  
 Site Code : 02271401  
 Start Date : 2/27/2014  
 Page No : 2



# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Grand River at Cornell  
 City/County: Meridian Twp, Ingham Co  
 Weather: Cold  
 Collected By: JJ

File Name : Grand River at Cornell - PM  
 Site Code : 02271402  
 Start Date : 2/27/2014  
 Page No : 1

Start Time	Cornell Road From North						Grand River Ave From East						Cornell Road From South						Grand River Ave From West											
	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total						
	Groups Printed- Passenger - Heavy Vehicle																													
04:00 PM	4	3	12	0	19	19	4	87	4	0	95	36	8	12	12	0	56	26	159	24	22	0	209	379	1	2	12	0	15	185
04:15 PM	1	2	12	0	15	15	4	117	3	0	124	17	10	7	7	0	34	22	147	15	35	0	189	358	1	4	8	0	13	189
04:30 PM	1	4	8	0	13	13	5	122	3	0	130	10	4	11	12	0	25	17	153	19	19	0	215	403	4	7	5	0	16	215
04:45 PM	4	7	5	0	16	16	7	127	2	1	137	16	7	12	12	0	35	17	179	19	77	0	215	403	10	16	37	0	63	1497
Total	10	16	37	0	63	63	20	453	12	1	486	79	29	42	42	0	150	82	638	77	132	1	798	1497	19	19	19	0	57	1497
05:00 PM	7	6	6	0	19	19	5	115	6	0	126	17	5	12	12	0	34	22	205	22	209	0	249	428	7	6	6	0	19	428
05:15 PM	7	6	9	0	22	22	11	124	3	0	138	12	8	8	8	0	28	26	246	35	209	0	307	495	7	6	9	0	22	495
05:30 PM	7	16	16	0	39	39	2	113	6	0	121	21	19	14	14	0	54	22	192	46	100	0	260	474	6	7	7	0	21	474
05:45 PM	6	7	8	0	21	21	2	108	5	0	115	13	12	12	12	0	37	29	188	29	188	0	246	474	4	7	5	0	16	474
Total	27	35	39	0	101	101	20	460	20	0	500	63	44	46	46	0	153	99	831	132	831	0	1062	1816	27	35	39	0	101	1816
Grand Total	37	51	76	0	164	164	40	913	32	1	986	142	73	88	88	0	303	181	1469	209	1469	1	1860	3313	37	51	76	0	164	3313
Approch %	22.6	31.1	46.3	0	5	5	4.1	92.6	3.2	0.1	29.8	46.9	24.1	29	29	0	9.1	9.7	79	11.2	79	0.1	56.1	164	22.6	31.1	46.3	0	5	164
Total %	1.1	1.5	2.3	0	162	162	1.2	27.6	1	0	29.8	4.3	2.2	2.7	2.7	0	9.1	5.5	44.3	6.3	44.3	0	56.1	162	1.1	1.5	2.3	0	5	162
Passenger	37	49	76	0	98.8	98.8	39	904	30	1	974	139	73	85	85	0	297	180	1457	206	1457	1	1844	3277	37	49	76	0	98.8	3277
% Passenger	100	96.1	100	0	98.8	98.8	97.5	99	93.8	100	98.8	97.9	100	96.6	96.6	0	98	99.4	99.2	98.6	99.2	100	99.1	98.9	100	96.1	100	0	98.8	98.9
Heavy Vehicle	0	2	0	0	2	2	1	9	2	0	12	3	0	3	3	0	6	1	12	3	12	0	16	16	0	2	0	0	2	16
% Heavy Vehicle	0	3.9	0	0	1.2	1.2	2.5	1	6.2	0	1.2	2.1	0	3.4	3.4	0	2	0.6	0.8	1.4	0.8	0	0.9	1.1	0	3.9	0	0	1.2	1.1

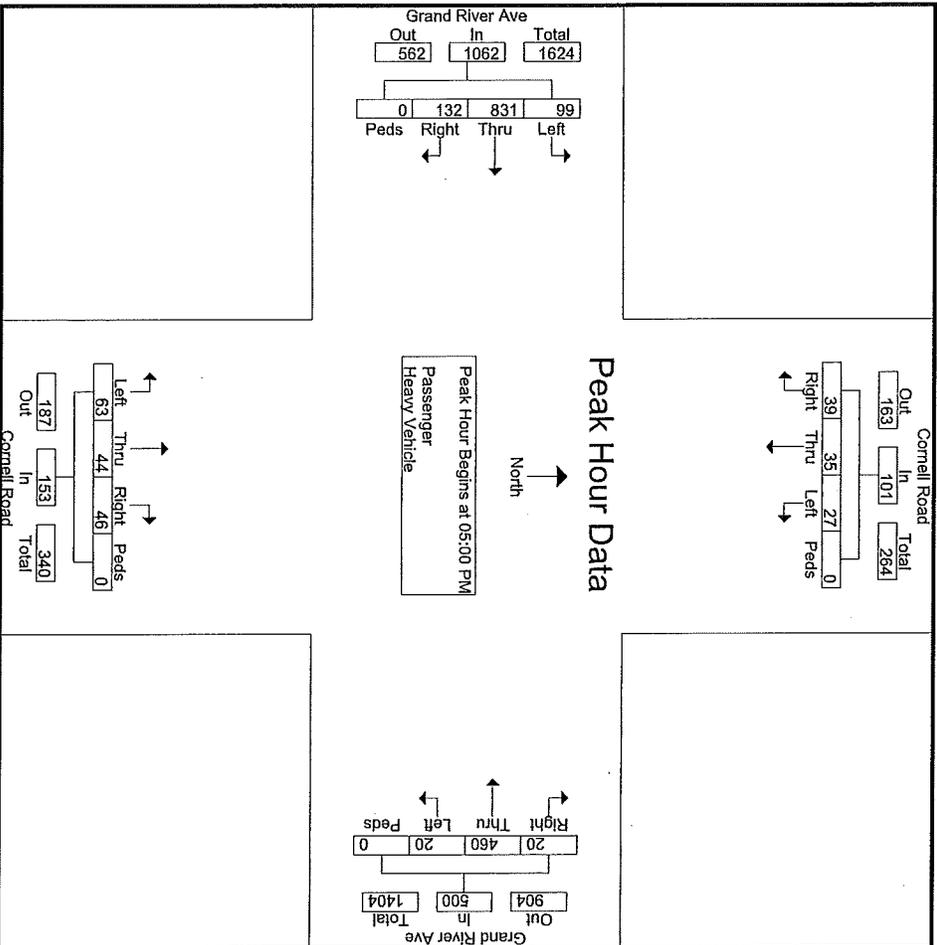
Start Time	Cornell Road From North						Grand River Ave From East						Cornell Road From South						Grand River Ave From West											
	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total	Left	Thru	Right	Peds	App. Total	Int. Total						
	Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1						Peak Hour for Entire Intersection Begins at 05:00 PM																							
05:00 PM	7	6	6	0	19	19	5	115	6	0	126	17	5	12	12	0	34	22	205	22	209	0	249	428	7	6	6	0	19	428
05:15 PM	7	6	9	0	22	22	11	124	3	0	138	12	8	8	8	0	28	26	246	35	209	0	307	495	7	6	9	0	22	495
05:30 PM	7	16	16	0	39	39	2	113	6	0	121	21	19	14	14	0	54	22	192	46	100	0	260	474	6	7	7	0	21	474
05:45 PM	6	7	8	0	21	21	2	108	5	0	115	13	12	12	12	0	37	29	188	29	188	0	246	474	4	7	5	0	16	474
Total	27	35	39	0	101	101	20	460	20	0	500	63	44	46	46	0	153	99	831	132	831	0	1062	1816	27	35	39	0	101	1816
% App. Total	26.7	34.7	38.6	0	101	101	4	92	4	0	41.2	41.2	28.8	30.1	30.1	0	7.08	9.3	78.2	12.4	78.2	0	106.2	1816	26.7	34.7	38.6	0	101	1816
PHF	.984	.547	.609	.000	.647	.647	.455	.927	.833	.000	.906	.750	.579	.821	.821	.000	.708	.853	.845	.717	.845	.000	.865	.917	.984	.547	.609	.000	.647	.917

# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Grand River at Cornell  
 City/County: Meridian Twp, Ingham Co  
 Weather: Cold  
 Collected By: JJ

File Name : Grand River at Cornell - PM  
 Site Code : 02271402  
 Start Date : 2/27/2014  
 Page No : 2



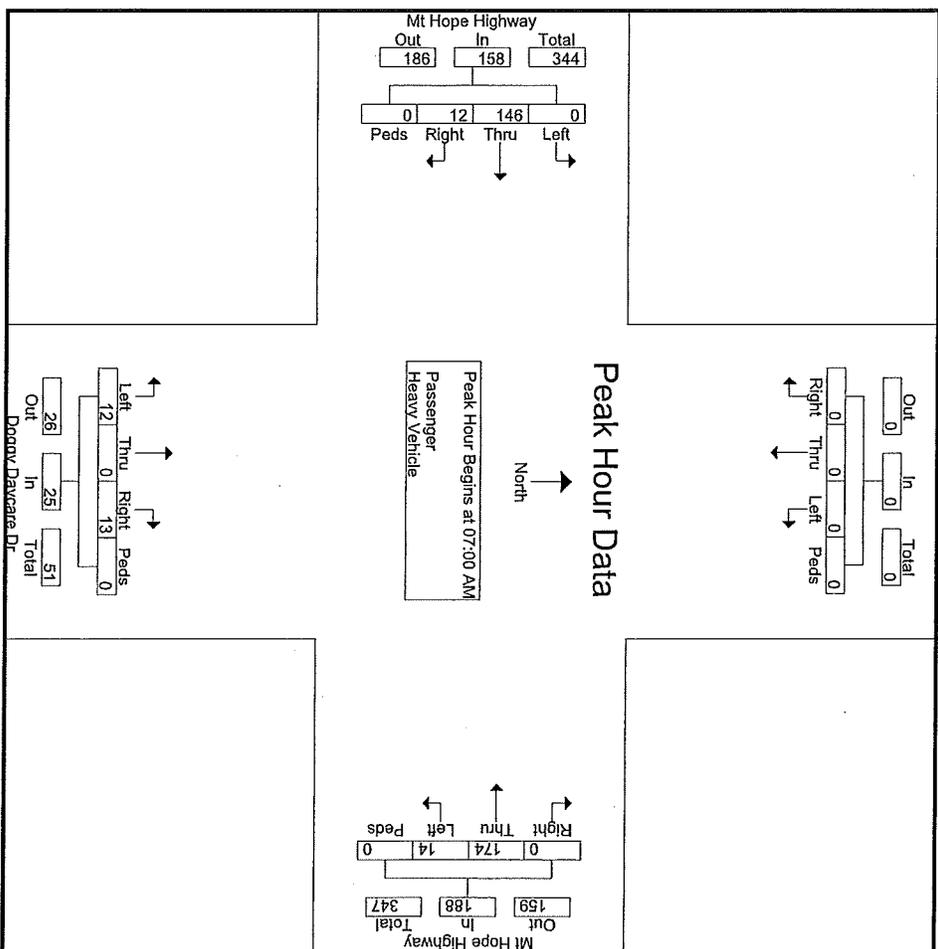


# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Mt Hope Hwy at Doggy Daycare  
 City/County: Lansing, Eaton Co  
 Weather: Cold  
 Collected By: TH

File Name : Mt Hope at Doggy Daycare - AM  
 Site Code : 02271401  
 Start Date : 2/27/2014  
 Page No : 2



# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Mt Hope Hwy at Doggy Daycare  
 City/County: Lansing, Eaton Co  
 Weather: Cold  
 Collected By: TH

File Name : Mt Hope at Doggy Daycare - PM  
 Site Code : 02261401  
 Start Date : 2/26/2014  
 Page No : 1

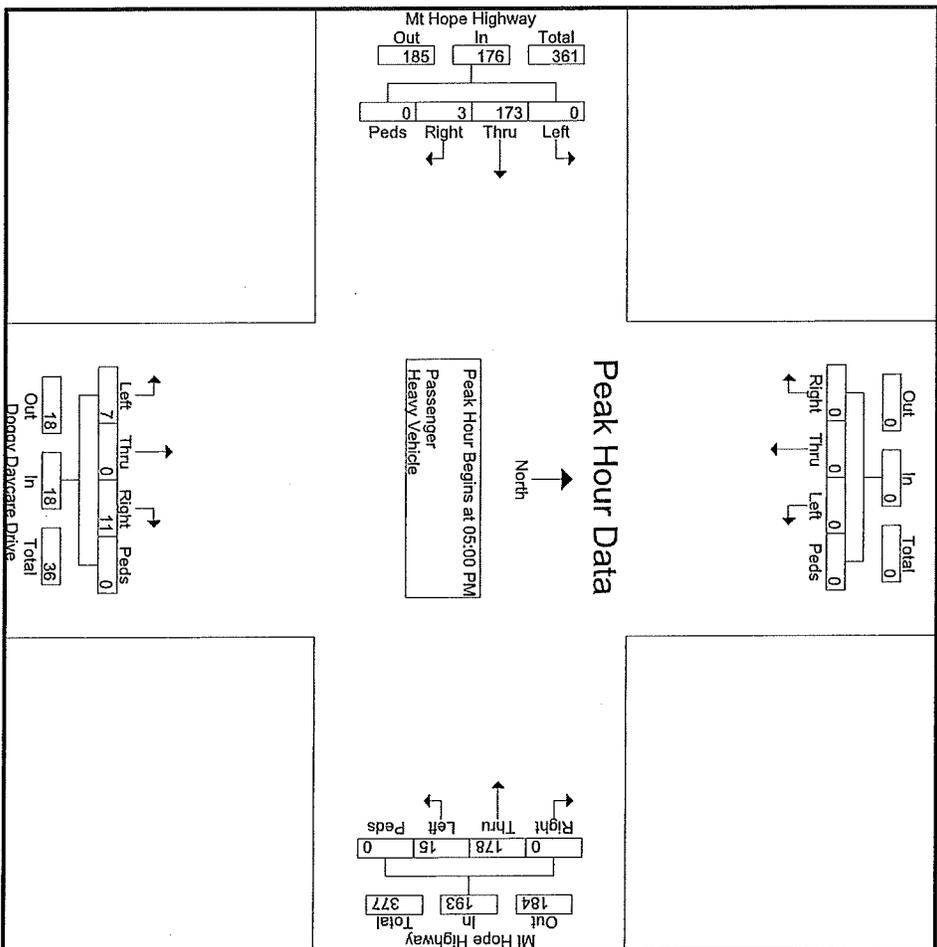
Start Time	Groups Printed- Passenger - Heavy Vehicle																														
	Mt Hope Highway From North					Mt Hope Highway From East					Doggy Daycare Drive From South					Mt Hope Highway From West															
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total					
04:00 PM	0	0	0	0	0	2	43	0	0	45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71
04:15 PM	0	0	0	0	0	2	53	0	0	55	0	0	0	0	0	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	52
04:30 PM	0	0	0	0	0	1	47	0	0	48	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56
04:45 PM	0	0	0	0	0	3	49	0	0	52	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73
Total	0	0	0	0	0	8	192	0	0	200	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252
05:00 PM	0	0	0	0	0	1	47	0	0	48	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	55
05:15 PM	0	0	0	0	0	5	39	0	0	44	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
05:30 PM	0	0	0	0	0	3	44	0	0	47	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
05:45 PM	0	0	0	0	0	6	48	0	0	54	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
Total	0	0	0	0	0	15	178	0	0	193	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173
Grand Total	0	0	0	0	0	23	370	0	0	393	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425
Apprch %	0	0	0	0	0	5.9	94.1	0	0	41.4	41.4	0	0	0	58.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98.2
Total %	0	0	0	0	0	2.7	43.3	0	0	4.6	1.4	0	0	0	2.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49.7
Passenger	0	0	0	0	0	23	327	0	0	350	12	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	408
% Passenger	0	0	0	0	0	100	88.4	0	0	89.1	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96
Heavy Vehicle	0	0	0	0	0	0	43	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
% Heavy Vehicle	0	0	0	0	0	0	11.6	0	0	10.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

# Traffic Engineering Associates, Inc.

PO Box 100, Saranac, MI 48881  
 (517) 627-6028 F: (517) 627-6040

Location: Mt Hope Hwy at Doggy Daycare  
 City/County: Lansing, Eaton Co  
 Weather: Cold  
 Collected By: TH

File Name : Mt Hope at Doggy Daycare - PM  
 Site Code : 02261401  
 Start Date : 2/26/2014  
 Page No : 2



# HCM Unsignalized Intersection Capacity Analysis

## 5: Cornell Road & Driveway

3/19/2014

	↖	↘	↙	↑	↓	↗
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↓	
Volume (veh/h)	1	1	1	57	199	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	1	1	62	216	1
<b>Pedestrians</b>						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	281	217	217			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	281	217	217			
IC, single (s)	6.4	6.2	4.1			
IC, 2 stage (s)						
iF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	708	823	1352			
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>NB 1</b>	<b>SB 1</b>			
Volume Total	2	63	217			
Volume Left	1	1	0			
Volume Right	1	0	1			
cSH	761	1352	1700			
Volume to Capacity	0.00	0.00	0.13			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	9.7	0.1	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.7	0.1	0.0			
Approach LOS	A					
<b>Intersection Summary</b>						
Average Delay			0.1			
Intersection Capacity Utilization			20.5%	ICU Level of Service	A	
Analysis Period (min)			15			

# HCM Unsignalized Intersection Capacity Analysis

## 8: Grand River & Driveway

3/19/2014



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↕↕	↕↕		↵	
Volume (veh/h)	4	288	985	20	4	19
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	313	1071	22	4	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TWLT			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1092				1247	546
vC1, stage 1 conf vol					1082	
vC2, stage 2 conf vol					165	
vCu, unblocked vol	1092				1247	546
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	99				98	96
cM capacity (veh/h)	635				277	482
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1
Volume Total	3	106	209	714	379	25
Volume Left	3	1	0	0	0	4
Volume Right	0	0	0	0	22	21
cSH	635	635	1700	1700	1700	427
Volume to Capacity	0.01	0.01	0.12	0.42	0.22	0.06
Queue Length 95th (ft)	1	1	0	0	0	5
Control Delay (s)	10.7	0.2	0.0	0.0	0.0	14.0
Lane LOS	B	A				B
Approach Delay (s)	0.2			0.0		14.0
Approach LOS						B
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			37.9%		ICU Level of Service	A
Analysis Period (min)			15			

# HCM Unsignalized Intersection Capacity Analysis

## 5: Cornell Road & Driveway

3/19/2014



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	3	
Volume (veh/h)	1	0	1	197	101	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	1	214	110	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	326	110	110			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	326	110	110			
IC, single (s)	6.4	6.2	4.1			
IC, 2 stage (s)						
IF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	668	944	1480			
<b>Direction, Lane #</b>						
	EB 1	NB 1	SB 1			
Volume Total	1	215	110			
Volume Left	1	1	0			
Volume Right	0	0	0			
cSH	668	1480	1700			
Volume to Capacity	0.00	0.00	0.06			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	10.4	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	10.4	0.0	0.0			
Approach LOS	B					
<b>Intersection Summary</b>						
Average Delay			0.1			
Intersection Capacity Utilization			21.2%	ICU Level of Service	A	
Analysis Period (min)			15			

# HCM Unsignalized Intersection Capacity Analysis

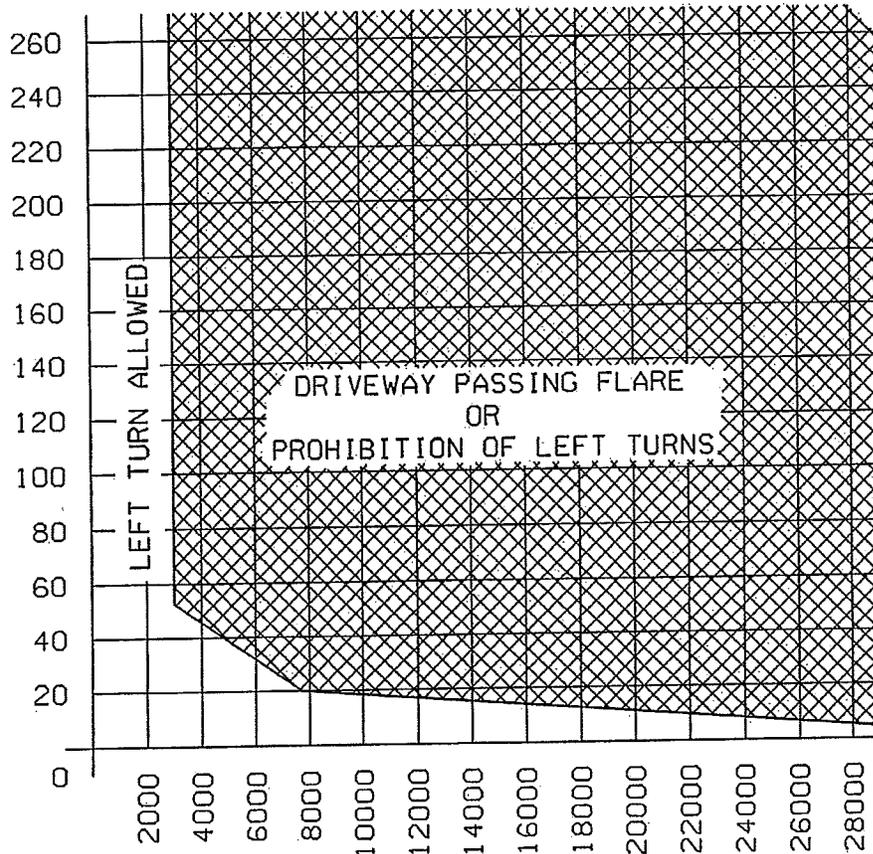
## 8: Grand River & Driveway

3/19/2014



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↕↕	↕↕		↵	
Volume (veh/h)	12	500	933	5	12	5
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	543	1014	5	13	5
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TWLT			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1020				1315	510
vC1, stage 1 conf vol					1017	
vC2, stage 2 conf vol					298	
vCu, unblocked vol	1020				1315	510
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	98				96	99
cM capacity (veh/h)	676				293	509
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>EB 2</b>	<b>EB 3</b>	<b>WB 1</b>	<b>WB 2</b>	<b>SB 1</b>
Volume Total	9	186	362	676	343	18
Volume Left	9	4	0	0	0	13
Volume Right	0	0	0	0	5	5
cSH	676	676	1700	1700	1700	335
Volume to Capacity	0.02	0.02	0.21	0.40	0.20	0.06
Queue Length 95th (ft)	1	1	0	0	0	4
Control Delay (s)	10.4	0.5	0.0	0.0	0.0	16.4
Lane LOS	B	A				C
Approach Delay (s)	0.3			0.0		16.4
Approach LOS						C
<b>Intersection Summary</b>						
Average Delay			0.3			
Intersection Capacity Utilization			35.9%		ICU Level of Service	A
Analysis Period (min)			15			

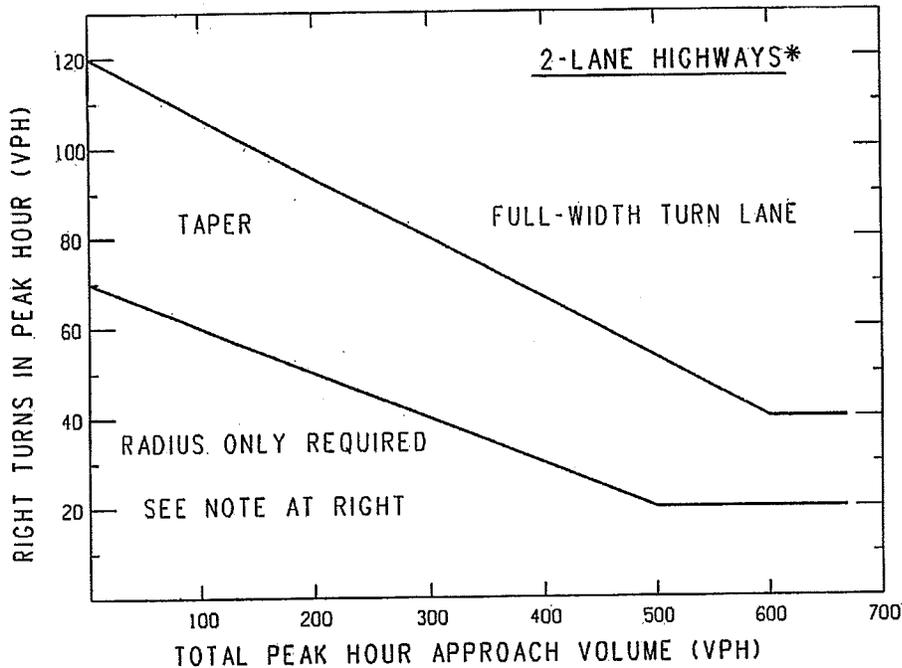
PEAK HOUR LEFT TURNS  
 PASSENGER CARS PER HOUR  
 (1-TRUCK = 2-PASSENGER CARS)



TWO-WAY 24 HOUR VOLUME

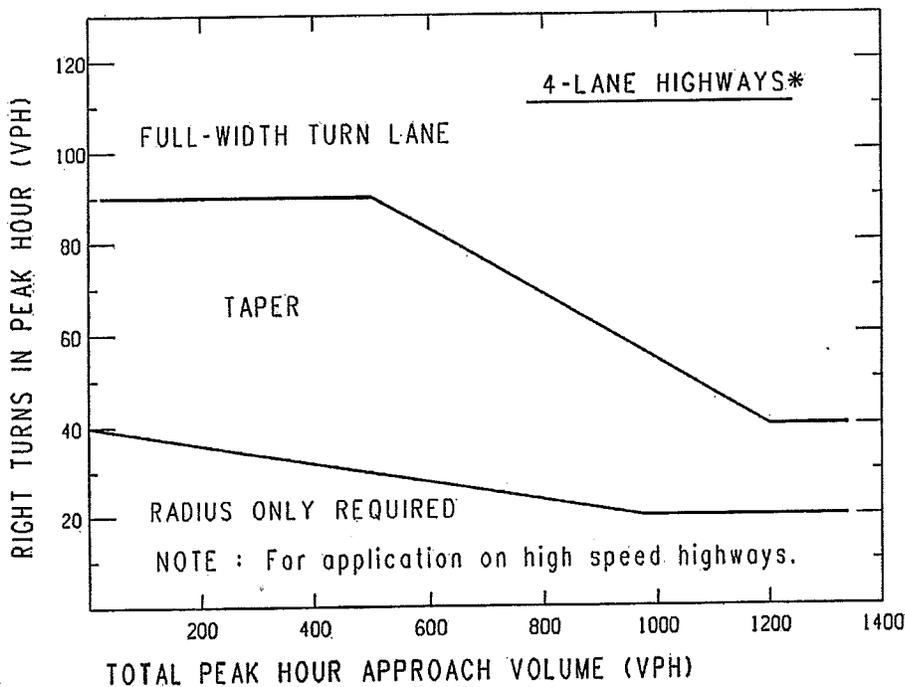
Note: This Chart is Based on Total Development and is for Two Way Roadways.

 <b>MDOT</b> Michigan Department of Transportation <b>TRAFFIC AND SAFETY NOTE</b>	<b>TRAFFIC VOLUME GUIDELINES FOR DRIVEWAY PASSING FLARES</b>	
	DRAWN BY: MTS CHECKED BY: JAT	08/05/2004 PLAN DATE:
FILE: K:/DGN/ts notes/Note603A tsn.dgn		REV. 08/05/2004



**NOTE:**  
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20



\*If a center left-turn lane exists (i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

**Sample Problem:**

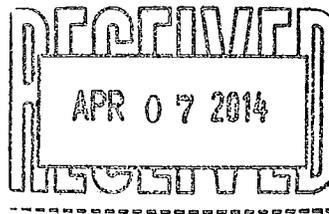
The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

**Solution:**

Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

 <b>MDOT</b> Michigan Department of Transportation <b>TRAFFIC AND SAFETY NOTE</b>	<b>TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS</b>	
	DRAWN BY: MTS CHECKED BY: JAT	08/05/2004 PLAN DATE:
FILE: K:/DGN/ts notes/Note604A tsn.dgn		REV. 08/05/2004

December 16, 2013  
Project No. G130818



Mr. Richard Brown  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864-1198

Re: Wetland Investigation  
1284 Grand River Avenue, Okemos, Ingham County, Michigan

Dear Mr. Brown:

On November 26, 2013, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation to determine whether wetlands are present on an approximately 2.5-acre parcel located directly northwest of the Grand River Avenue and Cornell Road intersection. The results of the investigation are included in this report.

The area of investigation is located in the southwest  $\frac{1}{4}$  of Section 23, Town 4 North, Range 1 West. The evaluated area consists of Parcel Number 33-02-02-23-376-002 and contains undeveloped property. The site is bound by forested and undeveloped property to the north, east and west, and undeveloped and Grand River Avenue to the south. Meridian Township assessor records indicate a permit was issued in 1970 to raze a building at this site.

The investigation was conducted in a manner consistent with the 1987 *Corps of Engineers Wetlands Delineation Manual* and 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Hydrophytic vegetation decisions are based on the wetland indicator status of species that are dominant in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

## LITERATURE REVIEW

According to the U.S. Department of Agriculture Natural Resources Conservation Service *Web Soil Survey*, most of the site contains upland soil. Predominantly hydric (wetland) soil (i.e. Colwood-Brookston loams) is mapped at the western end of the subject property (see Appendix 1).

The National Wetlands Inventory map indicates forested and scrub-shrub wetlands are present north of the site (see Appendix 2).

The Charter Township of Meridian (Meridian) wetland map indicates Wetland Number 23-16 is located at the west end of the subject property and extends off-site to the north and west. The Meridian wetland map indicates this wetland is approximately 0.92 acre in size and is forested. The wetland map also notes that the southern tip of Wetland Number 23-15B is located near the northeast edge of the subject property. It notes that this scrub-shrub/emergent wetland complex is 22.96 acres in size.

## SITE INVESTIGATION

The area of investigation is noted in Figure 1. Most of the site contained turf or grassy meadow and large landscape trees. The highest point on the parcel was at its center. The site slopes down to mature forest to the north, Cornell Road to the east, Grand River Avenue to the south, and a small emergent wetland to the west. The dominant species observed in the mature forest consisted of sugar maple (*Acer saccharum*, FACU), black

Mr. Richard Brown  
Page 2  
December 16, 2013



cherry (*Prunus serotina*, FACU), Eastern cottonwood (*Populus deltoides*, FAC), box elder (*Acer negundo*, FAC), and Amur honeysuckle (*Lonicera maackii*, UPL). The western wetland is described at SB-1 (see Figure 1). A U.S. Army Corps of Engineers Wetland Determination Data Form was completed to describe site vegetation, soil, and hydrology at this location (Appendix 3).

The wetland boundary was flagged with pink ribbon and surveyed. The flags were labeled WB-1 through WB-7. Appendix 4 includes photographs of the sampling point location.

### CONCLUSIONS

Figure 1 indicates the location of the delineated wetland boundary. The delineated wetland correlates to Wetland Number 23-16, as noted on the Meridian wetland map. FTCH's site observations were consistent with the map, except the wetland appeared to primarily contain an emergent plant community.

FTCH's site investigation confirmed that the southern boundary of Wetland Number 23-15B is north of the subject property's northern boundary.

According to Michigan's Natural Resources and Environmental Protection Act, Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, Meridian regulates wetlands greater than 2-acres in size which are not contiguous to a water body and smaller wetlands that are determined to provide essential functions.

The wetland delineated at SB-1 is not contiguous to a lake, stream, river or pond. Therefore, this wetland is not regulated by the State of Michigan. Because this wetland is less than 2 acres in size, a determination of essentiality is needed to determine whether this wetland is regulated by Meridian's wetland ordinance. If it is determined that this wetland is essential, a permit would be required from Meridian for the following activities:

- Placing fill or permitting the placement of fill in the wetland.
- Dredging, removing, or permitting the removal of soil or minerals from the wetland.
- Constructing, operating, or maintaining any use or development in the wetland.
- Draining surface water from the wetland.
- Discharging water into the wetland.

If you have any questions regarding this letter, the wetland permitting process, or any other wetland-related issues, please contact me at 616-464-3738 or [ehtripp@ftch.com](mailto:ehtripp@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, reading "Elise Hansen Tripp".

Elise Hansen Tripp, PWS

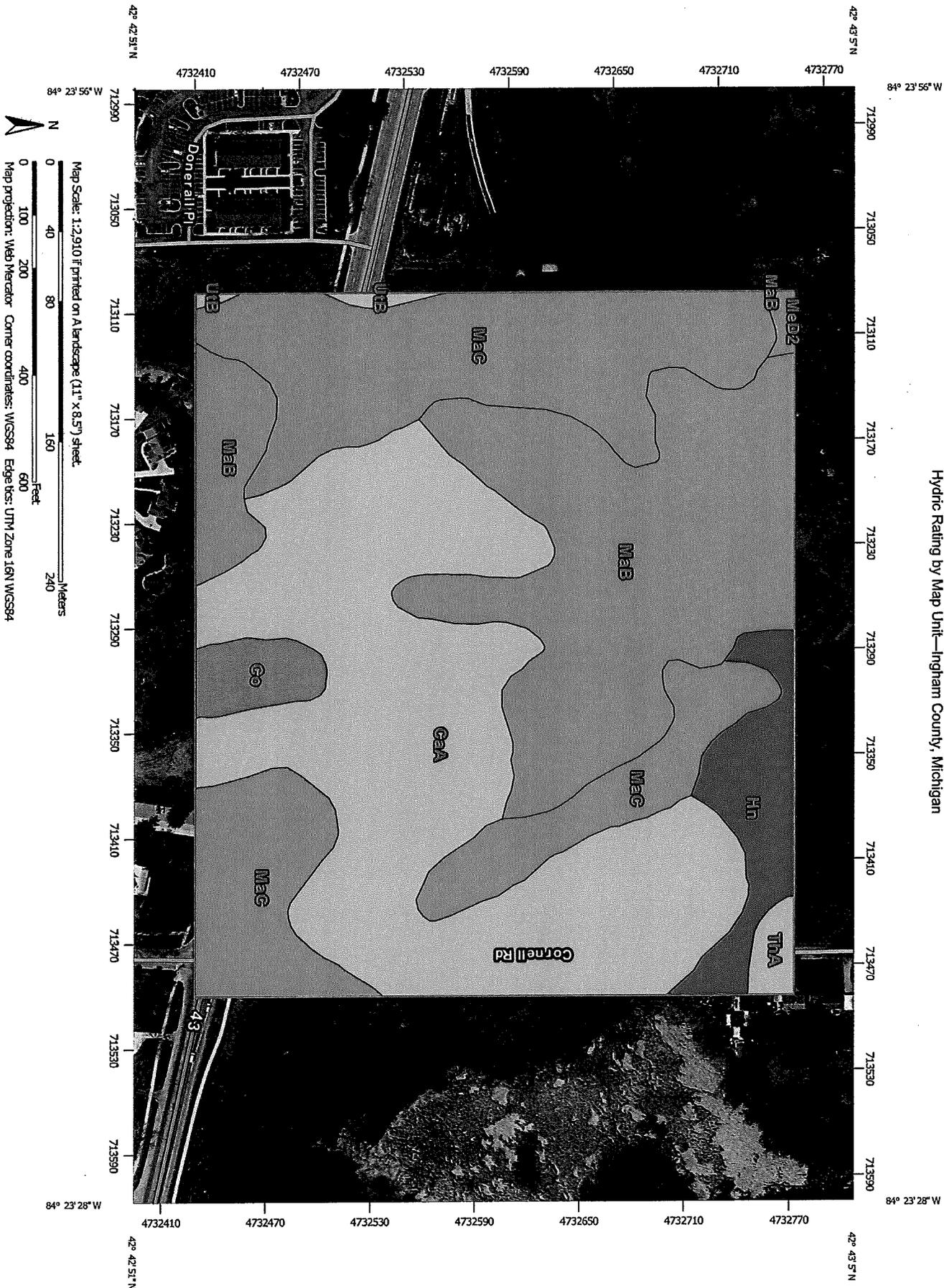
pmb  
Attachments  
By e-mail

# Figures



# Appendix 1

Hydric Rating by Map Unit—Ingham County, Michigan



## MAP LEGEND

	Area of Interest (AOI)		Predominantly Hydric (66 to 99%)
	Area of Interest (AOI)		Partially hydric (33 to 65%)
<b>Soils</b>			
	<b>Soil Rating Polygons</b>		Predominantly nonhydric (1 to 32%)
	Hydric (100%)		Nonhydric (0%)
	Predominantly Hydric (66 to 99%)		Not rated or not available
	Partially hydric (33 to 65%)	<b>Water Features</b>	
	Predominantly nonhydric (1 to 32%)		Streams and Canals
	Nonhydric (0%)	<b>Transportation</b>	
	Not rated or not available		Rails
<b>Soil Rating Lines</b>			
	Hydric (100%)		Interstate Highways
	Predominantly Hydric (66 to 99%)		US Routes
	Partially hydric (33 to 65%)		Major Roads
	Predominantly nonhydric (1 to 32%)		Local Roads
	Nonhydric (0%)		<b>Background</b>
	Not rated or not available		Aerial Photography
<b>Soil Rating Points</b>			
	Hydric (100%)		

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Ingham County, Michigan  
 Survey Area Data: Version 10, Dec 14, 2009

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

Date(s) aerial images were photographed: May 27, 2010—May 5, 2011

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

## Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Ingham County, Michigan (MI065)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaA	Capac loam, 0 to 3 percent slopes	5	12.5	36.5%
Co	Colwood-Brookston loams	80	0.7	2.0%
Hn	Houghton muck	100	1.6	4.8%
MaB	Marlette fine sandy loam, 2 to 6 percent slopes	0	9.2	26.8%
MaC	Marlette fine sandy loam, 6 to 12 percent slopes	0	9.7	28.3%
MeD2	Marlette loam, 12 to 18 percent slopes, eroded	0	0.1	0.3%
ThA	Thetford loamy sand, 0 to 3 percent slopes	10	0.3	0.9%
UtB	Urban land-Marlette complex, 2 to 12 percent slopes	5	0.1	0.4%
<b>Totals for Area of Interest</b>			<b>34.2</b>	<b>100.0%</b>

## Description

This rating indicates the proportion of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is designated as "hydric," "predominantly hydric," "partially hydric," "predominantly nonhydric," or "nonhydric" depending on the rating of its respective components and the percentage of each component within the map unit.

"Hydric" means that all components listed for a given map unit are rated as being hydric. "Predominantly hydric" means components that comprise 66 to 99 percent of the map unit are rated as hydric. "Partially hydric" means components that comprise 33 to 66 percent of the map unit are rated as hydric. "Predominantly nonhydric" means components that comprise up to 33 percent of the map unit are rated as hydric. "Nonhydric" means that none of the components are rated as hydric. The assumption here is that all components of the map unit are rated as hydric or nonhydric in the underlying database. A "Not rated or not available" map unit rating is displayed when none of the components within a map unit have been rated.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as being hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

**References:**

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

**Rating Options**

*Aggregation Method:* Percent Present

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

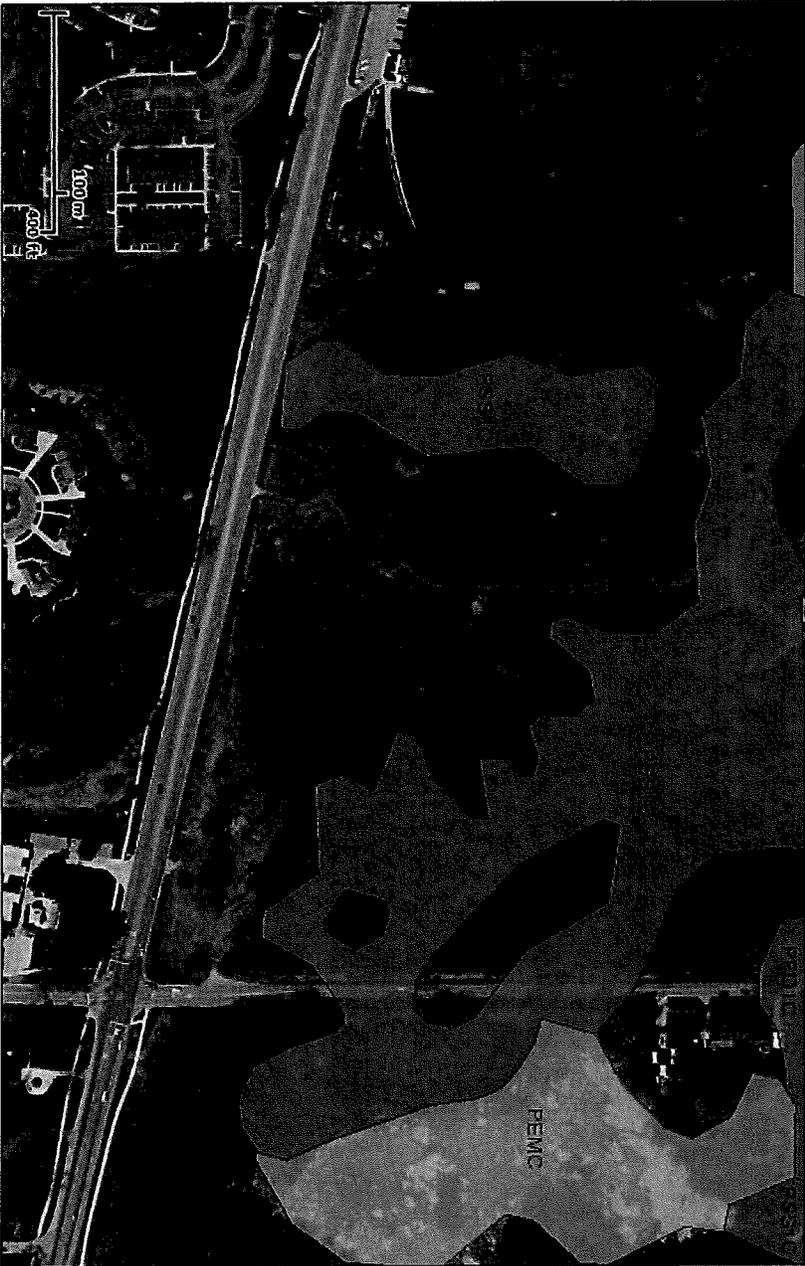
# Appendix 2



# U.S. Fish and Wildlife Service National Wetlands Inventory

1284 Grand River  
Avenue, Okemos,  
MI

Nov 22, 2013



## Wetlands

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

User Remarks:

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

# **Appendix 3**



**VEGETATION – Use scientific names of plants.**

Sampling Point: SB-1

<u>Tree Stratum</u> (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. <u>Quercus bicolor</u>	<u>10</u>	<u>No</u>	<u>FACW</u>															
3. _____																		
4. _____																		
5. _____																		
6. _____																		
Total Cover: <u>60</u>				<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <thead> <tr> <th style="text-align:left;">Total % Cover of:</th> <th style="text-align:left;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>105</u></td> <td>x 2 = <u>210</u></td> </tr> <tr> <td>FAC species <u>65</u></td> <td>x 3 = <u>195</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>170</u> (A)</td> <td><u>405</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>2.38</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>105</u>	x 2 = <u>210</u>	FAC species <u>65</u>	x 3 = <u>195</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>170</u> (A)	<u>405</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
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FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>170</u> (A)	<u>405</u> (B)																	
50% of total cover: _____ 20% of total cover: _____																		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15</u> )																		
1. <u>Acer negundo</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>															
2. <u>Quercus bicolor</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>															
3. _____																		
4. _____																		
5. _____																		
6. _____																		
Total Cover: <u>15</u>																		
50% of total cover: _____ 20% of total cover: _____																		
<u>Herb Stratum</u> (Plot size: <u>5</u> )																		
1. <u>Phalaris arundinacea</u>	<u>90</u>	<u>Yes</u>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
8. _____																		
9. _____																		
10. _____																		
11. _____																		
Total Cover: <u>90</u>																		
50% of total cover: _____ 20% of total cover: _____																		
<u>Woody Vine Stratum</u> (Plot size: <u>30</u> )																		
1. <u>Vitis riparia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>															
2. _____																		
3. _____																		
4. _____																		
Total Cover: <u>5</u>																		
50% of total cover: _____ 20% of total cover: _____																		

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

**SOIL**

Sampling Point: SB-1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 5	10YR 4/2	100					L	
5 - 20	10YR 5/2	90	7.5YR 4/6	10	RM	M	SICL	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR R, MLRA 149B)
- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Loamy Mucky Mineral (F1) (LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks: L = loam; SICL = Silty clay loam

# **Appendix 4**



SB-1



Emergent Wetland at SB-1

fic&h

Project No.:

G130818

Date:

11/26/2013

Project Name:

Meridian/1284 Grand River



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

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

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

William F. Savage, P.E.  
Savage Traffic Engineering, Inc.

Summer Address

6401 Timber Ridge Trail  
East Lansing, MI 48823  
Phone & Fax: 517-339-3933

e-mail: [MSUSavage@aol.com](mailto:MSUSavage@aol.com)

Winter Address

6611 Stone River Road, #206  
Bradenton, FL 34203  
Phone & Fax: 941-755-4681

April 16, 2014

Martha Wyatt  
Assoc Planner/Landscape Architect  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

RE: Doggy Daycare and Spa

Dear Martha:

The 'Traffic Assessment' shows fairly light traffic volumes. I concur that turn lanes will not be necessary. Care should be given to provide maximum sight distance to west from the entrance.

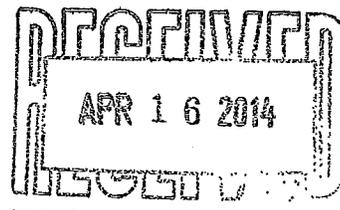
In accordance with the "Complete Streets Ordinance", a sidewalk should be provided along the length of the site.

I should have been born a dog – What a life!

Sincerely,

*WFSavage*

William F. Savage, P.E.



**Special Use Permit #14051**  
**(Department of Parks & Recreation)**  
**April 24, 2014**

**APPLICANT:** Charter Township of Meridian  
Department of Parks & Recreation  
2100 Gaylord C. Smith Drive  
Haslett, MI 48840

**STATUS OF APPLICANT:** Property owner

**REQUEST:** Impacts to the 100-year floodplain (floodway) related to the construction of a paved pathway

**CURRENT ZONING:** RB (Single Family-High Density)

**LOCATION:** 4555 Okemos Road – Wonch Park located on the north side of the Red Cedar River in Section 21

**EXISTING AREA LAND USES:** N: Downtown Okemos, Single-Family homes and Commercial  
S: Offices  
E: Ferguson Park  
W: Indian Hills Subdivision

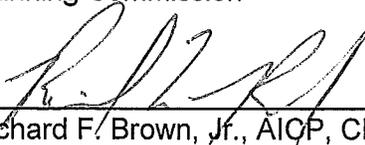
**CURRENT ZONING IN AREA:** N: RB (Single Family-High Density) and C-2 (Commercial)  
S: PO (Professional Office)  
E: RA (Single Family-Medium Density)  
W: RAA (Single Family-Low Density)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

  
Richard F. Brown, Jr., AICP, CBSP  
Associate Planner

DATE: April 24, 2014

RE: Special Use Permit #14051 (Parks & Recreation), a request to construct a pedestrian-bicycle pathway in the 100-year floodplain

The Meridian Township Department of Parks & Recreation is requesting a special use permit for construction of an eight-foot wide paved pathway around the periphery of Wonch Park, adjacent to the Red Cedar River. The approximate 2,100 foot lineal pathway will provide access for use by pedestrians, the mobility-impaired, roller-bladers, and cyclists. The pathway will be located in the 100-year floodplain (floodway).

A Michigan Department of Natural Resources grant of \$45,000 for the pathway was received in September 2013 to be used by the Township before the end of calendar year 2014. The Township is providing a match of \$15,000, which will bring the total cost of the pathway project to \$60,000. Future plans call for the pathway to have a direct connection to the Township's pedestrian-bicycle pathway along southbound Okemos Road.

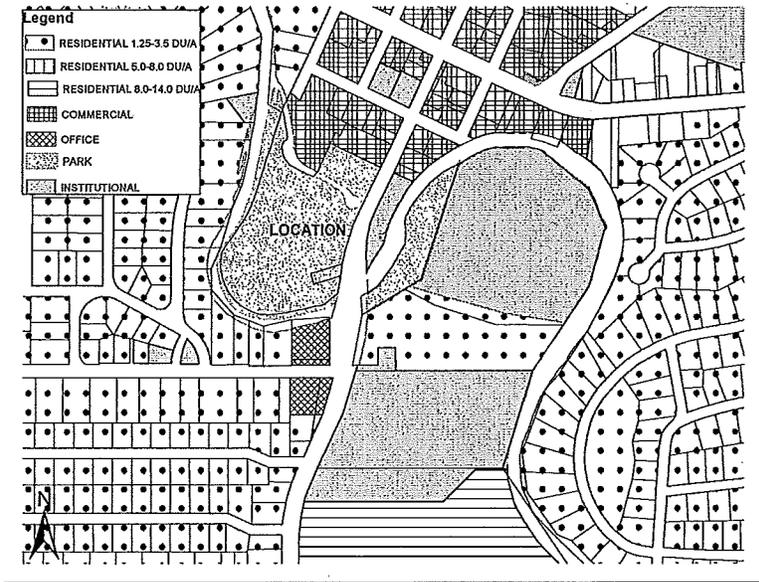
To construct the pathway, the applicant will excavate 622 cubic yards of soils to a depth of nine inches along the 2,100 foot lineal route. The excavated materials will be transported from the site at an upland location to be determined. An equal amount of fill (622 cubic yards) consisting of gravel base and asphalt pavement will be installed where the soils were removed. The following chart summarizes the impact to the 100-year floodplain resulting from cut and fill activities associated with the project.

ACTIVITY	FLOODWAY FRINGE
TOTAL CUT	622 cubic yards
TOTAL FILL	622 cubic yards
Cut to fill ratio	1.00 to 1.00

**2005 Master Plan**

The 2005 Master Plan's Future Land Use Map classifies the subject site as Park.

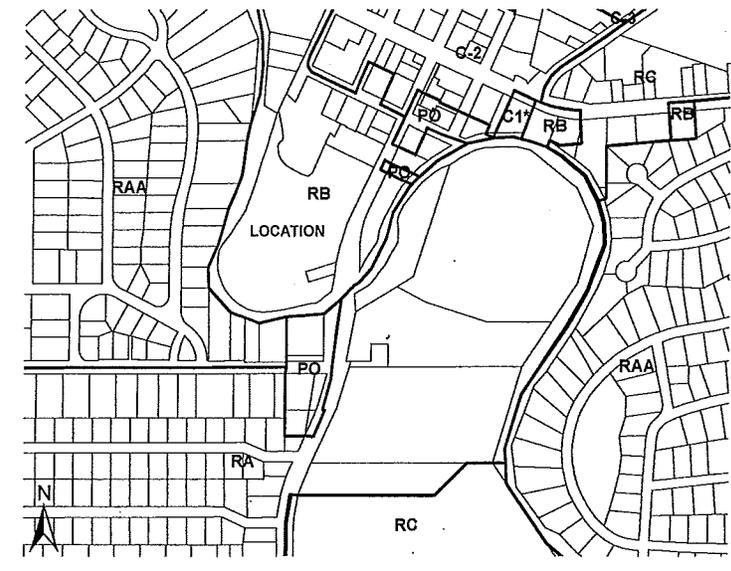
**FUTURE LAND USE MAP**



**Zoning**

Zoning for Wonch Park is RB (Single Family-High Density). Park uses are allowed by right in residential zoning districts.

**ZONING MAP**



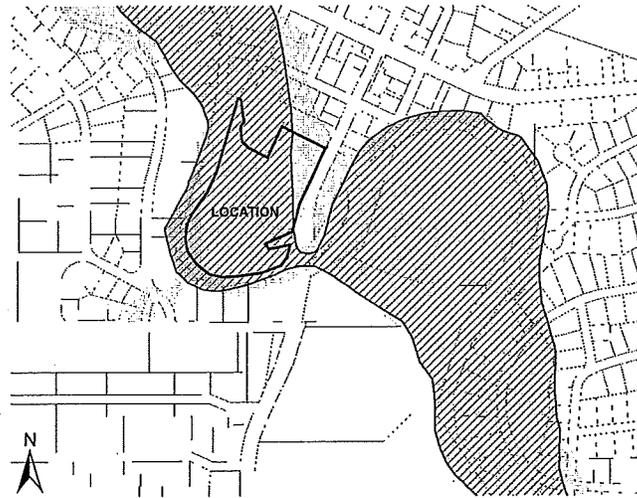
**Physical Features**

Wonch Park occupies 15 wooded acres on the north shore of the Red Cedar River in Section 21. Nearly the entire site is situated within the 100-year floodplain (floodway) with most of the remaining portions being in the floodway fringe. Elevations on the site range from approximately 834 feet above mean sea level in the northwest part of the park to approximately 844 feet of mean sea level close to Okemos Road.

**Floodplain**

According to the Township's Flood Insurance Rate Map and Study, the elevation of the 100-year floodplain of the Red Cedar River at Okemos Road is 843.7 feet above mean sea level per the 1929 datum.

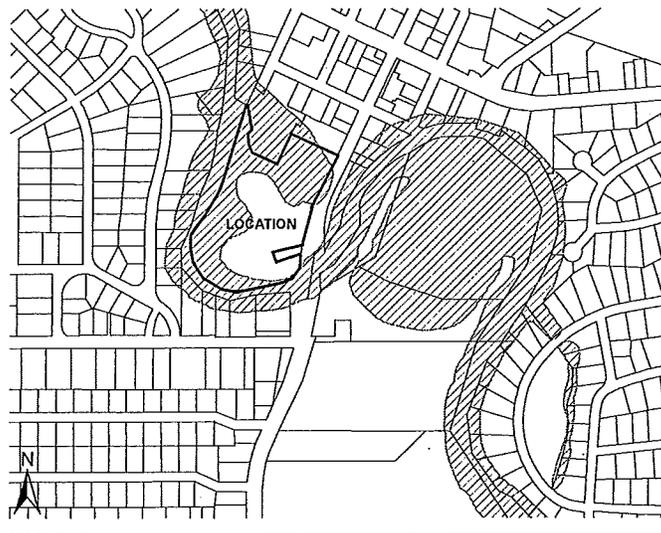
**FLOODPLAIN MAP**



**Wetlands**

The Township's wetlands map depicts regulated wetlands along the course of the Red Cedar River. Township staff walked the entire route in the fall of 2013 and regulated wetlands do not exist along the proposed route of the pathway.

**WETLANDS MAP**



**Staff Analysis**

The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodway

**SUP #14051 (Parks & Recreation)**  
**Planning Commission (4/24/14)**  
**Page 4**

can be found in Section 86-436(i). Issues to consider include whether the project has a low flood damage potential, whether there will be minimum obstruction to the flow of floodwaters, whether the project could increase the flood level, and whether the impoundment capacity of the floodplain is reduced.

The proposed pathway will be constructed at the current grade, thus not increasing the elevation nor providing any obstacles to hinder flood waters. This will be accomplished by removing nine inches of soils along the 2,100 foot route and replacing them with the equivalent in gravel base (six inches) and pavement (three inches). Removed soils will be deposited at an yet to be determined upland site.

Variances will be necessary from Section 86-471(b) and (c) for those portions of the pathway to be located within the 50 foot water features setback from the Red Cedar River and those areas where it also enters the required 25 foot natural vegetation strip part of the setback from the river.

The Park Commission approved the pathway project and the accompanying grant application on February 14, 2012, while the Township Board approved the funding match on May 21, 2013. Copies of the approvals are attached.

The applicant's permit for the pathway project is currently under consideration at the Michigan Department of Environmental Quality (MDEQ). The Director of Public Works & Engineering has reviewed the project and recommends approval of Special Use Permit #14051. The applicant will be applying for the necessary variances for proposed work in the water features setback and natural vegetation strip from the Zoning Board of Appeals.

Except for six deceased trees, no healthy trees will be removed as part of the project.

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the hearing so that the project may begin as soon as possible and completed within the grant's required timeline. Before acting on the applicant's request the same night as the public hearing, the Planning Commission must first suspend Bylaw 6.4a. The following motion is provided to suspend Bylaw 6.4a:

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #14051 the same night as the public hearing.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #14051. A resolution to approve has been provided for consideration.

### **Attachments**

1. Resolution to approve
2. Application materials
3. Letter from the Director of Public Works & Engineering
4. Site plan

**RESOLUTION TO APPROVE**

**Special Use Permit #14051  
(Meridian Township)  
Wonch Park Pathway**

**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 28th day of April 2014, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, the Meridian Township Department of Parks & Recreation requested a special use permit (Special Use Permit #14051) for work in the 100-year floodplain (floodway) associated with construction of an eight-foot wide paved pathway in Wonch Park in Section 21 of the Township; and

WHEREAS, the extraction of sand, gravel, or other materials in the floodway requires a special use permit pursuant to Section 86-436(g)(3) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #14051 at its meeting on April 28, 2014, and has reviewed the staff material forwarded under cover memorandum dated April 24, 2014; and

WHEREAS, the proposed pathway in the 100-year floodplain is consistent with the requirements and standards outlined in Section 86-436(i), the Conservancy District for the granting of a special use permit, it will have a low flood damage potential, will provide minimum flow obstruction, will not cause an increase in the flood level, nor impede the impoundment capacity of the floodway; and

WHEREAS, the construction associated with the proposed pathway will not be adverse or damaging to the public health, safety, or welfare because the pathway will be constructed at grade and a minimum 1.00 to 1.00 cut to fill ratio will be provided; and

WHEREAS, the proposed pathway in the floodplain will not be detrimental or hazardous to persons, property, or the economic welfare of the Township as the project will enhance and improve an existing park by improving accessibility; and

WHEREAS, The proposed pathway will not have a detrimental effect on the natural resources of the Township as it will not impact regulated wetlands or healthy trees and the pathway will be constructed in a manner consistent with the requirements of Section 86-436 of the Code of Ordinances; and

WHEREAS, the Director of Public Works and Engineering approved the project, contingent on any permits or conditions required by the Township.

**Resolution to Approve  
SUP #14051 (Meridian Township)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14051 subject to the following conditions:

1. Approval is subject to the revised Wonch Park Pathway plan prepared by the Meridian Township Department of Public Works & Engineering, dated March 25, 2014, and the related materials submitted as part of Special Use Permit #14051, subject to revisions as required.
2. The applicant shall obtain all permits and approvals from the Michigan Department of Environmental Quality and the Township prior to any work taking place related to the project. A copy of all permits and approvals shall be provided to the Department of Community Planning & Development.
3. The applicant shall obtain all necessary variances from the Zoning Board of Appeals prior to any work taking place related to the project or revise the plans so no variances are required.
4. In no case shall the impoundment capacity of the floodplain be reduced.
5. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
6. The applicant shall properly dispose of all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.
7. The disposed materials at an off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning & Development.

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

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

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of April, 2014.

\_\_\_\_\_  
Patricia Jackson, Chair  
Meridian Township Planning Commission

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

SPECIAL USE PERMIT APPLICATION

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

**Part I**

- A. Applicant Meridian Township; Department of Parks and Recreation  
Address of Applicant 5151 Marsh Road, Okemos, MI 48864  
Telephone - Work 517-853-4600 Home \_\_\_\_\_ Fax 517-853-4099 Email: Maisner@meridian.mi.us  
Interest in property (circle one):      Owner      Tenant      Option      Other  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4555 Okemos Road, Okemos, Michigan (Wonch Park)  
Legal description (please attach if necessary) see attached  
Current zoning RB  
Use for which permit is requested / project name Wonch Park Pathway  
Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) n/a  
Address \_\_\_\_\_  
Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name Meridian Township Engineering Department  
Address same as owner  
Telephone – Work 517-853-4440 Home \_\_\_\_\_ Fax 517-853-4095
- E. Acreage of all parcels in the project: Gross 15 Net \_\_\_\_\_
- F. Explain the project and development phases: 2100 lf of 8' wide asphalt pathway meandering along the Red Cedar River
- G. Total number of:  
Existing: structures n/a 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 picnickers      Acreage 15  
Proposed Recreation:      Type \_\_\_\_\_      Acreage \_\_\_\_\_  
Existing Open Space:      Type \_\_\_\_\_      Acreage \_\_\_\_\_

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. – YES, see attachments
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption. – YES, see attachments
- (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. YES, see attachments
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. YES, see attachments
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. YES, see attachments
- (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. YES, see attachments
- (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. YES, see attachments
- (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. YES, see attachments
- (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. YES, see attachments

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.

X  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.

*LuAnn Maisner*

Signature of Applicant  
LuAnn Maisner CPRP, Director, Department of Parks and Recreation  
Type/Print Name

04/07/2014  
Date

Fee: 1/a

Received by/Date: *[Signature]* 4/8/14

# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff    Supervisor  
Brett Dreyfus            Clerk  
Julie Brixie              Treasurer  
Frank L. Walsh          Manager



Milton L. Scales            Trustee  
Ronald J. Styka            Trustee  
John Veenstra              Trustee  
Angela Wilson              Trustee

March 28, 2014

Patricia Herring Jackson, Chair  
Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

RE: SPECIAL USE PERMIT FOR WONCH PARK DEVELOPMENT  
SECTION 61 REVIEW

Dear Ms. Jackson,

Please accept the attached applications for a Section 61 Review and Special Use Permit for the proposed accessible pathway development at Wonch Park.

Wonch Park is one of the oldest parks in the Meridian Township Park system. In 2007, a renovation plan was created for Wonch Park but funding has not been available for development. In 2012, we received a grant from the Michigan Natural Resources Trust Fund to develop an accessible loop trail along the Red Cedar River. Construction of the walking path should begin this summer. A subsequent development phase will create a connection to the existing township-wide pathway system.

The pathway will be 2,100 linear feet and will be eight feet wide. It will meander along the Red Cedar River offering park visitors glimpses of the beautiful nature and wildlife. It will also provide improved access for wheelchair users. No live trees will be removed for pathway construction, but six dead trees will be removed.

Our hope is to expedite the approval process so that we may begin construction in August 2014. We would greatly appreciate it if the Commission could review the project and take action during the same meeting.

Yours truly,

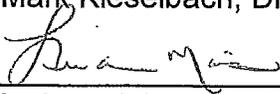
A handwritten signature in black ink that reads "Todd Wilson" followed by a stylized flourish.

Todd Wilson, Chair  
Meridian Township Park Commission



## MEMORANDUM

**TO:** Mark Kieselbach, Director of Planning

**FROM:**   
LuAnn Maisner, CPRP  
Director of Park and Recreation

**DATE:** March 21, 2014

**RE:** **Site Plan Review, Special Use Permit Application, Section 61 Review  
Wonch Park Accessible Loop Trail**

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Meridian Township Parks has received a Michigan Natural Resource Trust Fund Grant for the development of an accessible, paved, perimeter loop pathway at Wonch Park. The paved pathway has been designed by the Meridian Township Engineering Department. Our hope is to begin construction as soon possible, as this is a grant project that requires immediate attention before it expires.

Please note the following items:

- Improvements include: paved perimeter pathway, 8' wide, 2,100 LF
- Six dead trees will be removed
- The future pathway is partly within the floodway
- The cut and fill for the project is balanced
- There are no endangered species on-site, but there are wonderful wildlife viewing opportunities for visitors to the park
- The plans have also been submitted to the Michigan Department of Environmental Quality for their review and approval
- We are fully aware that the park is subject to periodic flooding and the pathway has been designed accordingly

Attached please find the following items for your review:

- Site Plan Review Application
- Special Use Permit Application
- Commission Review Amendment to the Master Plan Application, Sec. 61
- Building Permit Application for Grading Permit
- Formal letter from the Park Commission to the Planning Commission requesting a Special Use Permit
- Section 61 Review Application

Attached are the following additional items, per Rick Brown's request:

- Letter of grant approval from the Michigan Department of Natural Resources
- Meeting minutes from Park Commission and Township Board meetings indicating project approval
- Future master plan for Wonch Park

The pathway is just one feature of an overall master plan that was developed for Wonch Park in 2008. Future improvements include a parking lot expansion, new restroom facility, picnic shelter, river vista seating, and a canoe launch. Wonch Park is a well-used park and is one of the oldest within the park system. The pathway will provide paved access on the perimeter of the park and will also provide access to the existing play structure.

Thank you for your consideration.



**Michigan Department of Natural Resources  
Grant Application Narrative (Section B)**

**Wonch Park Pathway - Development Project - 2012  
Renovations to a Neighborhood Park**

**I. PROJECT JUSTIFICATION AND SUPPORT**

Wonch Park is a 15-acre urban park located in Meridian Township. The park is nestled in a bend of the Red Cedar River and serves as a popular destination for both general interest park users and those with specialized recreational interests. The park offers playground equipment, a restroom building, picnic shelter, horseshoe pits, sand volleyball, and a paved parking area. Wonch Park serves as a gateway to downtown Okemos and is a very popular spot for lunchtime visitors.

**The Wonch Park Pathway Development Project proposes to add a resource that allows park users to access a greater portion of the park while enjoying the natural beauty of the river. In addition, the paved pathway will provide a paved access route to the existing play area. At this point, there are informal, unpaved paths following the river. Our Parks and Recreation Master Plan strives to improve the accessibility of our parks, and this project is an important step toward that goal.**

**The scope items include a universally accessible, looped paved pathway designed to provide safe and accessible pedestrian circulation, nature appreciation, and exercise.**

These park improvements will provide a much needed feature for a popular and well loved urban neighborhood park that incorporates passive and active recreation opportunities for all ages and interests of the population. It will provide a close, valuable natural oasis that will be utilized by school groups, parks and recreation events, and on a walk-in basis by the general public.

As with many communities, participation from older age groups in programs tapers off as the participants age. Meridian Township is working to create and support healthy, active lifestyles for those who live, work, and visit our community. The Wonch Park pathway development project is the perfect opportunity to provide a recreational opportunity for all ages of the population. During these economically difficult times, maintaining and improving quality of life is an essential service to sustain and attract business and increase population. This project is important to that mission.

#### **A. Description of the need for this project**

##### **1. Lack of Paved Pedestrian Access in Park**

The proposed loop pathway will carry users around the perimeter of Wonch Park. This location and route was chosen because it is a heavily used park, but due to the lack of a pathway, many of the park users remain close to the parking area or play structure and are not able to appreciate the beauty of the river or gain exercise through walking on a pathway. In addition, it will provide improved access to the existing play structure, which is currently only accessible by crossing grass covered areas.

##### **2. Overall Future Site Plan**

The proposed pathway is an important feature of the long-term park re-development plan that will eventually include:

- New pavilion with electricity
- Accessible loop trail with benches
- Stream bank stabilization measures
- Fishing dock/canoe launch
- Parking lot expansion and resurfacing
- New restroom facility
- Landscaping
- Plaza area with seating

There are many improvements that are needed at this well-loved and well-used park, but for financial reasons, the township has decided that a phased approach with grant assistance will be the only way that the much needed park improvements will become a reality. Therefore, at this time, the paved pathway is the only scope item in this grant application.

**3. Need for Project Relative to Existing Facilities**

Overall, Meridian Township's parks are lacking in universally accessible, **paved** pathways. The parks in Meridian's system that offer **paved** pathways are the most popular destinations for walkers, runners, parents with small children in strollers, and general park users.

**4. Project Justification as Supported by the Master Plan**

The need for enhanced amenities for all ages of the population, such as paved pathways, is well documented and justified in the Parks and Recreation Master Plan on the following pages:

67, 78, 82, 86, 90, 92, 154, 155, 173, 175, 190, 192.

**5. Public Support**

According to our community survey from 2010, 88.2% of residents regularly participate in walking and hiking activities followed by biking, jogging and swimming. When asked to prioritize potential park additions, paved trails ranked fourth and river access areas ranked third. The full results of the survey may be found in the Parks and Recreation Plan on pages 67-83.

The Okemos Downtown Development Authority agreed that parks positively influence the vibrancy of a downtown area. They encouraged implementation of the Wonch Park renovation plan and supported direct connections to the downtown area from both Wonch and Ferguson Parks.

The president of the adjacent neighborhood association, Cedar Bend Heights, attended the Public Hearing for the Wonch Park Project and he expressed support. He believes it is a good plan to have an accessible pathway to the park and along the perimeter of the river.

Other general public meetings were held to obtain public input for the Parks and Recreation Master Plan. Attendees

identified multi-purpose trails or pathways as a priority for the parks system. The overall effort is to develop a system of non-motorized pathways that link the parks together.

**6. Grant History**

Meridian Township has been fortunate to receive a total of nineteen (19) grant awards between the years of 1972 and 2009 totaling \$1,587,616. 100% of park facilities receiving grant assistance are maintained and operate as public parks. There has recently been one conversion of parkland for alternative uses; and improvements that have been made meet/exceed ADA Accessibility Guidelines. Meridian Township has maintained its commitment to support its park system for public use for all persons for perpetuity. The most recent MNRTF development grant was received in 2009 in the amount of \$30,000, for development of a fishing dock in Central Park, Okemos, MI.

The status report for all grant-assisted parks and recreation facilities may be found in the Master Plan on pages 53-56. The list of Michigan Department of Natural Resources Grants awarded for parks in Meridian Township may be found on page 148 of the Master Plan.

**7. Collaboration with Adjacent Communities and Schools**

A description of the methods used to obtain input from adjacent communities and schools may be found on pages 65 and 66 in the Master Plan.

**8. Disability Advocacy Group Input**

In 2007, Meridian Township developed a Universal Access Advisory Board to help assess the accessibility status of our parks and to provide input on proposed park developments. The Board reviewed the Wonch Park Pathway conceptual plan and provided comments on the proposal. Comments included the following:

- *Anything that would entice children to play outside and use their physical bodies is sorely needed. I am personally somewhat alarmed at how many children I see that have limited exposure to physical movement opportunities (both parents working, video, TV, computer, ipods, gameboys etc are all too readily available). This creates not only gross motor problems, but can contribute to sensory and*

other developmental issues as well. Also, the fact that MI has one of the highest rates of childhood obesity (around 30%) tells us that we need to promote any and all types of movement opportunities for our youth.

- *The 8' paved loop trail would be great for accessibility - remember that for every 1" of rise or fall in the slope of the ground, you need a linear foot of "run" to accommodate for that 1" of change in slope for wheelchair users to be able to use the trail effectively and safely.*
- *I see the paved loop as opening the park up to individuals who use wheelchairs (power and manual), scooters, strollers, walkers - any form of wheeled mobility. It will also make it easier for individuals with health challenges that cause or contribute to balance issues or who are at risk of falls to have a safer environment from which to enjoy the park atmosphere (i.e. a paved trail is easier to negotiate than uneven, bumpy grass).*
- *Thanks for the info on the grant proposals. The summary is well written and includes ideas for updating the current structures as well as adding more accessible pathways. I would only add that there might be a table or tables accessible for wheelchair users both adults and children. Thanks for all your hard work!*
- *Now that I am retired, I have tried to walk the trails but found them to be arduous to navigate with the physical limitations associated with aging. Many of the trails are wet, muddy, and not well marked. I have recently had the opportunity to visit the Portland, Mi area and found the paved waterfront trails there much easier to walk, and there always seemed to be a bench to rest at just the "right place". Please consider introducing the possibility of trail improvement. I am sure that I am not the only retiree who would benefit from this type of improvement.*
- *A paved pathway will be a wonderful addition to the park. At this time, we are very limited*

*in the parks that we can visit, due to the lack of paved pathways.*

## **B. Site Conditions**

### **1. Past Use**

Meridian Township acquired the property, now known as Wonch Park, in the 1970's and the area was immediately converted into a park. Prior to that time it was home to Wonch Battery Company. We do not have knowledge of batteries being dumped or buried in the park and to the best of our knowledge; an environmental report has never been developed for the property.

We do not intend to excavate any areas of the park that are outside of the immediate vicinity of the proposed path. If in fact there are batteries or by-products buried on the park property, it is our opinion that a paved pathway will provide a barrier against the soil that will improve the safety of the park for visitors.

## **II. PROJECT DESCRIPTION**

### **A. Features of the Paved Pathway**

#### **1. Scope item of the park pathway project**

Approximately 2,055 lineal feet of 8' wide paved universally accessible asphalt pathway.

#### **2. Factors Considered in Site Selection Process & Universal Access Design Features**

Wonch Park was chosen for this park paved pathway development project because it is a heavily used, urban park that is in need of improvements. Because of its central location, the park is easily accessible to the community. This park is also unique in that it is located on the Red Cedar River, which is a very important natural resource in Meridian Township. This pathway is designed as an 8' wide asphalt surface with minimal slopes. It will provide universal access for all park users enjoying the natural beauty of the river. The paved pathway will provide universal access to the existing play structure, which is currently only accessible by crossing lawn.

The park plan presented strives to follow the Principles of Universal Design (equitable use, flexibility of use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, and size and space for approach and use).

**3. Persons with Disabilities**

According to the 2010 U.S. Census, 8.7% of Meridian Township residents were disabled. The sixty-five and older age group had the highest proportion of individuals who were disabled (36.4%). As shown in Table 3 in the 5-Year Parks and Recreation Plan, the proportion of individuals who have a disability increases with age. This pattern is consistent with Michigan overall. The needs of these individuals are also included in the preparation of the Recreation Master Plan.

**4. Site Access**

**Non-Motorized Access**

Wonch Park is located along the Red Cedar River, on Okemos Road. There are paved paths along Okemos Road for non-motorized transportation to the park. These paved sidewalks along Okemos Road connect with a larger network of non-motorized pathways leading to the park. There are sidewalks on Hamilton Road and Grand River Avenue that provide non-motorized access from nearby neighborhoods and commercial areas to the park.

Non-Motorized transportation is a strong priority for Meridian Township. As a result, we have over 80 miles of bicycle pedestrian pathways which are designed to ultimately connect our 904 acres of parks with our residential neighborhoods.

**Motorized Access**

There is an existing paved parking area within the park that has designated accessible parking spaces. There are also ramps and walkways that provide safe, universal access from parking spaces to the restrooms.

**Public Transportation**

The site is located on the Capital Area Transportation Authority (CATA) bus route.

**5. Natural Resource Protection**

This project will improve access to one of Meridian Township's most valued natural resources, the Red Cedar River. The paved pathway meanders through the site, beneath the shade of mature trees and will offer park users glimpses of the beautiful river and vegetation along the riverbanks. The design requires the removal of few or no trees and will generally follow the existing topography of the park.

**6. Park Maintenance**

We do not foresee a drastic increase in the maintenance budget once the park is developed as we maintain the site currently. Maintenance of the pathway will be provided by the Meridian Township Parks and Grounds Maintenance Division of the Parks and Recreation Department. Maintenance items for the pathway are minimal and will include clearing of any brush or branches after storms, general mowing in the park, trash removal and any necessary repairs. Additional expenses for maintenance will be absorbed by the Park Millage.

We also have a Friend of the Park Program that formally assigns groups and individuals to a wide variety of park maintenance and improvement responsibilities such as park and trail clean up, trimming, invasive species pulls, cleaning of the bluebird boxes and assistance with our recreation programs. Such volunteerism by individual township residents is an integral component of our parks system. They provide many services such as park and trail clean up, trimming, and assistance within our recreation programs.

**7. Environmental Design**

Aspects of environmental design that were considered when developing the plans for Wonch Park include the following:

- The pathway will generally follow the existing topography of the land, therefore, requiring less impact to the land.
- The pathway is located within a park that has existing infrastructure, therefore minimizing the amount of additional required impervious surface.
- The site is accessible via existing and/or proposed non-motorized transportation routes

8. **Methods for Promoting and Publicizing Project**

The addition of the pathway to Wonch Park will be communicated to the general public through a variety of measures including:

**Family Fun Guide** – The Meridian Township Parks and Recreation Family Fun Guide is published twice each year (Spring/Summer, and Fall/Winter). The Family Fun Guide, mailed to 22,000 households, businesses and PO Boxes in Meridian Township, serves as the primary information source for programs, special events, facilities, and general Township news. The Guide is also available at the Township Hall, Meridian Service Center, Okemos, Haslett, East Lansing and Lansing Libraries, Harris Nature Center and Snell-Towar Recreation Center. According to the 2010 Community Survey, a total of 81.9% of residents surveyed said they obtained their information from this source.

**Email** – The Department utilizes email as a communication and promotional tool to program participants. Email, social media, website and Active Net have taken the place of flyers to elementary schools (which were once the most effective promotional method). Flyers to schools are still utilized, but on a very limited basis.

**Active Net** – Active Net is the online registration program the Department utilizes that also provides credit card registration. This program provides direct marketing opportunities per demographic (when needed) via broadcast email through the system of current and former program participants.

**HOM-TV 21 (Haslett, Okemos, Meridian TV)**- Meridian Township has its own cable access channel together with programming staff who produce promotional shows and program coverage, as well as text information.

**Social Media – (Website/Facebook/Twitter ([www.meridian.mi.us](http://www.meridian.mi.us)))** – The Meridian Township website has improved greatly over the last five years since Department staff has obtained the ability to update and download information. This has led to more effective reporting and promotion of programs and activities. The

Department also participates on Facebook and Twitter which has assisted in reaching the younger population.

**Press Releases** – Press releases about parks and recreation programs are published on a regular basis to all local media outlets including the Lansing State Journal, Towne Courier, State News, local radio and TV stations.

**Radio and TV Interviews** – Parks and Recreation staff are regularly interviewed regarding current programs and activities on local TV and radio stations.

**Word-of-Mouth** – The Department relies on recommendations from current and former participants and its local partners to build interest and awareness of parks and recreation programs.

**9. Incorporating Public Input into Design**

Many helpful comments were received during park commission meetings that have been included the review of this project and also by conversations with park users. Overall, the proposed park improvements have met favorable approval from the public.

Items reviewed included the following:

1. Access routes to the park
2. Accessible connections and walkways between park elements and parking areas
3. Proposed pathway design
4. Proposed pathway location

The site plan for the pathway was designed based on comments received from the general public, park commissioners, and local park users.

**Opposition to the Park Improvements**

We received opposition to the project from two residents:

1. The first form of opposition was in the form of a letter from a resident who lives adjacent to the park, (letter is attached to this application). To summarize, the resident stated that the park lies within a floodplain, therefore; the soils and plant communities are fragile and cannot handle pedestrian traffic. The resident has concerns about

the necessity for a paved pathway within a park and also for the ramifications that improvements to the park may bring (concern is that it may attract high school level or University level young people who will hold social gatherings).

2. Another nearby neighbor attended the Public Hearing and stated that rather than providing paved access in Wonch Park, that we should advise park visitors to drive to Cornell Elementary School, (approximately three miles east of Wonch Park), or to Ingham County's Hawk Island Park (approximately nine miles west of Wonch Park) and utilize their paved pathways. This resident also voiced concern that the park has poison ivy and over the fact that the park seasonally floods and a pathway may not be able to endure the wet conditions.

#### **Township Response to Opposition**

Park Commissioners and township staff have responded to the opposition, stating that it is not uncommon for parkland to exist in areas that are seasonally wet and that the seasonal flooding will be taken into account when developing the construction plans for the path.

There are many examples of very successful and well-used paved pathways within floodplains (Hines Drive along the Rouge River, the Lansing River Trail, etc.)

One of our goals in the Parks and Recreation Master Plan, and also within the Township Board's goals and ends statement, is to improve accessibility of our parks. Currently there is an informal trail being used by the public, and this proposal offers a safe, paved access that may open up the park to more users.

A second goal is to promote a walk-able community. This pathway is important to both of those goals. Although we commonly share resources with adjacent communities and other municipalities, we do not feel that residents should have to drive in their car for the purpose of recreating.

#### **10. Public Notifications**

Improvements to Wonch Park have been in public documents for over 10 years including the Parks and

## Recreation Master Plan and the Township's Public Improvement Program.

The following methods were utilized to publicize the proposed Wonch Park Pathway Development Project:

1. Televised Park Commission Meetings (second Tuesday of each month and replayed four times per week). The public hearing for the Wonch Park Pathway was held on February 14, 2012.
2. Televised Township Board Meeting (first and third Tuesday of each month and replayed four times per week). The Township Board passed a resolution to support the park grant on March 6, 2012.
3. Letters were mailed to all residents within 500' of the park
4. Presentations to Okemos Kiwanis Club and the Okemos/Rotary Club regarding park projects.
5. Meridian Township Parks and Recreation "Family Fun Guide" (mailed twice per year to all Township residents).

### **11. Crime Prevention Measures**

The improvements to the park have been designed to ensure the health, safety, and welfare of the users. The pathway is within full view of the existing parking lot; therefore allowing maximum visibility for safety. In addition, our police cadets act as park rangers during the summer months and provide additional security and public safety presence in all of our parks.

## **III. Natural Resources Access and Protection**

### **A. Natural Features**

This project strives to improve access and appreciation of one of Meridian Township's most valued natural resources, the Red Cedar River. The paved pathway is designed to meander along the river, beneath the shade of mature trees and will offer park users glimpses of the beautiful river and vegetation along the riverbanks. As stated above, the proposed pathway is an important feature of the long-term park re-development plan that will eventually include amenities that offer park users better access to the Red Cedar River. These amenities include a fishing dock, canoe launch, stepped seating areas along the river, and other park improvements.

**B. Anticipated Impact on the Natural Resources**

We do not anticipate any negative impacts on the natural resources of the site. Impervious material is kept at a minimum; therefore, the additional stormwater runoff will be nominal and will be reabsorbed by the large areas of open space within the park. There is a minimum 25 foot wide buffer with established vegetation, between the proposed pathway and the edge of the river.

**C. Greenspace Plan**

Wonch Park is identified as a hub along a "Priority Conservation Corridor" in the township's Greenspace Plan. The Priority Conservation Corridors (PCC) are the backbone of the Greenspace Plan. They are a network of ecologically significant open spaces. Their primary purpose is to provide and link wildlife habitat, protect water quality and preserve the natural character of the Township. The Greenspace Plan suggests that existing township parks should act as hubs for the Priority Conservation Corridors and destination points for the non-motorized system.

The private consulting firm, Greenway Collaborative, Inc., prepared The Meridian Township Greenspace Plan in May 2004. The plan grew out of Township residents' wishes to protect the area's natural resources while accommodating new development. There is a desire that growth come not at the expense of water quality, natural systems, and wildlife, rather, that new development be used as a tool to permanently protect key natural and cultural resources and enhance the Township's sense of place.

The plan outlines ways in which growth and development in the Township can continue to occur while simultaneously protecting the natural systems and community character of the Township. The Greenspace Plan is multi-faceted, reflecting the input of the citizens of Meridian Township. It is structured to preserve and enhance the community character by establishing a green space system that incorporates:

- Wildlife corridors that link existing natural preserves
- Scenic roadways that preserve views of natural areas
- Key waterways, adjacent wetlands and upland buffers
- Walking and biking routes that link parks, schools and other community resources
- Agricultural lands

According to the Greenspace Plan, green-spaces and pathways must remain interconnected in order to be functional to both people and wildlife. This plan identifies key areas in Meridian Township to preserve and to maintain the health of the entire system. The vision of the plan is to “provide a network of green spaces and non-motorized linkages that will protect and connect valued natural and cultural resources, provide linkages to adjacent communities, and improve the quality of life for Township residents.” The entire Greenspace plan can be viewed on the township website at [www.meridian.mi.us](http://www.meridian.mi.us).

#### **IV. ADDITIONAL INFORMATION**

##### **A. Entrance Fees**

Meridian Township Parks and Recreation Department does not charge entrance fees to utilize park facilities or have a “residents only” policy. All Meridian Township parks are open to the public from dawn to dusk. Also, Meridian Township has never closed, sold, or transferred control of any parkland or recreation facility on its park system.

##### **B. Sale of Parkland**

In 2011, Meridian Township sold 0.47 acres of parkland within Legg Park as part of a boundary correction. This boundary correction was approved by the National Park Service. Legg Park was partly developed through the assistance of a Land and Water Conservation Fund Grant, project number 26-01101, awarded in 1980. The land that was sold was being encroached upon by adjacent neighbors in the form of mowed lawn, electric dog fencing, and flower gardens. The land was appraised and sold for \$13,300. Proceeds from the sale are designated for Legg Park Improvements.

#### **V. CONCLUSION**

The Wonch Park Pathway Development Project is being proposed for Department of Natural Resource Trust Fund Grant consideration for a number of reasons:

- Wonch Park is a popular urban park in our community and the disabled community is not currently able to access the majority of the park, due to the lack of a paved pathway.
- Wonch is located within an urban setting, therefore the paved pathway will promote an outdoor recreational experience to a greater number of park users.
- The Red Cedar River is an important part of Michigan’s natural history. By improving access to the river, we will assist in the

effort to continue the history of environmental stewardship of our state.

- The pathway will open up the park to a broader range of users, thus allowing for an increased use of the already popular park and increased opportunity for nature appreciation.
- The pathway will greatly enhance the park, and will allow our Parks and Recreation Department and the local schools a location to provide outdoor environmental education.
- According to our community survey from 2010, 88.2% of residents regularly participate in walking and hiking activities followed by biking, jogging and swimming.
- To enhance local recreational opportunities as the cost of travel increases and residents seek places closer to home. This can also be seen as an energy conservation feature of the project.
- To secure the “critical mass” of funds required to develop this park. Our very small local park millage is severely stretched and is by itself not able to support this park development without substantial outside funding assistance.

Meridian Township Parks and Recreation

WONCH PARK  
PATHWAY  
2012



# Attachment #4b

## Support from Parks and Recreation Master Plan

- Parks and Recreation Master Plan (select pages)

## B. Overall Summary of Community Input

### 1. Survey Results Charts

- Figure 10 -

Do you or any members of your household participate in the following leisure/free time activities (in Meridian Township parks or elsewhere)? Check all that apply.

ACTIVITY	PERCENT	RESPONSES
* Walking/hiking	88.2% *	938
Visiting Farmers' Market	77.2%	821
Attending festivals or special events	60.7%	646
* Biking (paved trails or street)	53.7% *	571
Visiting museums, historic sites, exhibits	50.9%	542
* Nature observation	50.3% *	535
Picnicking in park	43.5%	463
Dog walking	39.3%	418
Playing on playgrounds in parks	38.9%	414
Jogging/running	38.4%	409
Swimming	35.6%	379
Community service/volunteering	31.4%	334
Fitness/wellness programs (aerobics, yoga)	30.7%	327
Performing arts	28.4%	302
Sledding/tobogganing	27.8%	296
Kayaking/canoeing	26.0%	277
Nature center events/classes/camps	24.4%	260
Golf	24.3%	259
Soccer	24.1%	256
Fishing	18.8%	200
Baseball/softball/kickball	17.8%	189
Ice skating sports (hockey, ice skating)	16.2%	172
Mountain biking	15.5%	165
Basketball	15.1%	161
Racquet sports (tennis, racquetball)	14.4%	153
Studio arts (painting, sculpting, drawing)	13.4%	143
Football	9.8%	104
Frisbee/disc golf	9.0%	96
Volleyball	8.5%	90
Inline skating	7.7%	82
Hunting	7.3%	78
Horseback riding	5.6%	60
Skateboarding	4.0%	43
Lacrosse	3.9%	41
<b>Total Number of Respondents</b>		<b>1,064</b>

Residents in Meridian Township are very active. 88.2% participate in walking and hiking activities followed by biking, jogging and swimming. They also enjoy many cultural activities such as visiting the Farmers' Market (77.2%), attending festivals and visiting museums, historic sites and exhibits. Cross-country skiing was also noted as a very popular activity.

- Figure 21 -

Generally speaking, how would you prioritize the need for each of the following additions?

Priority	Park Addition
1	Restrooms
2	Unpaved Trails
3	River Access Areas
* 4	Paved Trails *
5	New Farmers' Market
6	Trail Signage
7	Neighborhood Parks
8	Playgrounds
9	Community Gardens
10	Land Acquisition
11	Recreation Center
12	Dog Park
13	Picnic Pavilions
14	Sledhill Improvements
15	Ice Rink
16	Flower Gardens
17	Mountain Bike Trails
18	Outdoor Pool
19	Soccer/lacrosse Fields
20	Indoor Pool
21	Fishing Opportunities
22	Splash Pad
23	Baseball/softball
24	Tennis Courts
25	Indoor Basketball
26	Skate Park
27	Meeting/Classroom space
28	Disc Golf Course

## 2. Overall Summary of Community Input

Nearly 1,200 people provided input into the plan which demonstrates the interest, and in many cases, the passion Meridian Township residents have for their parks, natural areas and recreation programs and services. First, Meridian Township residents love their community and have a great deal of pride and interest in their township. Second, township residents value their parks, natural areas and recreation programs offered by the Meridian Township Parks and Recreation Department. During these tough economic times, the fact that 70% of those surveyed would support a new park recreation Millage is testament to residents' satisfaction with the programs and services provided. Parks with the most recreational services seem to be the most popular, but the amount of residents who visited the nature center and natural areas in the township speak to the desire for public natural areas. The Farmers Market is also a highlight for the department with 79% of residents surveyed saying they visited the farmers market.

Residents gave top ratings to the areas of maintenance, amenities, safety, convenience, and overall quality of parks and were equally satisfied with recreation programs and services. Support was received from residents representing active forms of recreation such as youth sports, bicycling and skate parks; to more passive forms of recreation such as walking, hiking, canoeing and nature observation; to strong support for our cultural areas such as the Meridian Historical Village, Farmers' Market and Harris Nature Center. Also receiving support were the addition of park amenities including year-around bathrooms, dog park, drinking fountains, pavilions, skate park, indoor basketball facility, disc golf course, dugouts, maintenance storage buildings, playground equipment and a splash pad. Recreation also received strong kudos from the community who supports activities that encourage physical fitness, health, nutrition and environmental education.

Local government and school officials all agreed that cooperation and collaboration are essential for successful continuation of providing leisure and enrichment opportunities and support facilities. There tended to be agreement that replacing full-time staff with contractual workers would result in greater difficulties and challenges than would justify any perceived saving.

\* The Okemos Downtown Development Authority agreed that parks positively influence the vibrancy of a downtown area. They also encouraged implementation of the Wonch Park renovation plan and supported direct connections to the downtown area from both Wonch and Ferguson Parks. \*

## VII. Goals and Objectives

The Meridian Township parks, recreation and open space system exists to serve the needs and desires of the residents of the Township and the Meridian community by providing a full spectrum of recreational opportunities, while enhancing the visual quality of neighborhoods and the Township as a whole. Historically, Meridian Township's parks, recreation and open space system has been looked upon as one of the most important elements in the quality of life for Meridian Township residents.

The Park and Recreation system-wide goals have not changed that significantly from the previous plan. This is because after gathering the public input, staff recognized that even though some issues have changed, the overriding goals and objectives are still relevant and respond to the desires and concerns of residents today.

### A. GUIDING PRINCIPLES AND PHILOSOPHIES

1. Provide accessible facilities and leisure opportunities for all persons regardless of their physical and socio-economic characteristics.
2. Efficiently employ Township resources, in concert with other public, private and volunteer resources, to provide a wide range of recreation and leisure opportunities and avoid duplication of services where unnecessary.
3. Actively seek the most appropriate acquisition and uses of community open space and natural features to meet the community's needs for active, structured recreation, as well as passive enjoyment of the out-of-doors.
4. Plan for the continued availability of financial, physical and personnel resources to support the parks and recreation system.

### B. GOALS AND OBJECTIVES

1. **Accessibility**
  - a. Increased multi-use trails in parks and natural areas.
  - \* b. Improved trail maintenance and trail signage.
  - c. Improve amenities for universal access in all park facilities.
  - d. More year-around restrooms in parks.
  - e. More benches along trails and pathways.
  - f. Improve connectivity between parks.

### 1. Restrooms

The highest priority identified during the public input process was the development of restroom facilities. The CIP also recognizes this priority, and proposes new or renovated restroom buildings as a part of future development projects in the following parks: Central Park, Harris Nature Center, Hillbrook Park, Legg Park South, and North Meridian Road Park. Plans for an environmentally friendly, year-round restroom building in North Meridian Road Park are currently being developed and will be constructed in 2011.

### 2. Trails/Pathways

\* Another item identified during the public input process was the continued development of multi-purpose trails or pathways in existing parks and pathways that link the parks together. This will provide non-motorized access to parks and recreation facilities to satisfy the needs of pedestrians, bicyclists and joggers, and to facilitate use of natural areas, including the Meridian Riverfront Park. Walking, hiking, and bicycling were identified as some of the most popular leisure activities in the community survey and during other public meetings. Enhancing the trails would also serve persons with disabilities and bicycle commuters by providing much improved access through the parks. Also a priority is improved trail maintenance, better trail signage and more benches. The Township's non-motorized bicycle/pathway plan typically constructs paths alongside roadways, but there are many opportunities to extend these pathways into the park system to create a large network of trails. In addition, Ingham County is also developing the "Heart of Michigan Trail" in Meridian Township and adjacent communities (See Appendix A).

### 3. Parks and Facilities Improvement and Maintenance

#### a. Central Park

The Farmers' Market is located in Central Park, which is also home to some of our most popular athletic fields, paved and unpaved trails, Nokomis Learning Center, and the Meridian Historical Village. Central Park has been called the "Heart of Meridian" and is well-loved and well-used by many residents. In order to continue to meet the recreational needs of the residents, a master plan will be developed to evaluate opportunities for:

- Universal accessibility
- Farmers' Market expansion
- Greater use of water features
- Multi-use trails
- Recreation Center
- Splash pad
- Skate park
- Restroom building
- Other outdoor recreation facilities

- All-seasons pavilion for winter warming area, cross-country ski rental and concessions
- Sled hill improvements including lights, tubing area with tow-rope
- Trail improvements and signage
- Expanded parking
- Landscaping.

\*

**f. Wonch Park Improvements**

Wonch Park is located on Okemos Road and the Red Cedar River within the Okemos DDA District. Implement the Master Plan which includes:

- New pavilion with electricity
- \* ▪ Accessible loop trail with benches
- Stream bank stabilization improvements
- Fishing dock/canoe launch
- Parking lot expansion and resurfacing
- New restroom facility
- Landscaping
- Plaza area with seating
- Connector trail to downtown Okemos

**g. Hartrick Park Phase II**

Phase I of Hartrick Park was completed in 2004 with grant assistance from MNRTF. Phase II is a continuation of the plan including:

- Accessible pathways/trail improvements
- Dugouts
- Maintenance/concession building.

**h. Hillbrook Park**

Future plans include:

- Restroom building
- Trail improvements and signage
- New playground
- Landscaping

**i. Marshall Park**

Plans include:

- Accessible loop trail
- New Playground Equipment
- Skate Park
- Landscaping

**j. Meridian Riverfront Park**

Meridian Riverfront Park extends along the Red Cedar River for approximately 2.5 miles. Plans include:

(2011-2017 CAPITAL IMPROVEMENT PROGRAM)

PROJECT	DESCRIPTION	TOTAL	2011	2012	2013	2014	2015	2016	BEYOND (Maintenance, New Staff, Equipment 2011-2016)
Van Atta Bridge Pathway	Construct a pedestrian pathway under the bridge on Van Atta Road at the Red Cedar River next to the Harris Nature Center.	\$80,000	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0
Wonch Park improvements	Renovate facilities at Wonch Park, 4545 Okemos Road, Okemos, including a new pavilion, accessible pathways, utilities, benches, streambank improvements, fishing dock/canoe launch and expand and resurface parking lot.	\$659,000	\$0	\$260,000	\$75,000	\$216,000	\$108,000	\$0	\$0
<b>Parks &amp; Recreation Total</b>		<b>\$8,239,700</b>	<b>\$278,000</b>	<b>\$724,500</b>	<b>\$1,969,200</b>	<b>\$1,094,000</b>	<b>\$496,500</b>	<b>\$3,630,000</b>	<b>\$47,500</b>



Capital Improvement Program – Funding Summary

PROJECT NAME	GENERAL REVENUE	SERVICE FEES	UTILITY REVENUES	RESTRICTED FUND	MILLAGE	GENERAL OBLIGATION BONDS	REVENUE BONDS	SPECIAL ASSESSMENTS	FEDERAL GRANT IN AID	STATE GRANT IN AID	RE-SERVE FUND	OTHER	TOTAL
Central Park Improvements	\$300,000	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$1,200,000	\$1,200,000	\$0	\$36,000	\$3,736,000
Glendale Cemetery Improvements	\$7,000	\$0	\$0	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Glendale Cemetery Road	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Harris Nature Center Enhancements	\$0	\$0	\$0	\$0	\$79,500	\$0	\$0	\$0	\$0	\$381,000	\$0	\$63,900	\$524,400
Hartick Park Development Phase II	\$0	\$0	\$0	\$0	\$58,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$208,000
Hilbrook Park Improvements	\$40,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	\$160,600
Legg Park South Development	\$0	\$0	\$0	\$0	\$86,750	\$0	\$0	\$0	\$0	\$348,750	\$0	\$40,000	\$475,500
Marshall Park Improvements	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$360,000
Meridian Riverfront Park Trail Improvements	\$0	\$0	\$0	\$0	\$108,000	\$0	\$0	\$0	\$0	\$324,000	\$0	\$0	\$432,000
New Pavilion Nancy Moore Park	\$0	\$0	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$65,000	\$0	\$0	\$130,000
North Meridian Road Park Improvements	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$210,000
Orlando Park Trail Development	\$0	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000
Snell Toward Recreation Center Improvements	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Townes Rd Park Development (Applegate)	\$0	\$0	\$0	\$0	\$421,200	\$0	\$0	\$0	\$0	\$500,000	\$0	\$300,000	\$1,221,200
Van Alta Bridge Pathway	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$80,000
Wolch Park Improvements	\$59,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$100,000	\$659,000
<b>Parks &amp; Recreation Total</b>	<b>\$456,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,051,450</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,245,000</b>	<b>\$3,738,750</b>	<b>\$0</b>	<b>\$839,900</b>	<b>\$8,331,700</b>



4. Do you or any members of your household participate in the following leisure/free time activities (in Meridian Township parks or elsewhere)? Check all that apply.

		Response Percent	Response Count
*	Walking/hiking	88.2%	938
	Jogging/running	38.4%	409
	Baseball, softball, kickball	17.8%	189
	Soccer	24.1%	256
	Football	9.8%	104
	Basketball	15.1%	161
	Golf	24.3%	259
	Lacrosse	3.9%	41
	Racquet sports (tennis, racquetball...)	14.4%	153
	Ice skating sports (hockey, ice skating...)	16.2%	172
	Swimming	35.6%	379
	Fitness/wellness programs (aerobics, yoga)	30.7%	327
	Inline skating	7.7%	82
	Skateboarding	4.0%	43
	Biking (paved trails or street)	53.7%	571
	Mountain biking	15.5%	165
	Picnicking in park	43.5%	463
	Playing on playgrounds in parks	38.9%	414
	Frisbee/disc golf	9.0%	96
	Dog walking	39.3%	418
	Kayaking/Canoeing	26.0%	277

5. Generally speaking, how would you prioritize the need for each of the following park additions?

	High	Medium	Low	Rating Average	Response Count
New Farmers' Market facility	28.8% (296)	37.6% (386)	33.6% (345)	2.05	1,027
Neighborhood parks	27.3% (273)	36.9% (369)	35.9% (359)	2.09	1,001
Splash pad	14.9% (145)	24.5% (238)	60.6% (590)	2.46	973
Skate park	7.9% (76)	28.9% (280)	63.2% (612)	2.55	968
Indoor basketball facility	11.3% (109)	23.6% (228)	65.2% (631)	2.54	968
Recreation center	22.1% (216)	37.9% (371)	40.0% (392)	2.18	979
Playgrounds	24.1% (232)	42.0% (405)	33.9% (327)	2.10	964
* River access areas	34.0% (338)	39.4% (392)	26.6% (264)	1.93	994
Restroom buildings	38.1% (376)	41.7% (412)	20.2% (199)	1.82	987
Dog park	26.4% (263)	26.1% (260)	47.5% (473)	2.21	996
* Paved trails	30.7% (307)	35.7% (357)	33.7% (337)	2.03	1,001
Unpaved trails	32.0% (319)	43.0% (428)	25.0% (249)	1.93	996
Mountain bike trails	16.5% (160)	32.9% (320)	50.6% (492)	2.34	972
Picnic pavilions	17.2% (167)	43.3% (421)	39.6% (385)	2.22	973
Sledhill improvements	18.5% (181)	39.5% (386)	41.9% (409)	2.23	976
Ice skate rink	20.3% (198)	35.0% (341)	44.7% (435)	2.24	974
Baseball/softball fields	11.0% (105)	32.6% (312)	56.5% (541)	2.46	958
Soccer/lacrosse fields	14.2% (136)	29.7% (284)	56.1% (537)	2.42	957
Flower garden areas	16.9% (164)	36.6% (356)	46.6% (453)	2.30	973
Trail signage	27.2% (268)	39.5% (389)	33.3% (328)	2.06	985
Tennis courts	10.3% (99)	32.7% (315)	57.0% (549)	2.47	963
Indoor swimming pool	17.9% (174)	21.6% (210)	60.5% (589)	2.43	973
Outdoor swimming pool	18.1% (177)	24.7% (241)	57.2% (559)	2.39	977

TO: Meridian Charter Township

FROM: Water Resources Division  
Michigan Department of Environmental Quality

DATE: April 18, 2014

SUBJECT: Notice of Application Received  
File Number 14-33-0007-P

Enclosed for your information is an application for permit under consideration by the Michigan Department of Environmental Quality (MDEQ), Water Resources Division, for alteration or occupation of a floodplain in accordance with Rule 323.1313 promulgated under the authority found in the State's Floodplain Regulatory Authority of Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Our normal review of permit applications considers the effects that the encroachment will have on flood stage or discharge characteristics, but does not consider the effect that the proposed project will have on the local community development and land use patterns.

If you would like additional information regarding this application, contact your local floodplain engineer, Donna Cervelli, at 517-243-6951; [cervellid@michigan.gov](mailto:cervellid@michigan.gov); or MDEQ, WRD, Lansing District Office, 525 West Allegan, 1<sup>st</sup> Floor-North, Lansing, Michigan 48933-1502.

All correspondence should reference File Number 14-33-0007-P.

Enclosure

cc/enc: Ingham County Health Department  
Ingham County Drain Commissioner



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DEQ File Number <b>14-33-0007</b>
Fee received \$ <b>\$100.00 CC</b>

AGENCY USE	Previous USACE File Number
	USACE File Number

Date Received

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

- All items in Sections 1 through 9 are completed.
- Project-specific Sections 10 through 20 are completed.
- Dimensions, volumes, and calculations are provided for all impact areas.
- All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included.
- Map, site plan(s), cross sections; one set must be black and white on 8-1/2 by 11-inch paper; photographs.
- Application fee is attached.

**1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see [www.mcol.state.mi.us/wetlands/](http://www.mcol.state.mi.us/wetlands/)**

Project Address (road, if no street address) <b>Wonch Park, 4655 Okemos Road</b>	Zip Code <b>48864</b>	Municipality (Township/Village/City) <b>Meridian</b>	County <b>Ingham</b>
Property Tax Identification Number(s) <b>21-451-004</b>	Latitude <b>42.714796 N</b>	Township/Range/Section (TRS) <b>T 4 N or S; R 1W E or W;</b>	
Subdivision/Plat and Lot Number	Longitude <b>-84.431091 W</b>	Sec <b>21</b> OR Private Claim # _____	

**2 Applicant and Agent Information**

Owner/Applicant (individual or corporate name) <b>Meridian Charter Township</b>	Agent/Contractor (firm name and contact person) <b>LuAnn Maisner, Director of Parks and Recreation</b>
Mailing Address <b>5151 Marsh Road</b>	Mailing Address <b>5151 Marsh Road</b>
City <b>Okemos</b> State <b>MI</b> Zip Code <b>48864</b>	City <b>Okemos</b> State <b>MI</b> Zip Code <b>48864</b>
Contact Phone Number <b>517-853-4604</b> Fax <b>517-853-4099</b>	Contact Phone Number <b>517-853-4604</b> Fax <b>517-853-4099</b>
Email <b>maisner@meridian.mi.us</b>	E-mail

No  Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.

Property Owner's Name (if different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

**3 Project Description**

Project Name <b>Wonch Park Pathway</b>	Preapplication File Number <b>- - -P</b>
Name of Water body <b>Red Cedar River</b>	Date project staked/flagged <b>July/August 2014</b>

<p>The proposed project is on, within, or involves (check all that apply)</p> <p><input type="checkbox"/> an inland lake (5 acres or more) <input type="checkbox"/> a Great Lake or Section 10 Waters</p> <p><input type="checkbox"/> a pond (less than 5 acres) <input type="checkbox"/> a wetland</p> <p><input type="checkbox"/> a stream, river, ditch or drain <input checked="" type="checkbox"/> a 100-year floodplain</p> <p><input type="checkbox"/> a legally established County Drain <input type="checkbox"/> a dam</p> <p>Date Drain was established _____ <input type="checkbox"/> a designated high risk erosion area</p> <p><input type="checkbox"/> a channel/canal <input type="checkbox"/> a designated critical dune area</p> <p><input type="checkbox"/> 500 feet of an existing water body <input type="checkbox"/> a designated environmental area</p>	<p>Project Use</p> <p><input type="checkbox"/> private</p> <p><input type="checkbox"/> commercial</p> <p><input checked="" type="checkbox"/> public/government</p> <p><input type="checkbox"/> project is receiving federal/state transportation funds</p> <p><input type="checkbox"/> Wetland Restoration</p> <p><input type="checkbox"/> other</p>
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Indicate the type of permit being applied for:  General Permit  Minor Project  Individual (All other projects.) ➔ See Appendix C.

Written Summary of All Proposed Activities **This project is a Michigan Natural Resources Trust Fund grant project that will construct an 8 foot wide bituminous pedestrian/bicycle pathway in a public park. The proposed pathway will meander along the Red Cedar River. There is a minimum of a 25 foot wide vegetative buffer between the pathway and the top of bank. The proposed pathway includes nine inches of aggregate base and three inches of asphalt.**

Construction Sequence and Methods **Place SESC measures, strip topsoil, place and compact aggregate base, pave, restore, remove SESC measures.**



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

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.  
*This project is a Michigan Natural Resources Trust Fund grant project that will construct an 8 foot wide bituminous pedestrian/bicycle pathway in a public park. The proposed pathway will meander along the Red Cedar River. There is a minimum of a 25 foot wide vegetative buffer between the pathway and the top of bank. The proposed pathway includes nine inches of aggregate base and three inches of asphalt. The pathway will be connected with the existing Township pathway system in a subsequent phase.*

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.  
*The recreational area of the park is within the floodplain/floodway so locating the pathway in a different area would not move the pathway outside of the floodplain. There is a natural vegetative buffer between the pathway and the river edge. Pervious pavement is not an option due to initial cost and future maintenance costs.*

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

Names of roads of closest intersection *Okemos Road and Mt. Hope Road*

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *Proceed north across the Red Cedar River bridge, turn left into the first driveway on the west side of Okemos Road.*

Description of buildings on the site (color; 1 or 2 story, other) *small brick restroom building*

Description of adjacent landmarks or buildings (address; color; etc) *Park is on the west side of Okemos Rd and the north side of the river*

How can your site be identified if there is no visible address? *There is a large wooden sign that says, "Wonch Park" and a brown metal sign that says "Park Entrance."*

**6 Easements and Other Permits**

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

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

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Meridian Township	SESC, Special Use permit, Site Plan Approval		3/2014		
Meridian Township	Grading Permit		3/2014		

**7 Compliance**

If a permit is issued, when will the activity begin? (M/D/Y) *8/2014* Proposed completion date (M/D/Y) *9/2014*

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

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

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

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

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

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

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



**9 Applicant's Certification** *Read carefully before signing.*

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

<input type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input checked="" type="checkbox"/> Corp. or Public Agency / Title	Printed Name <i>LuAnn Malsner</i>	Signature	Date <i>3/28/14</i>
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**10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains**

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

**Water Level Elevation**

On inland waters  NGVD 29  NAVD 88  other Observed water elevation (ft) **831.37** date of observation (M/D/Y) **9/2013**  
 On a Great Lake  IGLD 85  surveyed  converted from observed still water elevation.

**A. PROJECTS REQUIRING FILL** (See All Sample Drawings)

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

Purpose	<input type="checkbox"/> bioengineered shore protection	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> crib dock
	<input type="checkbox"/> riprap	<input type="checkbox"/> seawall	<input type="checkbox"/> swim area	<input checked="" type="checkbox"/> other <i>floodplain fill</i>	
Dimensions of fill (ft) Length <b>2100</b> ft Width <b>8</b> ft Maximum Depth <b>12"</b>	Total volume (cubic yards) <b>622 cy</b>	Volume below OHWM (cubic yards)			
Maximum water depth in fill area (ft) <b>0</b>	Area filled (sq ft) <b>16,800</b>	Will filter fabric be used under proposed fill? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)			

Fill will extend **0** feet into the water from the shoreline and upland **0** feet out of the water.

Type of clean fill  peastone %  sand %  gravel %  other *asphalt*

Source of clean fill  commercial  on-site  other ➔ If on-site, show location on site plan.  
 ➔ If other, attach description of location.

**B. PROJECTS REQUIRING DREDGING OR EXCAVATION** (See Sample Drawings)

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

Purpose	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> maintenance dredge
	<input type="checkbox"/> navigation	<input type="checkbox"/> pond/basin	<input checked="" type="checkbox"/> other <i>floodplain excavation</i>	
Dimensions (ft) Length <b>2100</b> Width <b>8</b> Maximum Depth <b>12"</b>	Total volume (cu yds) <b>622 cy</b>	Volume below OHWM (cu yds)		
Has this same area been previously dredged?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:		
Will the previously dredged area be enlarged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?		
Is long-term maintenance dredging planned?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?		

Dredge or Excavation Method  Hydraulic  Mechanical  other

Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input checked="" type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.
	For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, provide test results with a map of sampling locations.

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

Riprap water ward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Type and size of riprap (inches) <input type="checkbox"/> field stone <input type="checkbox"/> angular rock <input type="checkbox"/> other	Will filter fabric or pea stone be used under proposed riprap? <input type="checkbox"/> No <input type="checkbox"/> Yes, Type



**13 Floodplain Activities** (See Sample Drawing 5 and others. Complete other applicable sections.)

- For more information go to [www.mi.gov/floodplainmanagement](http://www.mi.gov/floodplainmanagement). This site also lists the projects and requirements for an expedited floodplain review under "Expedited Review Information for Minor Floodplain Projects."
- Examples of projects proposed within the non-floodway portions of the 100-year floodplain which may qualify for an expedited review: Open pile decks and boardwalks; residences; commercial/industrial facilities; garages and accessory structures; parking lots; pavilions; gazebos; large community playground structures; residential swimming pools.
- Examples of projects proposed within the floodway portions of the floodplain which may qualify for an expedited review: Open pile decks and boardwalks, (non-enclosed) that are anchored to prevent flotation and that do not extend over the bed and bank of a watercourse; parking lots constructed at grade or resurfacing that is no more than 4 inches above the existing grade; dry hydrants that do not require fill placement; scientific structure such as staff gauges; water monitoring devices; water quality testing devices; and core sampling devices which meet specific design criteria and fish structures that meet specific design criteria.
- For expedited review include:
  - ➔ Photographs of the work site labeled to identify what is being shown and with the direction of the photo clearly indicated. Include photographs of any river or stream adjacent to the project.
  - ➔ A letter or statement from the local unit of government acknowledging your proposed application. See the website for sample wording.
- A hydraulic analysis or hydrologic analysis may be required to fully assess floodplain impacts.
- The state building code requires an Elevation Certificate for any building construction or addition in a floodplain. A sample form can be found at [www.fema.gov/nfip/elvinst.shtml](http://www.fema.gov/nfip/elvinst.shtml).
  - ➔ Attach additional sheets or tables for multiple proposed floodplain activities and provide hydraulic calculations.
  - ➔ Show reference datum used on plans.

Proposed Activity	<input checked="" type="checkbox"/> fill <input checked="" type="checkbox"/> excavation or cut <input type="checkbox"/> other	100-year floodplain elevation (ft) (if known) <b>843.7</b> Datum <input checked="" type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other
-------------------	--	---

Site is 5-8 feet above  ordinary high water mark (OHWM) OR  observed water level. Date of observation (M/D/Y) **9/2013**

Fill volume below the 100-year floodplain elevation (cu yds) <b>622 cy</b>	Compensating cut volume below the 100-year floodplain elevation (cu yds) <b>622 cy</b>
--	--

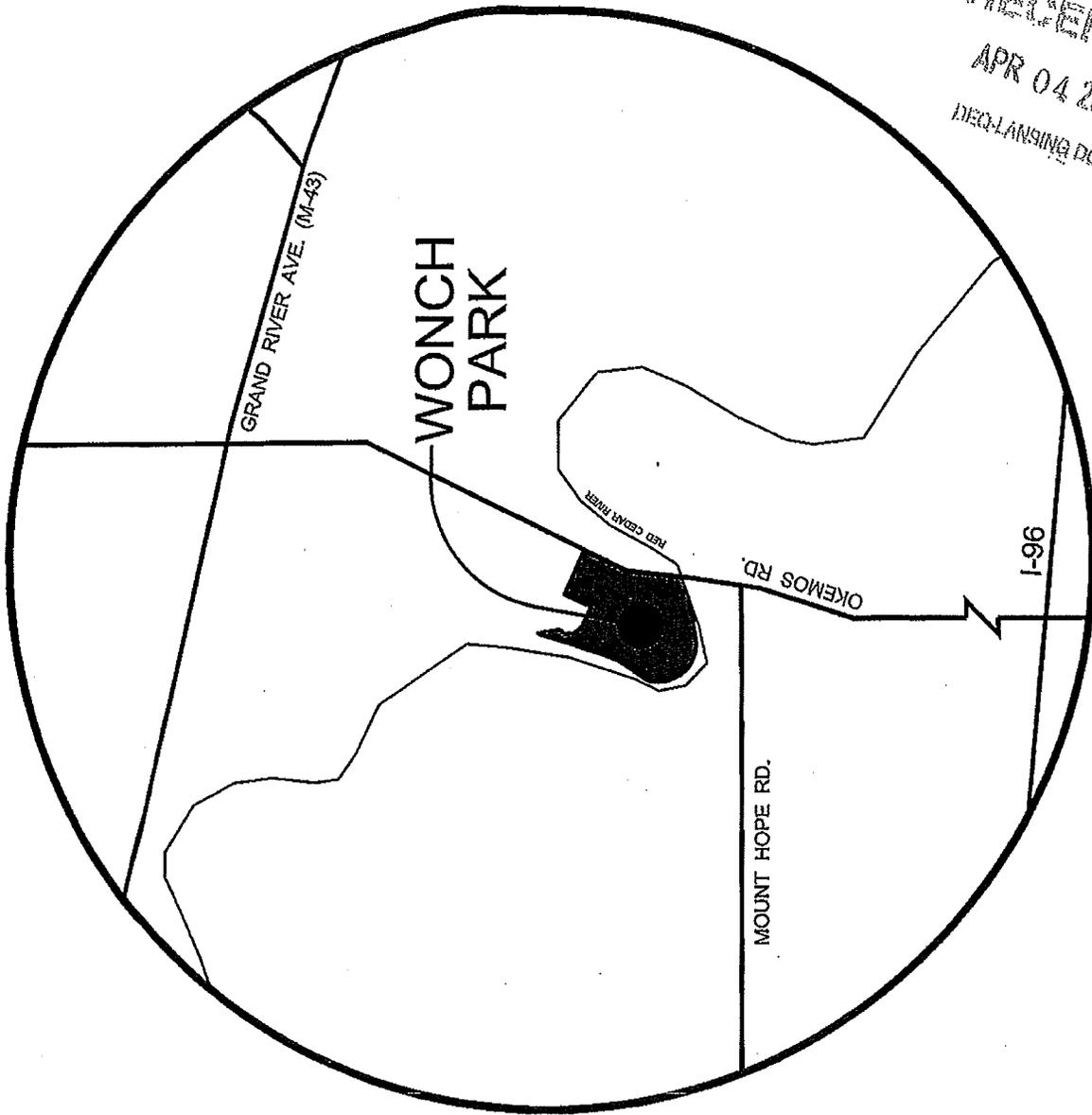
Type of construction is  residential  garage/pole barn  non residential  other

Construction is  new  addition AND Served by  public sewer  private septic  other

Lowest adjacent grade (ft): existing \_\_\_\_\_ proposed \_\_\_\_\_  
datum  NGVD 29  NAVD 88  other

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APR 04 2014  
DEQ-LANSING DC

Buildings and/or Additions	Existing Structure Information		Proposed Structure Information	
	Foundation type	<input type="checkbox"/> basement	Foundation type	<input type="checkbox"/> basement
	<input type="checkbox"/> concrete slab on grade	<input type="checkbox"/> pilings	<input type="checkbox"/> concrete slab on grade	<input type="checkbox"/> pilings
	<input type="checkbox"/> crawl space	<input type="checkbox"/> other	<input type="checkbox"/> crawl space	<input type="checkbox"/> other
	Foundation floor elevation (ft)		Foundation floor elevation (ft)	
	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)		Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)	
	Elevation of 1st floor above basement floor/crawl space (ft)		Elevation of 1st floor above basement floor/crawl space (ft)	
	For enclosed areas below the flood elevation, such as a crawl space, garages and accessory structures:			
	Area of proposed foundation (sq ft)			
	Elevation of proposed enclosed area (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other			
Number of flood vents	net opening of each vent (sq inches)	lowest elevation of flood vents (ft)		



RECEIVED  
APR 04 2014  
DECLANSING DO



NORTH

SCALE: 1" = 500'

# WONCH PARK - LOCATION MAP

MERIDIAN TOWNSHIP, MICHIGAN





# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff    Supervisor  
Brett Dreyfus            Clerk  
Julie Brixie              Treasurer  
Frank L. Walsh          Manager



Milton L. Scales            Trustee  
Ronald J. Styka            Trustee  
John Veenstra              Trustee  
Angela Wilson              Trustee

April 24, 2014

Mr. Richard Brown  
Community Planning & Development  
Meridian Charter Township  
Okemos, MI 48864-1198

**Re: Special Use Permit Application for  
Pathway within Wonch Park**

Dear Mr. Brown:

I have reviewed the construction plans for the proposed pathway along the Red Cedar River and just inside the border surrounding Wonch Park. The pathway will be constructed entirely within the 100 year flood plain. The construction will result in a 622 cubic yard cut and a 622 cubic yard fill in the floodplain resulting in no decrease in floodplain volume. The existing contours in the park will remain unchanged. The material removed to allow construction of the pathway will be removed from the site.

The project is feasible, and I approve the project.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Raymond O. Severy', is written over the typed name.

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



## RESOLUTION

At a regular meeting of the Park Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of February, 2012 at 7:00 p.m., Local Time.

PRESENT: Marilyn Aronoff, Teri Banas, Eckhart Dersch, Mark Stephens, Todd Wilson

ABSENT: None

The following resolution was offered by Commissioner Aronoff and supported by Commissioner Stephens:

WHEREAS, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the development of recreation properties; and

WHEREAS, it is possible to have up to 75% of the total project cost funded through these grant programs; and

WHEREAS, the Park Commission is interested in the continued improvement of Meridian Township's parks and recreation system; and

WHEREAS, Meridian Township has prepared a grant application for submission to the Michigan Department of Natural Resources for the Michigan Natural Resources Trust Fund Program for an estimated \$60,000 of improvements to Wonch Park that includes an accessible perimeter pathway that will provide recreation opportunities and accessibility for visitors of all abilities; and

WHEREAS, the grant request is outlined and justified in the 2011-2015 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, this grant request was open to public review on February 14, 2012.

NOW, THEREFORE BE IT RESOLVED BY THE PARK COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

To support submission of the grant application to the Michigan Natural Resources Trust Fund Program for \$60,000 for improvements to Wonch Park, including an accessible perimeter pathway and providing a local 25% match funded by the Meridian Township Park Millage

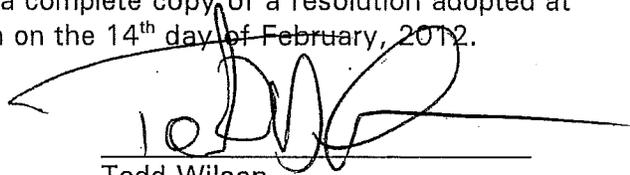
ADOPTED: YEAS: Commissioners Banas, Aronoff, Dersch, Stephens, Chair  
Wilson

NAYS: None

The resolution passed.

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Park Commission, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Park Commission on the 14<sup>th</sup> day of February, 2012.



Todd Wilson  
Park Commission Chair

**RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE  
FOR WONCH PARK PATHWAY DEVELOPMENT PROJECT  
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT PROGRAM**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21<sup>st</sup> day of May 2013, at 6:00 p.m. Local Time.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka,  
Veenstra, Wilson

ABSENT: None

The following resolution was offered by Trustee Wilson and supported by Trustee Scales:

WHEREAS, the Charter Township of Meridian has been awarded a Michigan Natural Resources Trust Fund Grant to develop a paved pathway in Wonch Park that will provide recreation opportunity and universal access for visitors of all abilities while allowing park visitors to enjoy the natural beauty of the river and improved access to the play structure; and

WHEREAS, the Charter Township of Meridian is in receipt of the Agreement between the Charter Township of Meridian and Michigan Department of Natural Resources which outlines the terms and conditions of the grant; and

WHEREAS, the \$60,000 project will be supported by the grant in an amount up to \$45,000, with the local match committed from the General Fund in the amount of \$15,000; and

WHEREAS, the development of the Wonch Park Pathway Development Project supports Township Board Policy 1.1,2; 1.2.5; 1.3.2; and 1.3,5.

NOW, THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN DOES HEREBY ACCEPT THE TERMS OF THE "AGREEMENT" AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES:

1. To appropriate all funds necessary to complete the Wonch Park Pathway Development Project during the project period and to provide Fifteen Thousand (\$15,000) dollars from the General Fund to match the grant authorized by the Michigan Department of Natural Resources.

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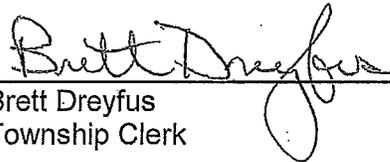
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Michigan Department of Natural Resources for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement.

ADOPTED: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk  
Dreyfus, Treasurer Brixie

NAYS: None

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township Board, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted at a regular meeting of the Township Board on the 21<sup>st</sup> of May 2013.

  
\_\_\_\_\_  
Brett Dreyfus  
Township Clerk

RECEIVED  
JUL 1 2013  
MICHIGAN DNR  
GRANTS MANAGEMENT

**Commission Review #14043  
(Department of Parks & Recreation)  
April 24, 2014**

**APPLICANT:** Charter Township of Meridian  
Department of Parks & Recreation  
2100 Gaylord C. Smith Drive  
Haslett, MI 48840

**STATUS OF APPLICANT:** Owner

**REQUEST:** Construct a paved pathway in Wonch Park

**CURRENT ZONING:** RB (Single Family-High Density)

**LOCATION:** 4555 Okemos Road – Wonch Park located on the north side of the Red Cedar River in Section 21

**EXISTING AREA LAND USES:** N: Downtown Okemos, Single-Family homes and Commercial  
S: Offices  
E: Ferguson Park  
W: Indian Hills Subdivision

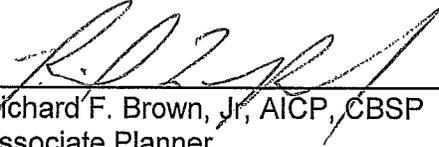
**CURRENT ZONING IN AREA:** N: RB (Single Family-High Density) and C-2 (Commercial)  
S: PO (Professional Office)  
E: RA (Single Family-Medium Density)  
W: RAA (Single Family-Low Density)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

  
Richard F. Brown, Jr, AICP, CBSP  
Associate Planner

DATE: April 24, 2014

RE: Commission Review #14043 (Meridian Township), Section 61 review of character, location and extent for a pathway in Wonch Park

The Planning Commission has been asked to conduct a review for location, character and extent of a proposed paved pathway in Wonch Park in accordance with Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act. Section 61 states:

“A street, square, park, playground, public way, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body.”

The 2,100 lineal foot eight-foot wide paved pathway is proposed to circle the periphery of the park. It will consist of six inches of gravel base and three inches of pavement.

The **location** refers to the placement in the Township. Wonch Park is centrally located, with Ferguson Park and Okemos Road (an arterial road) to the east, the Red Cedar River to the south and west and single-family dwellings and commercial uses in Downtown Okemos to the north. The pathway will be located within the floodway portion of the 100-year floodplain, but neither wetlands nor healthy trees are affected by the proposed construction.

The **character** refers to the project's distinguishing features such its use as a paved, non-motorized pathway for access throughout Wonch Park. The eight-foot wide, 2,100 lineal foot pathway will consist of six inches of gravel based, topped with three inches of paved asphalt.

The **extent** refers to the pathway's 2,100 foot length and eight-foot width. Wonch Park is a permitted use by right in the RB (Single Family-High Density) zoning district. The propose pathway requires a special use permit for the proposed extraction work in the 100-year floodplain. The amount of extraction will be equal to the amount of fill, leaving the final grade unchanged.

Aside from Wonch Park being identified on the Future Land Use Map as Park, the proposed paved pathway is consistent with the following goals and objectives found in the 2005 Master Plan (emphasis added with underlining):

- Goal 4: Maintain and expand a diverse park system

**CR #14043 (Meridian Township)**

**Planning Commission (4/24/14)**

**Page 2**

- *Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.*
- *Objective C: Develop and support park and recreation programming that is diverse, easily accessible, equally distributed and fiscally responsible.*

The proposed Wonch Park pathway is also consistent with adopted Township Board policies to preserve and maintain parks and recreational land; provide well-maintain pathways; promote healthy physical activity; and strive for additional ADA universal access opportunities in parks and public spaces.

**Planning Commission Options**

The Planning Commission may approve or disapprove Commission Review #14043. Reasons for approval or disapproval are to be provided to the Township Board. The legal notice indicated the Planning Commission may make a decision the same night as the public hearing. A resolution to approve has been provided for the Commission's consideration.

**Attachments**

1. Resolution to Approve
2. Application

**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 28th day of April 2014, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, the Park Commission has referred to the Planning Commission a request that the Planning Commission review the location, character and extent of an approximately 2,100 foot long, eight foot wide paved pathway in Wonch Park; and

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, the Planning Commission held a noticed, public hearing for Commission Review #14043 on April 28, 2014; and

WHEREAS, the Planning Commission reviewed staff materials forwarded under cover memorandum dated April 24, 2014 and discussed Commission Review #14043 at its April 28, 2014 regular meeting; and

WHEREAS, the proposed pathway is supported by 2005 Master Plan Goal 4 to maintain and expand a diverse park system; and

WHEREAS, the proposed Wonch Park pathway is consistent with adopted Township Board policies to preserve and maintain parks and recreational land; provide well-maintain pathways; promote healthy physical activity; and strive for additional ADA universal access opportunities in parks and public spaces.

NOW THEREFORE, BE IT RESOLVED, FOR THE REASONS STATED HEREIN INCLUDING THE MEMORANDUM OF COMMISSION REVIEW #14043, DATED APRIL 24, 2014, WHICH BASES ARE HEREBY FURTHER ADOPTED, THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the proposed paved pathway in Wonch Park.

**Resolution to Approve  
CR #14043 (Meridian Township)  
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 Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of April 2014.

\_\_\_\_\_  
Patricia Jackson  
Planning Commission Chair

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

**COMMISSION REVIEW:**  
**AMENDMENT TO MASTER PLAN APPLICATION**  
**(Municipal Planning Enabling Act (MPEA), MCL 125.3861, Section 61)**

A. Applicant Meridian Township; Department of Parks and Recreation  
Address of Applicant 5151 Marsh Road, Okemos, MI

Telephone: Work 853-4600 Home \_\_\_\_\_  
Fax 853-4099 Email Maisner@meridian.mi.us

B. Jurisdiction having authority (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Email address \_\_\_\_\_  
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.

C. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person Meridian Township Engineering Department  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

D. Site location/address 4555 Okemos Road, (Wonch Park), Okemos  
Zoning Classification(s) RB  
Parcel number(s) 21-451-004

E. 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.

LuAnn Maisner  
Signature of Applicant

3-28-14  
Date

LuAnn Maisner, CPRP, Director, Department of Parks and Recreation  
Type/Print Name

Fee: n/a

Received by/Date: [Signature] for

Date application submitted: 4/8/14

Date application deemed complete: 4/8/14

Date of last day for decision: \_\_\_\_\_

**This form should be included with the COMMISSION REVIEW APPLICATION.  
Explain your position on the lines below, and attach supporting information.**

**REASONS FOR MODIFYING THE MASTER PLAN**

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, square, park, playground, public way, ground, other open space or public building, utility or other structure on the following lines:

This project proposes a 2100 lf paved, 8' wide looped pathway. The pathway will provide an accessible route to the existing play structure and along the river for park visitors.

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The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

Protecting natural features, promoting recreation, improving public parks, improving accessibility

2. How does the request further the Township Master Plan goals to: Preserve and strengthen residential neighborhoods

- Preserve open space and natural areas
- Maintain the viability of Meridian Township Businesses
- Maintain and expand a strong and diverse park system
- Maintain essential public services
- Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
- Maintain and enhance the Township's growth management program

Preserves and improves a public park, near residential areas and schools, provides outdoor recreation for scheduled activities, drop-in visitors, and local school children and for paddlers utilizing the Red Cedar Water trail.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Yes, see Parks and Recreation 5-Year Master Plan on [www.meridian.mi.us](http://www.meridian.mi.us); Okemos DDA Plan (attached) and Greenspace Plan (attached).

4. How does the request promote the health, safety and general welfare of the Township public?

Parks and recreation opportunities promote health and well-being, paved pathway and improved accessibility.

5. How does the request promote the best use of time, effort and resources in the development of the Township?

The Township has received a grant for the pathway development in the amount of \$45,000 and will provide a \$15,000 local match for a total project cost of \$60,000. Grant application for a new pavilion. Grants allow the Township to better leverage funds.

6. How does the request promote wise and efficient expenditures of Township public funds?

See answer for #5 above.

7. How does the request impact traffic in the Township?

Wonch Park is a popular destination site and already has a pavilion, play structure, restroom building and other amenities. The Township does not foresee these additions creating an impact on the current traffic volume.

8. How does the request impact the public's safety from fire and other dangers in the Township?

No impact anticipated.

9. How does the request impact the light and air in the Township?

Preserves greenspace. The park does not have any lighting.

10. How does the request impact the population distribution in the Township?

Park is centrally located in the Township.

11. How does the request promote good public design and arrangement in the Township?

Wonch Park is centrally located and is ideal for all residents. The future pathway ties in with the Meridian pathway system

12. How does the request impact public utilities and other public services in the Township?

No anticipated impact

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: April 24, 2014

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

RE: Commission Review #12053 (Planning Commission), amendments to the 2005 Master Plan in support of an urban services district

The Planning Commission last discussed the Township Board's Urban Services District map on April 14, 2014. Although not everyone present commented on each of the six areas identified on the Board's map, a majority of the nine-member Planning Commission agreed with the line placement for Area 1 and the modification to Area 6. Six of eight commissioners present did not support including Area 3 within the Urban Service District Area and it also appears support is lacking to include Area 2 in the district. Comments regarding Areas 4 and 5 were evenly split. Staff has prepared the attached map to reflect these conclusions. The blue line is derived from the Planning Commission's comments. Where the blue line and red (Township Board) lines overlap, the Board and Commission are in agreement.

If the Planning Commission reaches consensus on the attached map or a revised version, staff recommends advising the Township Board in a report stating the reasons for the decision and attaching the revised map.

Attachments

1. Urban Services District map revised April 24, 2014