



## AGENDA

CHARTER TOWNSHIP OF  
MERIDIAN  
TOWNSHIP BOARD  
REGULAR MEETING  
November 17, 2015  
6:00 P.M.



1. CALL MEETING TO ORDER\*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATIONS
  - A. Eric Schertzing, Ingham County Treasurer – 6201 Lake Drive
  - B. Cullen Harkness – New Forfeiture Law
5. PUBLIC REMARKS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
  - A. Treasurer's Quarterly Report
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes – November 3, 2015 Regular Meeting
  - C. Bills
  - D. Ratification of Part-Time Paramedic/Firefighter Appointment
  - E. Ratification of Police Officer Appointment
  - F. Amendment to the Consumers Energy Streetlight Contract
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. Rezoning #00150 (St. King) – **Final Adoption**
  - B. Rezoning #15030 (Sumbal) – **Introduction**
  - C. Final Preliminary Plat – Georgetown No. 3
  - D. Kansas Street Sanitary Sewer, Special Assessment District No. 52 – **Resolution #3**
  - E. Smith Drain
13. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Personnel Policy Manual – Draft
  - B. Corridor Improvement Authority (CIA)
  - C. Rezoning #15060 (McCurdy)
  - D. Railroad Quiet Zone
  - E. Sale of Township Property Adjacent to 4444 River Glen Drive
14. FINAL PUBLIC REMARKS\*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – MILTON SCALES

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

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

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

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

\* Appointment of President Pro Tem and/or Temporary Clerk if necessary

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, NOVEMBER 17, 2015

(1) Board Deliberations (BD)

- BD 12B-1 Ghulam H. Sumbal, 1998 Jolly Road, Okemos; RE: Sewer hookup and use of second home at 1998 Jolly Road
- BD12B-2 Ghulam H. Sumbal, 1998 Jolly Road, Okemos; RE: Shared driveway at 1998 Jolly Road
- BD12D-1 Ghulam H. Sumbal, 1998 Jolly Road, Okemos; RE: Kansas Street Sanitary Sewer, SAD No. 52
- BD13C-1 Mike McCurdy, 5458 Okemos Road, East Lansing; RE: Goats
- BD13C-2 Mike McCurdy, 5458 Okemos Road, East Lansing; RE: Goats
- BD13D-1 Frank Hatfield, 1578 Sylvan Glen, Okemos; RE: Train Whistles

(2) Board Information (BI)

- BI-1 John M. David and Jonelle Golding, 3578 Stagecoach Drive, Okemos; RE: Abandonment of Forsberg Drive
- BI-2 Thor Strong, 1086 Trails End, Okemos; RE: Forsberg Drive Determination
- BI-3 Will Tyler White, 13783 Main Street, Bath; RE: Annual Rental Inspections
- BI-4 John P. Gardener, Director, External Affairs, Comcast, Heartland Region, 1401 E. Miller Road, Lansing; RE: Changes to Comcast's channel lineup effective January 7, 2016
- BI-5 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: FOIA Statement
- BI-6 Beth Hubbell, 1158 Woodside Drive, Haslett; RE: Entrance to the Meridian Recycling Center

(3) Staff Communications (SC)

- SC-1 Director Deborah Guthrie; RE: Press release titled "Meridian Cares Team Aims to Raise \$10,000 for Those in Need"
- SC-2 Darla Jackson, Human Services Specialist; RE: Flyer on the Meridian Cares Emergency Needs Fundraiser

(4) On File in the Clerk's Office (OF)

Material handed out at the November 3, 2015 Board Meeting

- Matt Brown, 3566 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Kevin & Monica Baker, 3596 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Matt Brown, 3566 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Carlene Hooker, 3663 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Sam Kane, 3565 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Ken and Brenda Miller, 3681 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Ken and Brenda Miller, #33-02-02-33-351-016), RE: Opposition to sewer installation on Kansas Road
- Geraldine Morse, 3565 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Suresh Muringathery & Sunita Joseph, 2422 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Mark & Melody Wisniewski, 2414 Kansas Road, Okemos; RE: Opposition to sewer installation on Kansas Road
- Valerie Malcolm, 1966 Lac Du Mont, Haslett; RE: Support for Railroad Quiet Zones
- Kristine West, 200 Winterberry Lane, Okemos; RE: Support for Railroad Quiet Zones
- Richard L. Baldwin, 5547 Star Flower Drive, Haslett; RE: Opposition to Railroad Quiet Zones

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17<sup>th</sup> day of November 2015, at 6:00 p.m., Local Time.

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

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

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

**WHEREAS**, 6201 Lake Drive was foreclosed for unpaid property taxes; and

**WHEREAS**, the property has been a subject of concern for many residents over the years because of its prominent location and blighted condition; and

**WHEREAS**, the Haslett Beautification Association has been trying to beautify the site by planting flowers for many years; and

**WHEREAS**, Ingham County Treasurer Eric Schertzing has been instrumental in helping remove blight throughout Ingham County; and

**WHEREAS**, the Meridian Township Board was interested in using 6201 Lake Drive for placemaking efforts; and

**WHEREAS**, the Haslett Beautification Association expressed interest in using 6201 Lake Drive for unique placemaking in Meridian Township; and

**WHEREAS**, Ingham County Treasurer Eric Schertzing has successfully removed the blight located at 6201 Lake Drive.

**NOW, THEREFORE, BE IT RESOLVED** the Township Board of the Charter Township of Meridian hereby recognizes and celebrates Ingham County Treasurer Eric Schertzing for the successful blight removal in Haslett, Meridian Township, Ingham County, Michigan. The Township Board also looks forward to future collaborations with Treasurer Schertzing, the Haslett Beautification Association, and other volunteers who will help with placemaking for this prominent property in Meridian Township.

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

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

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17<sup>th</sup> day of November 2015.

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

**7-A**

**TOWNSHIP BOARD MEETING**

**REPORTS**

**November 12, 2015**

**TREASURER'S REPORT**

**Collections**

**Distributions**

**Investments**

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2010,  
2011, 2012, 2013 & 2014 TAX YEARS**

COLLECTED IN 2015 (TO 11-10-15)	\$	76,018.30
COLLECTED IN 2014	\$	60,963.64
TOTAL REMAINING COLLECTIBLE	\$	49,597.66

**TOTAL 2015 TAX YEAR COLLECTIONS (to 11-10-15)**

\$ 41,038,829.61

**2015 TAX YEAR DISTRIBUTION TOTALS (to 10-29-15)**

STATE EDUCATION TAX	\$	9,399,250.25
HASLETT SCHOOLS	\$	2,512,537.55
OKEMOS SCHOOLS	\$	7,326,870.87
WILLIAMSTON SCHOOLS	\$	168,885.85
EAST LANSING SCHOOLS	\$	1,750,274.59
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	9,386,043.64
INGHAM COUNTY	\$	10,003,155.99
MERIDIAN TOWNSHIP ADMIN	\$	405,611.20
INGHAM CO LANDBANK-BROWNFIELD DOUGLAS J	\$	1,550.54
MERIDIAN TOWNSHIP DDA OF OKEMOS	\$	3,769.28
<b>TOTAL DISTRIBUTION:</b>	<b>\$</b>	<b>40,957,949.76</b>

## CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
01/22/16	general fund	Mercantile	241,422.59	12/22/14	0.5400%	31700
06/23/16	general fund	Flagstar CDARS	502,120.49	06/25/15	0.29955%	1017989223
12/30/20	general fund	Federal Natl Mtg (MBS)	1,000,000.00	06/30/15	2.00%	3136G2L54
10/01/27	general fund	DDA Loan	199,500.00	08/05/10	3.00%	
12/20/27	general fund	Federal Home Loan (MBS)	125,000.00	12/31/12	2.90%	313381JA4
12/27/27	general fund	Federal Home Loan (MBS)	125,000.00	12/31/12	2.25%	313381FM2
			<b>2,193,043.08</b>			
03/12/16	land pres	Mason State Bank	506,295.66	03/12/15	0.50%	1-3599
06/27/19	land pres	Bank of Holland (MBS)	150,000.00	07/12/12	1.35%	062649XV5
12/20/27	land pres	Federal Home Loan (MBS)	100,000.00	12/31/12	2.90%	313381JA4
			<b>756,295.66</b>			
12/30/20	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	06/30/15	2.00%	3136G2L54
05/23/23	land pres res	Fed Home Loan (MBS)	330,000.00	05/07/13	1.75%	3133832Q3
06/20/24	land pres res	Wells Fargo (MBS)	75,000.00	06/20/12	2.20%	94986TKM8
12/27/27	land pres res	Fed Home Loan (MBS)	225,000.00	12/31/12	2.25%	313381FM2
02/15/28	land pres res	Fed Home Loan (MBS)	245,000.00	01/26/15	3.00%	3133823E1
			<b>1,875,000.00</b>			
07/29/15	parks	Independent Bank	750,000.00	10/29/15	0.70%	9019502118/1
			<b>750,000.00</b>			
06/25/16	twp imp rev	Mason State Bank	751,417.81	06/25/14	0.75%	1-4704
			<b>751,417.81</b>			

Total Fixed Investments \$

6,325,756.55

**CURRENT NON-FIXED INVESTMENTS**

10/31/2015

<b>PURCH. DATE</b>	<b>FUND ACCOUNT NUMBER</b>	<b>INVESTMENT</b>	<b>PRINCIPAL</b>	<b>CURRENT RATE</b>	<b>INVESTMENT TYPE</b>
8/1/2002	GF RMB-005463	MBS	\$ -	0.00%	money market
5/12/2008	GF 0289-0001	MBIA Class	\$ 1,503,964.55	0.18%	pooled funds
5/20/2009	GF 367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
5/28/2009	GF 367213-26	MSU Fed. CU	\$ 1,234,063.97	0.20%	money market
11/24/2014	GF 7167596266	Fifth Third Bank	\$ 100.00	0.00%	checking
11/24/2014	GF 7167596274	Fifth Third Bank	\$ 1,009,922.52	0.20%	savings
<b>Total</b>			<b>\$ 3,748,056.04</b>		
8/1/2002	LP RMB-007923	MBS	\$ 166.44	0.00%	money market
4/16/2003	LP 349977489	Flagstar	\$ 250,769.88	0.50%	savings
5/20/09	LP 367213-20	MSU Fed. CU	\$ -	0.00%	money market
9/13/2013	LP 1153251051	Huntington	\$1,006,397.67	0.30%	money market
<b>Total</b>			<b>\$ 1,257,333.99</b>		
8/1/2002	LP-R RMB-008103	MBS	\$ -	0.00%	money market
1/16/2009	LP-R 7602000113	Horizon	\$ 200,353.66	0.25%	money market
5/20/2009	LP-R 367213-21	MSU Fed. CU	\$ 673,333.04	0.20%	money market
11/27/09	LP-R 5478-7813	Wells Fargo	\$ -	0.00%	money market
<b>Total</b>			<b>\$ 873,686.70</b>		
8/1/2002	PM RMB-008145	MBS	\$ -	0.00%	money market
9/30/2008	PM 0289-0007	MBIA CLASS	\$ -	0.00%	pooled funds
3/27/2014	PM 112832292	Flagstar	\$ 403,666.54	0.50%	savings
<b>Total</b>			<b>\$ 403,666.54</b>		
8/1/2002	SF RMB-007907	MBS	\$ -	0.00%	money market
1/8/2009	SF 340342006	Flagstar	\$ 5.48	0.00%	savings
6/23/2010	SF 7602000278	Horizon	\$ -	0.00%	money market
<b>Total</b>			<b>\$ 5.48</b>		
12/1/2009	PA RMB-027657	MBS	\$ -	0.00%	money market
11/27/09	PA 5765-6311	Wells Fargo	\$ -	0.00%	money market
<b>Total</b>			<b>\$ -</b>		
2/8/2013	TA 0289-0003	MBIA Class	\$ -	0.00%	money market
<b>Total</b>			<b>\$ -</b>		
8/1/2002	WF RMB-007915	MBS	\$ -	0.00%	money market
5/22/2009	WF 0289-0005	MBIA Class	\$ -	0.00%	pooled funds
11/29/10	WF 367213-23	MSU Fed. CU	\$ 0.30	0.00%	money market
<b>Total</b>			<b>\$ 0.30</b>		
<b>Total Non-Fixed Investments</b>			<b>\$ 6,282,749.05</b>		
<b>Total Fixed and Non-Fixed Investments</b>			<b>\$ 12,608,505.60</b>		

## **FIXED MATURITY INVESTMENT TRANSACTIONS FOR OCTOBER 2015**

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<b>10/29/15</b>	<b>PARKS</b>		
	Purchased CD with Independent Bank	\$	750,000.00

## **NON-FIXED INVESTMENT TRANSACTIONS FOR OCTOBER 2015**

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<b>10/15/15</b>	<b>FIRE CONSTRUCTION</b>		
	Transferred funds from Horizon Money Market to Horizon Checking	\$	500,000.00
<b>10/15/15</b>	<b>WATER</b>		
	Transferred/sold money market funds from MBIA water to MBIA gf	\$	56.74
<b>10/19/15</b>	<b>GENERAL FUND</b>		
	Transferred funds from 5th 3rd savings to Horizon checking	\$	2,000,000.00
<b>10/20/15</b>	<b>LAND PRESERVATION</b>		
	To record ach of funds from MBS money market to Horizon checking	\$	171.99
<b>10/20/15</b>	<b>LAND PRESERVATION RESERVE</b>		
	To record ach of funds from MBS money market to Horizon checking	\$	415.89
<b>10/27/15</b>	<b>WATER</b>		
	To record interest earned on money market before closing acct	\$	107.51
<b>10/27/15</b>	<b>WATER</b>		
	Transferred/sold money market funds from Huntington water to Huntington LP	\$	503,178.16
<b>10/27/15</b>	<b>LAND PRESERVATION</b>		
	Transferred/sold money market funds from MSU LP to MSU GF	\$	493.00
<b>10/27/15</b>	<b>WATER</b>		
	Transferred/sold money market funds from MSU water to MSU GF	\$	2,838.15

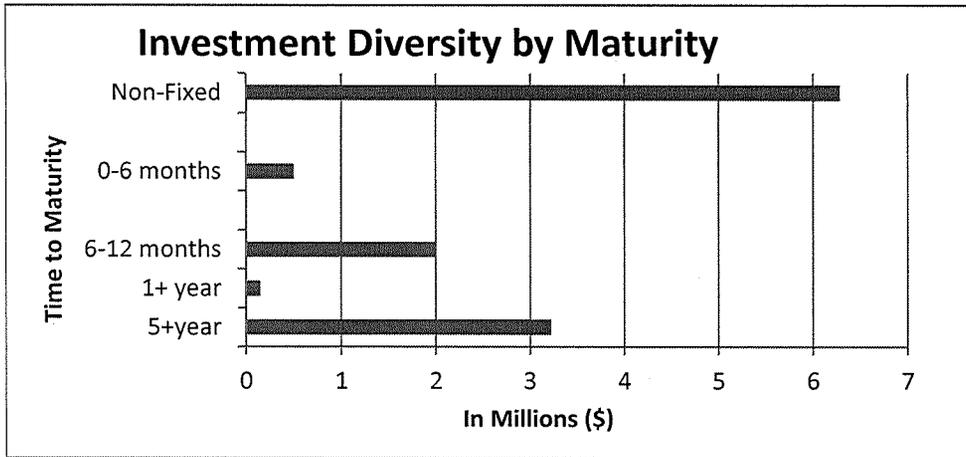
<b>10/28/15</b>	<b>GENERAL FUND</b>		
	Invested additional funds in MBIA Class Pooled Fund	\$	890,000.00
<b>10/28/15</b>	<b>LAND PRESERVATION</b>		
	Ach'd additional funds to Flagstar savings from Horizon Checking	\$	149,000.00
<b>10/29/15</b>	<b>FIRE CONSTRUCTION</b>		
	Closed Horizon Fire Construction money market ach'd funds to Horizon checking	\$	571,624.35

<b>Bank</b>	<b>Amount Fixed</b>	<b>Amount Non-Fixed</b>	<b>Total Investment</b>
Horizon	\$ -	\$ 200,353.66	\$ 200,353.66
Flagstar	\$ 502,120.49	\$ 654,441.90	\$ 1,156,562.39
MBS	\$ 3,375,000.00	\$ 166.44	\$ 3,375,166.44
MBIA Class	\$ -	\$ 1,503,964.55	\$ 1,503,964.55
Mason State Bank	\$ 1,257,713.47	\$ -	\$ 1,257,713.47
MSU Federal CU	\$ -	\$ 1,907,402.31	\$ 1,907,402.31
Wells Fargo	\$ -	\$ -	\$ -
Mercantile	\$ 241,422.59	\$ -	\$ 241,422.59
Huntington	\$ -	\$ 1,006,397.67	\$ 1,006,397.67
Fifth Third Bank	\$ -	\$ 1,010,022.52	\$ 1,010,022.52
Independent Bank	\$ 750,000.00		\$ 750,000.00
DDA Loan	\$ 199,500.00	\$ -	\$ 199,500.00
<b>Totals</b>	<b>\$ 6,325,756.55</b>	<b>\$ 6,282,749.05</b>	<b>\$ 12,608,505.60</b>
<b>% of total investment</b>	<b>50.17054955</b>	<b>49.82945045</b>	<b>100</b>

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

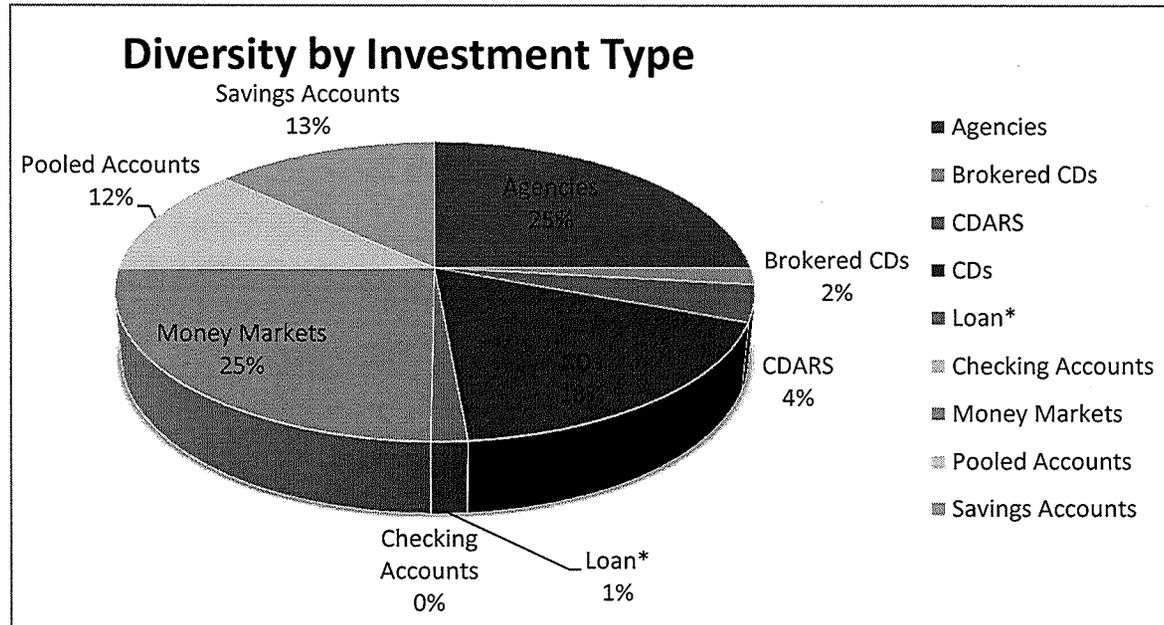
The signed agreement specifies that they are adhering to Public Act 20.

**Investment Report Charter Township of Meridian  
11-12-15**



**Current Investment Portfolio Size**

Certificate of Deposits	\$ 2,249,136.06
CDARS	\$ 502,120.49
Brokered CD's	\$ 225,000.00
Agencies	\$ 3,150,000.00
Loan*	\$ 199,500.00
Money Markets	\$ 3,114,315.08
Checking Accounts	\$ 100.00
Savings Accounts	\$ 1,664,369.42
Pooled Funds	\$ 1,503,964.55
	<b>\$ 12,608,505.60</b>



\* Not an official investment but reflected for tracking purposes.

12B

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Budget Deliberations (BD)**

Meridian Township

To Whom it Concerns

Regarding Sewer Hook up and use of 2nd  
Home on 1478 JOLLY RD

I bought both houses on 9/24/13.  
Both houses were unoccupied because septic  
system failed. I bought 6" drain pipe &  
hooked the main house but I was not allowed  
by the Township to hook the 2nd house. The  
drain pipe was stretched in just out side  
of the house.

Please let me hook up the second  
house and let me see it.

At the purchase both houses had retreads  
hook up and everything was working  
except the septic system.

DJ MARR — Thank you

Sincerely yours

G. H. Sumbal

G. H. SUMBAL

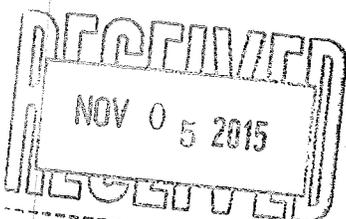
1478 JOLLY RD.

OKEMOS, MI 48864

NOV 17 2015

BD 12B-1

NOV 17 2015



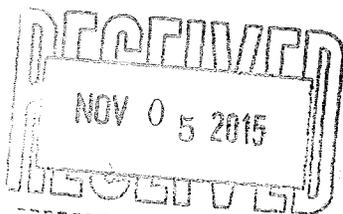
Received \$15.00  
Gas Order

Meridian Township  
To Whom it may concern.

I own 2 houses on Jolly Rd. I own  
Living in house and I would like to  
be the second home. These house were  
built in 1950's. Both house were served by the  
same shared drive that was built at  
same drive. Therefore this shared drive  
should be considered GRAND FATHERED  
in. and I should be allowed to use both  
homes.

DJ 11-4-15

Thank you,  
Sincerely yours  
Ghulam H. Sumbal  
1998 JOLLY Rd  
OKEMOS, MI 48864  
Tel # 517-3819808



Received 11/5/15  
Dick Orndorff

NOV 17 2015

BD 12B-2

NOV 17 2015

12D

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Budget Deliberations (BD)**

Meridian Township

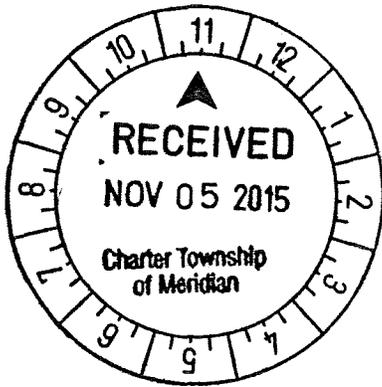
Regarding Kansas Rd Sewer Project

I own 2 parcels on Kansas Rd and I am in the process of listing both parcels for sale with Signature Real Estate Co. I expect to sell these two properties within a year. For your information, I would like to tell you that I will pay the sewer assessment at the closing.

11/4/15

Ghulam H. Sumbal

GHULAM H. SUMBAL  
1978 JOLLY Rd.  
OKMORSE Rd, MI 48864



NOV 17 2015

BD 127-1

NOV 17 2015

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Budget Deliberations (BD)**

## Sandy Otto

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**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Friday, October 30, 2015 10:53 PM  
**To:** Board  
**Subject:** goats

Dear Meridian Township Board of Trustees,

As you are well aware the township has begun court proceedings to remove our families 5 pigmy goats from our six acre property despite scores of neighbors and other township citizens having expressed to you in letters, emails, facebook messages, petitions and in person that our goats are an asset to the community and should be allowed to stay. These goats are not a problem. They are well cared for, and loved. They are not close to any other residence and our closest neighbors have all signed letters of support for the goats. The township insisted we file for rezoning and pay an \$820 application fee despite acknowledging that our goats are not a problem. We paid the fee (a hefty fee for a young working class family.) and filed the application as you insisted we do.

Did you drop the court case after receiving our \$820 and the application? No, you simply rescheduled it a couple weeks out, waited until that date was almost here and then reschedule it again and again forcing me to set aside time in my schedule over and over again. Meanwhile I'm asked to attend hours long planning commission meetings, (one of which I wasn't even given the opportunity to speak at when my agenda item came up). The planning commission seemed utterly divided but elements hostile to the rezoning dominated the discussion and brought up ridiculous arguments about fictitious, fear based scenarios where a giant commercial farm operation destroys the wetlands and the neighborhood etc. The discussion was ended without allowing me to speak and the implication that the rezoning would be turned down.

At this point our family has endured several threatening letters that threatened fines so stiff we were afraid we could lose our house; Township employees showing up repeatedly unannounced taking pictures of our property; Being taken to court despite being in active communication with the township to try and resolve the issue; attending 4 board of trustee meetings, several meetings with trustees and staff, 2 planning commission meetings plus the previously mentioned ever impending court date. This is a massive waste of township resources and my \$820 attempting to solve a nonexistent problem. Despite many sympathetic and helpful voices within the township at all levels, the township seems unable to act as a cohesive or reasonable entity. The people of Meridian Township want effective and reasonable government and this is not it.

I work a full time job, am partners in a general contracting construction business (AR&C Construction), volunteer for the township as a soccer coach, my wife runs a midwifery business (Gentle Strength Midwifery) and together we try to raise food with our family of 5 and heat our home with wood while providing a positive life experience for our children. Please let us get back to living our lives in a sustainable natural way and stop wasting everyone's time with this nonsense! It is far overdue time for the township to resolve this issue by granting us the rezoning that the township insisted we apply for and adjusting your rules and policies so families like ours do not face this kind of intimidation and harassment in the future.

Sincerely,

--  
Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

NOV 17 2015

BD 13C-1

NOV 17 2015

**Brett Dreyfus**

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**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Wednesday, November 04, 2015 10:58 PM  
**To:** Frank Walsh; Board  
**Subject:** Re: goats

Mr. Walsh and Board of Trustees,

It seems you are unaware that the State of Michigan has summonsed me to appear in court in less than a week (Nov. 9). The case is Meridian Township (Plaintiff) vs. McCurdy/ J/ Mike (Defendant). I am currently planning to appear in court on Mon. at 9am. It is hard to know if I should be prepared to bring council or if the Township is going to reschedule at the last minute. Before this date I was scheduled to appear on Oct. 26 at 9 am, before that it was Sept. 28 at 9 am. We were in court on Sept. 9 at 10:30 am at which time staff actively sought a judgement against me. After being unable to reason with township staff in court, I was only able to forestall judgement by shielding myself with the Right to Farm Act and requesting a formal hearing. This date was an adjournment from Aug. 20, the first date I was summonsed to appear. Before receiving these summons we received a letter on July 10 stating that the Board "did not act on your petition to rezone your property" and that we could be fined \$75 for a civil infraction and that "Each act of violation and every day upon which such violation shall occur shall constitute a separate offense or infraction." Anyone receiving a notice such as this would understand they are being threatened with fines that could reach thousands of dollars in a month even if one did not consider each goat a separate offense or infraction which the wording implies could happen. It is difficult for me to square the facts of what we are experiencing with Mr. Walsh's public testimony at the last board meeting.

On the issue of goats and rezoning, Mr. Walsh's assertion that rezoning my property would allow hundreds of families to have goats seems absurd. We are only talking about my property. I urge you again to please review my application and approve my property for rezoning. It is time we stop wasting township resources and put this issue to rest.

--Mike McCurdy

On Mon, Nov 2, 2015 at 3:18 PM, Frank Walsh <[walsh@meridian.mi.us](mailto:walsh@meridian.mi.us)> wrote:

Mike, I really don't want to rehash the situation, but you weave a note to the board that clearly blames the township for our current plight. Here are the undisputed facts.

You bought the property with the current zoning.

You house goats on the property in clear violation of the township's zoning ORD.

Many of your neighbors and residents in the township support the goats.

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BD 13C-2

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We are not looking to make this a prolonged court case. We don't want to have to spend one second in court with you.

The township simply wants consistency so that every home in Meridian Township isn't allowed to maintain goats.

We have another home on Mount Hope maintaining goats and the neighbors have urged us to go to court to have the goats removed. We have successfully done so.

As I said, consistency is important.

Be patient as we work through the issues of how a rezoning might allow hundreds of other Meridian Township homeowners to maintain goats.

Nothing has changed as you continue to house your goats.

If the township ends up amending our ordinance and not rezoning your property your rezoning fee will be returned to you.

This is not about McCurdy's vs. Township.

This is about fairness, consistency and protecting all Meridian homeowners, not just the 6-8 who reside adjacent to your home.

We will work together to solve the issue. Please be patient.

Thanks,

Frank

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(page 2 of 2)  
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13D

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Budget Deliberations (BD)**

## Brett Dreyfus

---

**From:** Frank Hatfield <hatfield@egr.msu.edu>  
**Sent:** Saturday, November 07, 2015 6:10 PM  
**To:** Board  
**Subject:** train whistles

To: Meridian Township Board  
From: Frank Hatfield, 1578 Sylvan Glen Rd., Okemos

My address indicates that I live close to RR tracks and to the Dobie Rd. crossing. Train whistles can be disruptive but every time I hear one, I think of lives possibly saved. Whistles are a valuable contribution to safety because:

- \* Trains may not be visible in fog, heavy precipitation, or if approaching from the direction of a bright sun rise or set.
- \* Distracted or preoccupied motorists may not notice visible signals.
- \* Impatient motorists drive around gates when a train is not abundantly apparent.
- \* Off-street hikers and bikers cross tracks (there are unofficial but well-worn crossings).
- \* People walk along the tracks (stupid and illegal, but not unusual).

Safety is much more important than eliminating minor annoyances. Please keep the train whistles sounding!



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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BD 137-1

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Board Information (BI)**

**Sandy Otto**

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**From:** davisjo@msu.edu  
**Sent:** Wednesday, October 28, 2015 6:10 PM  
**To:** Board  
**Subject:** Abandonment of Forsberg Drive

Dear Board Members,

My name is John Davis and I live on Stagecoach Drive in the Ponderosa Estates subdivision. My family has lived here now for almost 9 years.

We are very concerned about the possibility of increased traffic if Forsberg Drive is opened up to the neighboring subdivision being planned. We have small children who often play, rides bikes etc. on Stagecoach Drive. We have no sidewalks and enjoy the cul de sac currently in place.

We as an entire subdivision are asking that you seriously consider the abandonment of Forsberg Drive.

Thank you,

John M. Davis and Jonelle Golding  
3578 Stagecoach Dr.  
Okemos, MI 48864

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## Sandy Otto

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**From:** Thor Strong <thormstrong@gmail.com>  
**Sent:** Wednesday, October 28, 2015 5:07 PM  
**To:** Board  
**Cc:** Mark E. Hooper; nickgav@yahoo.com  
**Subject:** Forsberg Drive Determination

Dear Meridian Township Board:

I am writing to support the proposal to abandon Forsberg Drive as a roadway to connect Ponderosa Estates with the expansion of the Ember Oaks subdivision.

I live on the east side of Ponderosa Estates, but frequently walk through our subdivision to the end of Stagecoach Drive. It is a safe and enjoyable walk. Even though there are no sidewalks, it is a safe area because of the minimal traffic. Connecting the two subdivisions will clearly increase traffic along Stagecoach.

I DO support the proposal to connect the two developments with a walking or bike path. I am a bike rider, and riding west along Jolly Road from Ponderosa or Bonanza is hazardous due to the traffic, the poor state of the side of the road, and lack of a paved shoulder. A bike path connection would allow bikers to travel west without risking life and limb on Jolly Road.

I cannot attend the November 24th meeting due to Thanksgiving travel plans, but I encourage you to support the wishes of many of us in Ponderosa Estates and take this action.

Thor Strong  
1086 Trails End  
Okemos

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BI-2

NOV 17 2015

**Sandy Otto**

---

**From:** Will Tyler White <whitewi5@msu.edu>  
**Sent:** Friday, October 30, 2015 1:34 PM  
**To:** Board  
**Subject:** Rental inspections unconstitutional

Please see the following article about the recent court decision which found that annual administrative rental inspections are unconstitutional.

The relevant Meridian Township ordinances probably need to be scrapped or changed to require a proper warrant for lawful entry into a domicile. There may also be grounds for landlords to sue for reimbursement of inspection fees.

<http://www.thetimesherald.com/story/money/business/2015/10/24/wallace-federal-court-rules-rental-inspections-unconstitutional/74544618/>

Will Tyler White  
former resident and landlord in Okemos for 30 years.

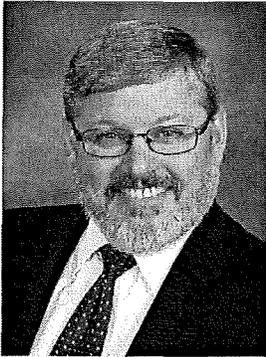
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# Wallace: Federal court rules rental inspections unconstitutional

Matthew Wallace 4:54 p.m. EDT October 24, 2015



(Photo: Submitted)

Last month, the United States District Court for the Southern District of Ohio ruled that mandatory rental inspections were unconstitutional warrantless searches. In the case of Baker vs. City of Portsmouth, the court ruled that the city's mandatory rental inspections were warrantless searches and violated the Fourth Amendment of the United States Constitution. This is what local Port Huron real estate investors have been claiming for decades.

The Fourth Amendment of the United States Constitution states that the government cannot search persons, their houses, papers or effects unless a search warrant has been issued upon probable cause, supported by oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized. Basically, the government cannot search you, your home or your stuff without a proper probable cause search warrant.

The city of Portsmouth, Ohio, had mandatory rental inspection requirements very similar to Port Huron's Rental Inspection Ordinance. Both programs required regular mandatory inspections and mandatory periodic inspection fees. Also, like Port Huron's ordinance, the Portsmouth program provided for possible criminal penalties if the properties are rented without complying with the rental inspection requirements.

The 1851 Center for Constitutional Law filed the successful lawsuit on behalf of four rental property owners and one tenant. The executive director of the 1851 Center for Constitutional Law Maurice Thompson, announced:

"The Federal Court's ruling yesterday is a victory for all property owners and tenants. Local government agents do not have unlimited authority to force entry into Ohioans' homes or businesses. To the contrary 'houses' are one of the types of property specifically mentioned by the Fourth Amendment; and Ohioans have a moral and constitutional right to exclude others, even government agents, from their property. Entry requires either a warrant or an emergency, and neither is present with respect to these suspicion-less rental inspections..."

"Government inspections of one's home frequently results in arbitrary orders to make thousands of dollars worth of untenable improvements to even the most well-maintained properties. These enactments were nothing more than a set of back-door tactics to collect revenue on the backs of Ohio property owners, while attempting to chase 'the wrong type of owners' out of town."

The court made a number of findings that seem very much applicable to the Port Huron Rental Inspection Ordinance. In the court's amended order, Judge Susan J. Dlott stated:

"[T]he Court finds that the Portsmouth [Rental Dwelling Code] violates the Fourth Amendment insofar as it authorizes warrantless administrative inspections. It is undisputed that the [Rental Dwelling Code] affords no warrant procedure or other mechanism for precompliance review... the owners and/or tenants of rental properties in Portsmouth are thus faced with the choice of consenting to the warrantless inspection or facing criminal charges, a result the Supreme Court has expressly disavowed under the Fourth Amendment."

That sounds like this could also be applicable to the Port Huron Rental Inspection Ordinance. Although some violations of the Port Huron Rental Inspection Ordinance are "civil infractions," continued violations and renting could result in criminal penalties, such as jail time. The judge in the Portsmouth case went on to say:

"The inspections are also significantly intrusive. As the Supreme Court has noted, the 'physical entry of the home is the chief evil against which the wording of the Fourth Amendment is directed.'"

A person's home is their castle, which should not be intruded upon. In reviewing the inspection procedure, Judge Dlott continued:

"The search inspection sheet details eighty items to be inspected throughout the entirety of the rental property. The court thus concludes that the intrusion is significant."

Doesn't Port Huron have a rental inspection checklist? Could that also be considered intrusive?

"When balanced against the significant privacy interest and substantial intrusion thereon, the Court concludes that the warrantless inspections authorized

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Ditto, Port Huron?

"Having determined that the Code is not saved by special needs or the closely regulated industry exceptions, the Court concludes that the Code's failure to include a warrant provision violates the Fourth Amendment."

The city needs a probable cause warrant to perform a rental unit inspection.

The court in the Portsmouth case also allowed the property owners to continue their case against the city to seek reimbursement for all of their inspection fees that they paid for the unconstitutional inspections. I wonder what the total inspection fees that the city of Port Huron has collected over the years. What would be the impact on the city budget if the city of Port Huron had to pay it all back to the real estate investors? Hmmm.

How will this affect Port Huron? That all depends upon city council and city administration. It also may depend upon some property owners and tenants stepping up to the plate to defend their constitutional rights. We shall see.

*Matthew M. Wallace is an attorney and CPA with the Wallace Law Firm, PC in Port Huron and can be reached at 810-985-4320 or at matt@happyllaw.com.*

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BI-3

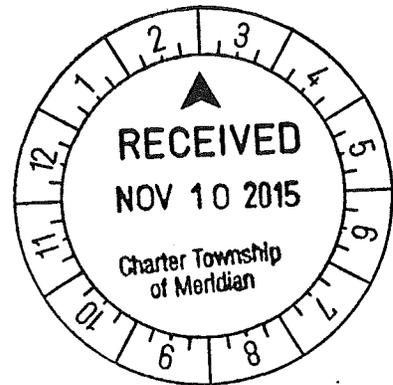
(page 3 of 3)

NOV 17 2015



November 5, 2015

Deborah Guthrie, Cable Coordinator  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864



Dear Ms. Guthrie:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some changes to the channel lineup. Customers are being notified of these changes via bill message.

Beginning January 7, 2016, the following changes will occur: CMT will move from Digital Preferred to Sports Entertainment Package. POP will no longer be available on Digital Economy tier. Spike TV will no longer be available on XF Latino 300 tier. Spike TV and POP will move from Digital Starter to Digital Preferred.

As always, feel free to contact me directly at 517-334-5686 with any questions you may have

Sincerely,

John P. Gardner  
Director, External Affairs  
Comcast, Heartland Region  
1401 E. Miller Rd.  
Lansing, MI 48911

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BI-d)

NOV 17 2015

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Wednesday, November 11, 2015 10:21 PM  
**To:** Joan Horvath  
**Cc:** Frank Walsh; Board  
**Subject:** RE: FOIA STATEMENT

Dear Ms. Horvath,

I was surprised to receive the fee statement below for \$11.16 for documents/records I requested and received via email in September. I will be paying the fee, although the timeliness of the charge is in question. The information I requested belongs to citizens of Meridian Township, and since I have never asked for any documents previously I do feel it would be reasonable to receive these documents at no charge. As a citizen who has brought before the Board issues regarding Redi Ride service, I felt it was prudent to learn more about the service for which I am paying. To whom do I makeout my check, and where shall I direct it?

Go bravely,  
Donna Rose  
6207 Cobblers Drive  
East Lansing, MI 48823

**We must be free not because we claim freedom, but because we practice it."**  
-- William Faulkner, writer

---

**From:** Joan Horvath [mailto:horvath@meridian.mi.us]  
**Sent:** Tuesday, November 10, 2015 2:56 PM  
**To:** wild-rose@sbcglobal.net  
**Subject:** FOIA STATEMENT

Ms. Rose,  
I have attached the statement for the FOIA request you submitted on September 16, 2015 regarding the Redi-Ride agreements with Meridian Township.

The total due is \$11.16 made payable to Meridian Township.

Thank you for your timely response to this matter.

Sincerely,

Joan Horvath, CMC, CMMC  
Deputy Clerk  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI 48864  
[horvath@meridian.mi.us](mailto:horvath@meridian.mi.us)  
t) 517.853.4328  
f) 517.853.4321  
[www.meridian.mi.us](http://www.meridian.mi.us)

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**Sandy Otto**

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**From:** Carol Hasse  
**Sent:** Thursday, November 12, 2015 9:20 AM  
**To:** Sandy Otto  
**Cc:** Frank Walsh  
**Subject:** FW: Contact Us (form) has been filled out on your site.

The following message was addressed to the Township Board.

-----Original Message-----

**From:** Please Do Not Click Reply [mailto:support@govoffice.com]  
**Sent:** Tuesday, November 10, 2015 4:42 PM  
**To:** Carol Hasse <hassec@meridian.mi.us>  
**Subject:** Contact Us (form) has been filled out on your site.

Your Site has received new information through an online form.  
Online Form: Contact Us  
Site URL: [www.meridian.mi.us](http://www.meridian.mi.us)

-----  
Your Name: Beth Hubbell  
Street Address: 1158 Woodside Dr.  
City, State, Zip Code: Haslett, MI 48840 E-Mail Address: jeremiah@shytoun.com Telephone Number: (517) 862-5311  
Please enter your comments or suggestion here: We pay a lot of taxes in this township, we have good schools, & for the most part a high quality of life. That's why I can't understand why we have a recycling center that is a disgrace & I would think a total embarrassment! Even after 4 days of perfect warm weather, I figured it should be safe for my car, so was shocked to see the entrance was full of water, mud, & big holes - really great for my car that had just been washed & had a lot of service, but still needs more expensive repairs. And we even have a recycling person on staff!. This problem has been there for years & nothing is done to fix it! We shouldn't have to drive for miles to have a decent place for our recycling, but I refuse to take any more chances with my car! So what are you doing about this terrible situation???

Department or Employee Name: Township Board Supervisor & Members

Do Not Click Reply - This e-mail has been generated from an online form.

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
NOVEMBER 17, 2015**

**Staff Communications (SC)**

# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff  
Brett Dreyfus  
Julie Brixie  
Frank L. Walsh

Supervisor  
Clerk  
Treasurer  
Manager



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

Trustee  
Trustee  
Trustee

FOR IMMEDIATE RELEASE  
November 2, 2015

**Media Contact:** Darla Jackson  
Human Services Specialist  
[jackson@meridian.mi.us](mailto:jackson@meridian.mi.us)  
517.853.4204

## **Meridian Cares Team Aims to Raise \$10,000 for Those in Need** *Raffle Tickets Being Sold to Reach Goal*

**Meridian Township, MI** — The Meridian Cares Team is organizing its second “Meridian Cares Emergency Needs Fundraiser” for residents in the Township who are in need of assistance this holiday season.

According to the U.S. Census, about 13 percent or 5,000 people in Meridian Township live below the poverty level and almost 3,000 people live below 50 percent of the poverty level.

The Township aims to raise \$10,000 by December 16th to help replenish the fund. The Meridian Cares Team is working closely with the Meridian Township Community Resources Commission (CRC) to generate funds through raffle ticket sales.

“Many households will be lacking this holiday season and having to make choices between food, utilities, rent or medication and this is one way in which the community can reach out to our neighbors to help them enjoy what the rest of us often take for granted,” said Suzanne Brouse, Chair of the Community Resources Commission.

In 2014, the Meridian Cares Team exceeded its goal by more than \$5,000 and was able to provide \$8,300 to families in need. This year, the goal is to present a ceremonial check for \$10,000 to the Community Resources Commission at the December 16th annual holiday luncheon.

Sponsored by the East Lansing/ Meridian Lions Club, raffle tickets will be available for purchase beginning November 4th and will be sold for \$10 each or 3 tickets for \$20. Tickets can be purchased at Meridian Township Office Buildings and participating businesses. Those who purchase raffle tickets will get the chance to win a gift basket valued between \$50 and \$200 from local businesses and the Meridian Cares Team. Winners will be announced on the Meridian Township Facebook page on December 16th.

###

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864 517.853.4000  
[www.meridian.mi.us](http://www.meridian.mi.us)



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# MERIDIAN Cares



## EMERGENCY NEEDS FUNDRAISER

*Presented by the East Lansing/ Meridian Lions Club*



The Meridian Cares Team is organizing its second annual "Meridian Cares Emergency Needs Fundraiser" for residents in the Township who are in need of assistance this holiday season. The **Community Resources Commission Emergency Needs Fund** and the Township aim to raise \$10,000 by December 16th to help prevent anyone from children to seniors from going hungry, going cold, or losing their home this holiday season.



**\$10/each or 3 for \$20  
Raffle Tickets**



Enter the drawing to win  
gift baskets from local  
businesses and **help  
those in need!**

Winners will be announced on the  
Meridian Township Facebook Page on  
**December 16**



**YOUR DONATION IS TAX DEDUCTIBLE**

For more information call the Township Human Services Department  
517.853.4200

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**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the November 3, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the November 3, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**NOVEMBER 17, 2015  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, NOVEMBER 3, 2015 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: None  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Police Chief David Hall, Fire Chief Fred Cowper, Human Resources Director Joyce Marx, Principal Planner Gail Oranchak, Associate Planner Peter Menser

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

Police Chief Hall introduced Meridian Township's newest police officer, Aaron McConaughy.

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

William Seck, 5717 Carlton Street, Haslett, spoke in support of railroad quiet zones, believing it to be a quality of life issue.

Patience Drake-Rosenbaum, 1368 Hickory Island, Haslett, spoke in support of railroad quiet zones, stating the train horns wake residents multiple times. She indicated with the ambient noise level at night so low, the horns can be heard through multiple crossings. Ms. Drake-Rosenbaum spoke to the health effects of interrupted sleep.

M. J. Aronoff, 1320 Hickory Island Drive, Haslett, spoke in support of railroad quiet zones, discussing his experience with consistent interrupted sleep. He addressed sleep deprivation from train horns as a serious health problem.

Ann Alchin, 5972 Cypress, Haslett, believed individuals get used to train horns when they live near railroad tracks.

Ghulam Sumbal, 1998 Jolly Road, Okemos, offered a brief history on the rationale for his rezoning request, Rezoning #15030.

Doris Schwartz, 2209 Kent Street, Okemos, spoke to the need for the Board to engage with the public more in its goal setting process, suggesting more of a roundtable atmosphere during the meeting. She thanked the Board for the new Heritage street signs in the Cedar Bend Heights Historic Neighborhood. Ms. Schwartz handed out a map of Cedar Bend Heights, addressing the need for road repairs on Ardmore, Hillcrest, Grandview and Kenmore Avenues and the abandoned homes on those roads.

Leonard Provencher, 5824 Buena Parkway, Haslett, stated Aldi still has not paved the section of pathway in front of its new Marsh Road store scheduled to open November 12<sup>th</sup>. He requested the Township announce that the Board's goal setting meeting has been changed to 1:00 P.M. on November 16<sup>th</sup>, using all communication forms possible.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Central fire station is near completion
- Follow up meeting this week with the Municipal Employees Retirement System (MERS) regarding strategies to address long term legacy costs
- The M3 Group was selected to work with the Township on its branding efforts
- Meeting tomorrow on development of the former central fire station and Meridian Area Resource Center (MARC) property on Okemos Road
- Goals and objectives meeting has been changed from 10:00 A.M. to 1:00 P.M. on November 16<sup>th</sup>
- Meeting this week on health care costs, with more information to be shared in the coming weeks
- Meridian Leadership Group will meet this Friday

7. BOARD COMMENTS AND REPORTS

Trustee Veenstra thanked ITC holdings for its \$5,000 grant which allowed 23 trees to be planted on the grounds of the Meridian Municipal Complex. He addressed the timeline regarding potential increased Redi-Ride service contained in the letter from Sandra Dragoo, Director of Capital Area Transportation Authority. Trustee Veenstra inquired about allegations contained in a letter from Mike McCurdy regarding court appearance(s) over his keeping of pygmy goats on RAAA property.

Township Manager Walsh clarified the issue of Mr. McCurdy's goats for Trustee Veenstra and the general public.

Trustee Scales reported the Redi-Ride subcommittee met on October 27<sup>th</sup> to begin vetting the issue of better Redi-Ride service. He indicated the next step will be to appoint members from the public who will serve on the subcommittee, and several scenarios were offered to guarantee proper and fair representation of the citizenry.

In response to earlier public comment, Clerk Dreyfus suggested the annual town hall meeting is a good venue to provide citizen input to the Board which the Board, in turn, can use during its goal setting process. He suggested the Township do a better job of promoting the town hall concept in 2016. Clerk Dreyfus reported the Governor has just signed new civil asset forfeiture laws which will require more transparency and increase the burden of proof required to keep confiscated property. He announced the Meridian Cares Team, in conjunction with the Community Resources Commission (CRC), is organizing a second Emergency Needs Fundraiser for residents in the Township who are in need of assistance by selling raffle tickets. He added the tickets are available for purchase through the East Lansing Meridian Lions Club, in Township offices and at participating businesses.

Clerk Dreyfus reminded the Board it adopted through an official motion the starting time of its goal setting meeting on November 16, 2015 at 10:00 a.m., adding that any change will need to be discussed and voted on.

Trustee Styka announced a blood drive will be held in the Town Hall Room on November 19<sup>th</sup>. He reported his attendance, along with Trustees Scales and Veenstra, at the American Association of Retired Persons (AARP) Transportation Seminar on October 22<sup>nd</sup>. Trustee Styka also reported his attendance at the Wolverine Caucus, where the topic of discussion was the Great Lakes and water basin in Michigan. He announced a Thanksgiving Farmers' Market will be held on Wednesday, November 25<sup>th</sup> from 10:00 a.m. until 2:00 P.M.

Trustee Veenstra noted a letter contained in the Board packet from Liaison for Inter-Neighborhood Cooperation (LINC) objecting to the boundaries of the proposed Corridor Improvement Authority (CIA), pointing out some of the parcels are zoned residential and should be omitted.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda. Seconded by Trustee Styka.**

**The maker moved to add Consent Agenda Item #9G: Board Goals Meeting at 1:00 P.M. on November 16, 2015. Seconded by Trustee Styka.**

Board discussion:

- Board member preference for this issue to be placed on the agenda as an action item
- Any Board member has the right to “pull” an item off the consent agenda

**Treasurer Brixie withdrew her motion.**

**Treasurer Brixie moved to add Action Agenda Item #12F: Set the Board Goals Meeting for 1:00 P.M. on November 16, 2015. Seconded by Trustee Styka.**

Board discussion:

- Board member preference for the title of the agenda item to be Setting the time for the Board Goal Setting Meeting and not include the time

**Trustee Veenstra offered the following friendly amendment:**

- **Title of Action Agenda Item #12 F should read: Setting the time for the Board Goal Setting Meeting**

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

**Treasurer Brixie moved to amend the agenda as follows:**

- **Move Discussion Agenda Item #13F: Corridor Improvement Authority (CIA) to Action Agenda Item #12G**

Board discussion:

- Next step for the Board with the CIA process is to set a public hearing with a commensurate publication of the notice of intent
- Planning Department must finalize the legal description
- Moving to action will allow the Board to agree on the map so the legal description can be written
- Boundaries for the CIA need to be discussed
- Concerns expressed by LINC and the Planning Commission regarding the boundary

**Treasurer Brixie withdrew her motion.**

VOICE VOTE: Motion 7-0.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

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

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

NAYS: None

Motion carried unanimously.

A. Communications

(1) Board Deliberations (BD)

BD 12D-1 Patrick England, 3670 Stagecoach Drive, Okemos; RE: Forsberg Drive  
Abandonment

BD 12D-2 Nick Gavrillides, 3627 Stagecoach Drive, Okemos and Owner/Member, The  
Soup Spoon Café; RE: Forsberg Road

CHARTER TOWNSHIP OF MERIDIAN, NOVEMBER 3, 2015 REGULAR MEETING \*DRAFT\*

- BD 12D-3 Dana Gavrilides, 3627 Stagecoach Drive, Okemos; Re: Forsberg Drive Abandonment
- BD 12D-4 Marcia Tanner, 3562 Stagecoach Drive, Okemos; RE: Forsberg Drive Abandonment
- BD 12D-5 Thomas W. Repaskey, Cardinal Financial Consultants, LLC, 4295 Okemos Road, #120, Okemos; RE: Abandonment of Forsberg Drive
- BD 12D-6 Mark Hopper, 3653 Stagecoach Drive, Okemos; RE: Forsberg Drive – Ponderosa Neighborhood
- BD 12D-7 Warren D’Zouza, 3598 Stagecoach Drive, Okemos; RE: Support for Abandonment of Forsberg Drive
- BD 12D-8 Neil and Tammy Story, 3537 Ponderosa Drive, Okemos; RE: Petition to Abandon Forsberg Drive
- BD 12D-9 Kyle MacMillan, 3609 Stagecoach Drive, Okemos; RE: Abandonment of Forsberg Drive

(2) Board Information (BI)

- BI-1 Trustee Angela Wilson; Re: Taxi Authority Updates
- BI-2 Neil R. Bowlby, President, Liaison for Inter-Neighborhood Cooperation, PO Box 40, Okemos; RE: Proposed Grand River Corridor Improvement Authority
- BI-3 Eric W. Ederer, 4446 Seneca, Okemos; RE: Making Sidewalks and Trails Safe for the Blind
- BI-4 Ginger Yang, Owner, LotusVoice Integrative Therapies, LLC, 4994 Park Lake Road, East Lansing; RE: Zoning Amendment #15070 & The Corridor Improvement Authority Initiative

(3) Regional Linkage (RL)

- RL-1 Sandra L. Dragoo, CEO/Executive Director, Capital Area Transportation Authority, 4615 Tranter Street, Lansing; RE: Meridian Redi-Ride Service

(4) Staff Communication

- SC-1 Mark Kieselbach, Director of Community Planning & Development; RE: ITC Holdings Tree Grant completion

(5) On File in the Clerk’s Office (OF)

- Material submitted at the October 20, 2015 Board Meeting
- Ronald Calhoun, 1427 W. Saginaw, East Lansing; RE: Letter of support from the Greater Lansing Housing Coalition for inclusion of affordable housing in MUPUD #15034 (Red Cedar Flats)
- Beth Bechtel, 1165 Cliffdale, Haslett; RE: Article produced by SmartMeter EducationNetwork.com regarding negative health effects of smart utility meters

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

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

B. Minutes

**Trustee Wilson moved to approve and ratify the minutes of the October 20, 2015 Regular Meeting. Seconded by Clerk Dreyfus.**

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

C. Bills

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

Common Cash	\$ 279,941.17
Public Works	\$ 22,264.14
Retainage	
Check #2007 – Great Lakes Fusion/Pathways	\$ 4,485.38
Check #2006 – Toebe Construction/Pedestrian Bridge	\$ 32,797.70
Total Checks	\$ 339,488.39
Credit Card Transactions	\$ 11,223.19
Total Purchases	<u>\$ 350,711.58</u>

ACH Payments \$ 441,244.87

**Seconded by Clerk Dreyfus.**

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

(Bill list in Official Minute Book)

D. Transfers to the Tax Roll

**Trustee Wilson moved to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer's Office dated October 29, 2015 for Delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, Snow Removal and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728 and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1 and 18.15. Seconded by Clerk Dreyfus.**

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

E. Resolution to Add a Financial Institution

**Trustee Wilson moved to adopt a resolution entitled "Authority to Open an Account" at The Private Bank. Seconded by Clerk Dreyfus.**

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

F. Ratification of Part-Time Paramedic/Firefighter Appointment

**Trustee Wilson moved to ratify the appointment of Joseph Pontack to the position of part-time paramedic/firefighter. Seconded by Clerk Dreyfus.**

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

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Items #12C, #12D, #13A, #13BL)

11. HEARINGS

A. Kansas Street Sanitary Sewer, Special Assessment District (SAD) No. 52

Supervisor LeGoff opened the public hearing at 6:51 P.M.

Margaret Szum-Lupa, property owner of 3575 Kansas Road, Okemos, spoke in support of the sanitary sewer special assessment district as they will be building a home on the property in the near future.

Piotr Lupa, 3575 Kansas Road, Okemos, spoke to improvements he is making on his lot in order to build a home. He noted he was told by the Ingham County Health Department he needed a new septic system in order to build a home at this location and preliminary estimates were in the \$25,000 range. Mr. Lupa believed sewers would greatly improve the neighborhood and spoke in support of the proposed project.

Ghulam Sumbal, 1998 Jolly Road, Okemos, spoke in support of bringing sewer to Kansas Street.

Steven Freemire, 3622 Kansas Road, Okemos, and circulator of the petition, spoke to inaccurate information contained in several forms letters signed by residents on Kansas Street who are in opposition to the SAD. He noted there are three (3) properties on Kansas Road which are in need of a sewer system. Mr. Freemire explained that most of the homes on Kansas Road were built in the 1930s and 1940s and have aging septic systems. He stated he is aware of six (6) properties on Kansas Road he believed would not pass septic inspection if the owners decided to sell based on improvements made to the square footage. Mr. Freemire clarified that Suresh Muringathery has stated his opposition to the Kansas Street SAD, but he does not have frontage on Kansas Street and would not, therefore, be assessed. He stated that Mr. Muringathery is already hooked up to the sewer which runs north from The Sanctuary. Mr. Freemire also noted Mark Wisniewski expressed opposition to the SAD, but has no frontage on Kansas Street and would receive no assessment. He expressed a desire that the road be paved once the sewer is installed, as both actions would increase property values. He requested the board extend the assessment to 15 years for residents who connect.

Neil Bowlby, 6020 Beechwood Drive, Haslett, displayed a map and offered narrative regarding lots contained within the proposed Kansas Street Sanitary Sewer SAD. He stated he spoke with several residents on Kansas Street who do not want sewer hookup. He reminded Board members they do not have to approve the proposed SAD, adding that six (6) different property owners are in favor of the sewer installation and six (6) different property owners are opposed to it.

Carlene Hooker, 3663 Kansas Road, Okemos, voiced opposition to the Kansas Sanitary Sewer SAD, as it will place a financial burden on the sick and elderly who live there. She stated the property owners who signed the petition, except one (1) resident, do not live on Kansas Street. Ms. Hooker noted the proposed assessment does not take into account the additional cost of hookup.

Assistant Township Manager/Director of Public Works and Engineering Derek Perry summarized the Kansas Street Sanitary Sewer Special Assessment District as outlined in staff memorandum dated October 29, 2015. He outlined the Township process used for creation of a sewer special assessment district once a valid petition is submitted.

Supervisor LeGoff closed the public hearing at 7:07 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Nick Gavrilides, 3627 Stagecoach Drive, Okemos, urged the Board to abandon Forsberg Road as a connection between Ember Oaks and Ponderosa subdivisions.

Charles Barbieri, Foster Swift, 313 S. Washington Avenue, Lansing, and attorney for The Ponds Cooperative Homes, Inc., requested the Board act on the petition for the Daniels Drain and set a public hearing.

Deb Nolan, 4329 Heartwood Road, Okemos, Ingham County Board of Commissioners for District #12, spoke in support of the abandonment of Forsberg Road.

Supervisor LeGoff closed Public Remarks.

A. Rezoning #15050 (Stockwell) – Final Adoption

Trustee Veenstra moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2015-06, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #15050” from PO (Professional and Office) to C-2 (Commercial).**

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

Board discussion:

- Planning Commission recommended the property be rezoned to C-2, although the applicant originally requested C-3, which is the Township’s commercial core
- Grand River is a major arterial and C-2 is an appropriate zoning designation
- Many unused PO parcels in the Township

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

B. Rezoning #00150 (St. King) – Introduction

Trustee Veenstra moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #00150” from RC (Multiple Family-Medium Density to PO (Professional and Office).**

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

Board discussion:

- Owner desires to rent out the remainder of the building

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

C. Daniels Drain Improvements

**Trustee Wilson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED BY THE CHARTER TOWNSHIP OF MERIDIAN, MICHIGAN AS FOLLOWS:**

**Section 1. Pursuant to Section 489a(109a) of the Michigan drain code, as soon as practical following this meeting, the Township Clerk shall forward to the Ingham County Drain Commissioner via registered mail a copy of this Resolution and the Township's Notice of Intent to File Petition under Section 463 of the Michigan Drain Code.**

**Section 2. The Township shall notice and the Township Board shall conduct a meeting to hear objections to the proposed drain project or special assessment in compliance with the provisions of Section 489a of the Michigan Drain Code.**

**Section 3. Following the meeting held by the Township Board, the Township Clerk shall bring the matter back before the Township Board.**

**Seconded by Trustee Veenstra.**

Board discussion:

- Board has concerns about the unspecified cost which cannot be obtained until the petition is filed
- This issue is a public health and safety concern for residents at The Ponds who live near the drain

Petition Language: (Questions for the Attorney (See Agenda Item #10))

- Q. There has been some talk of the petition wording and why it seems so cumbersome at our discussion. I was wondering if Stacy Hissong could come and talk about why the petition is worded the way it is, because it is a matter of state regulation and it's not something we could "tweak."
- A. I believe you'll see the same type of wording in the Smith Drain petition later on in the agenda. That is the myriad of activities that can take place under a petition for the Drain Code. It does not mean that any of those or all of those will take place under the petition, but it is the listing of those needed sections, so it is commonplace to list all of those items in the petition language itself. It does not require a specific scope by listing it, and it would not necessarily be prudent to adjust that language.

Continued Board discussion:

- Board member preference for a benefit derived assessment once the cost and scope of the project are known
- Moving through the process now and bidding in the winter will likely result in cost savings
- Board member urging to have all residents and affected property owners contact the Board
- Public hearing will be placed on the Township website and advertised through social media for maximum coverage

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the second WHEREAS clause by deleting "flow" and inserting "water"**

ATTORNEY COMMENT: The resolution language mirrors the language in the statute; so, if it it's unartfully written, you can talk to the legislature with regard to that. I'm sure they've heard a lot about the unartful writing of the Drain Code. I believe, when you look at Chapter 20, it talks about the purification of flow.

**The friendly amendment was not accepted by the maker.**

**Trustee Veenstra offered the following friendly amendment:**

- Amend the third WHERAS clause by deleting “a portion” and inserting “all”

ATTORNEY COMMENT: All of the lands in the Township are not benefitted; only a portion of the lands in the Township. That is why it’s worded that way. I am very comfortable with the way it is worded. If you take out the words “a portion” it says “the lands in the Township” which would infer that all of the lands in the entire Township would be benefitted which is not true.

**The friendly amendment was not accepted by the maker.**

**Trustee Veenstra offered the following friendly amendment:**

- Amend the fourth WHERAS clause by deleting “may” and inserting “will”

ATTORNEY COMMENT: And, again, the wording is “may” rather than “will” because we don’t know for sure whether this will move forward or not. I believe the statute also talks about that it may be...and again, it is not a certainty that this project will move forward; thus, the “may” instead of “will.” Again, I am very comfortable with the way this is drafted.

**The friendly amendment was not accepted by the maker.**

**Trustee Veenstra offered the following friendly amendment:**

- Amend Section 2. By deleting the word “meeting” and inserting the words “public hearing”

ATTORNEY COMMENT: The rationale is under Section 489a § 3: “The legislative body shall hold a meeting”. Again, it uses the phrase “meeting” rather than “public hearing”; thus, the specific language in the resolution. I am comfortable with it as drafted.

**The friendly amendment was not accepted by the maker.**

Continued Board and staff discussion:

- Grave concerns with the unknown cost of the project
- Preliminary engineering estimates were procured by The Ponds Cooperative and were within a range of \$700,000 - \$1.2 million
- Statement by the Drain Commissioner that the figures are “meaningless” and this could be a much more expensive project
- Board member concern there will not be a cost effective fix which would satisfy the needs of the residents of The Ponds
- Board member belief The Ponds condo owners are the chief beneficiaries and should bear the major portion of the cost of the project
- Board member preference the proposed assessments to the affected property owners in the Forest Hills subdivision be minimized
- Township and residents will have “a seat at the table” during all steps of this project
- Confidence in staff to oversee this issue through all of its phases

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

NAYS: None

Motion carried unanimously.

D. Ember Oaks/Ponderosa Connection

**Trustee Scales moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby supports the petition for abandonment of the public road right-of-way known as Forsberg Drive located in The Ponderosa subdivision.**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to forward a signed copy of this resolution to the Ingham County Board of Commissioners and the Ingham County Road Department prior to the public hearing scheduled for November 24, 2015. Seconded by Clerk Dreyfus.**

Board discussion:

- Board should support the residents in the Ponderosa subdivision in their quest to abandon Forsberg Drive
- While it is good public policy to connect adjacent neighborhoods, the exception to connecting Ember Oaks and Ponderosa through Forsberg Drive is warranted
- Neighborhoods still need to be connected through installation of a pedestrian/bicycle pathway
- Majority of Board members desire a pedestrian/bicycle pathway connection
- Board member preference for emergency vehicle access through the use of bollards

Payment of connection costs: (Questions for the Attorney (See Agenda Item #10))

Q. If this is no longer a right-of-way, how do we get the developer to pay for the connection, or would the Township, then, be incurring the cost of that connection. I don't think the Township should bear that cost, as it is the cost of development.

A. You raise an interesting point that I was speaking with the Planning staff about. What the county is doing, and what we are doing here is, basically, expressing an intent that we're not going to open a public street, but it is not changing the plat. The plat will still show the public way and those lands are still dedicated to the public. Forsberg Drive will continue to exist on the plat and it will not belong to the adjacent property owners. The issue then becomes, as a public way but not a public street, who is responsible for that? It is still going to be dedicated and either the Township or the county are going to be responsible for that. I don't know if the county has addressed the issue of retaining additional rights over that platted street or not. I have not been involved in those discussions. Certainly know is the time, rather than later, to discuss the question of emergency access and public access or a public way at the time the county is taking up the issue. They can still determine that they're not accepting the dedication for purposes of a county road, but that platted public way is still going to be there and we are still going to have to address who is responsible for it.

Q. For the resolution that we have before us, should we put a WHEREAS in here that says we desire construction of an emergency access and pathway to Forsberg Drive? Remember, we are communicating this with Ingham County. Or, do we put in here that we ask them to support the petitioner's request for the abandonment after Ember Oaks constructs its emergency access.

A. You're really dealing with Forsberg Drive in the Ponderosa subdivision. This resolution doesn't address the other side, the other plat that you are going to have in front of you where the two are going to connect. What you might consider is whether you want to ask the county to abandon it subject to retaining emergency and pedestrian access; something of that nature. Really, what you have in front of you is a resolution simply supporting the county. It's not the Township abandoning anything; you're simply stating your position on behalf of the neighborhood. Then it comes down to the county to take that issue up in light of the fact that there is still a platted public way which is going to exist in this subdivision.

Q. Say it again...abandon the drive subject to....?

A. Subject to reservation of pedestrian and emergency access; something of that nature.

**Treasurer Brixie offered the following friendly amendment:**

- **Amend the 4<sup>th</sup> WHEREAS clause after Forsberg Drive" by adding "subject to reservation of pedestrian and emergency pathway connection.**

**The friendly amendment was not accepted by the maker.**

**Treasurer Brixie offered the following amendment:**

- **Amend the 4<sup>th</sup> WHEREAS clause after Forsberg Drive” by adding “subject to reservation of pedestrian/bicycle pathway and emergency vehicle pathway connection.**

**Seconded by Trustee Veenstra.**

Board discussion:

- The Board is still attempting to construct a motorized road in this subdivision, while the Township does not have sufficient funds to maintain existing roads
- Board member belief there is no need to run an emergency vehicle between the two subdivisions, as there is an ingress/egress in each of the subdivisions
- Northern connection shown on the plat does not exist and there are no plans for it to be constructed
- Northern connection shown on the plat to prevent the subdivision from being “landlocked”
- Concern with the cost of widening the connection to allow access for emergency vehicles

Emergency vehicle access on the non-motorized pathway: (Questions for the Attorney (See Agenda Item #10))

- Q. If we don't have support for the non-motorized pathway to be able to support emergency vehicle access as well, would it be prudent to include the motion Treasurer Brixie just offered to include in our resolution the desire to have the non-motorized pathway?
- A. As I understand what's before the Board right now, you have the main motion to approve the resolution as was in the packet. You now have Treasurer Brixie's motion to amend it to include emergency pedestrian and non-motorized pathway. That is a motion that has to be resolved first before you then vote on the main motion. If that fails, then you could go back and try another motion to simply add the pathway issue without the emergency access. Then you would have the main motion as moved by Trustee Scales.

Continued Board and staff discussion:

- Both Ponderosa and Bonanza subdivisions have two potential access points off of Jolly Road
- Ember Oaks has multiple access points
- Emergency vehicle access is not necessary as there are other adequate accesses
- Northern cul-de-sac on Stagecoach Drive is not usable for emergency services
- Stagecoach dead ends and does not connect to the east side of Ponderosa
- Option is to build the end of the cul-de-sac large enough so the biggest fire truck can turn around or reduce the size and build a “hammerhead (stub portion of the street to allow emergency vehicles to back up in order to turn around)
- Emergency vehicles need 50 feet (per Fire Code) to travel from Stagecoach to Ember Oaks with 20 feet in width
- Longest fire truck is 40 feet in length
- Width of a fire truck is approximately nine (9) feet
- Board action tonight is only to support the petition before the Ingham County Road Department
- Reminder that nothing changes with the abandonment of Forsberg Drive relative to fire protection
- Board can't make all of the decisions which impact the health and safety of residents of both neighborhoods in a vacuum until it is shown the plans of both subdivisions
- Appropriateness of communicating with the county the importance of protecting the safety of the community
- Importance of a non-motorized connection to join both neighborhoods
- Suggestion to bring the residents together with the Fire Chief to effectuate fire truck access while protecting the neighborhood from vehicular traffic on Forsberg Drive
- Board member belief the pathway needs to be paved, while the emergency vehicle access only needs a firm surface
- Board member's interpretation of the Fire Chief's statement is that there is not a need for the emergency vehicles to have through access, but only sufficient space to turn the fire truck around

- Board member's vision of a seven (7) foot pervious bicycle/pedestrian pathway with an area for emergency vehicles to turn around
- Current configuration allows the fire truck to back into the area in order to turn around

Nexus between emergency vehicle clause and payment of maintenance: (Questions for the Attorney (See Agenda Item #10))

Q. Is the emergency vehicle "clause" integral to who is paying for maintenance?

A. The statute that the county is operating under simply speaks to abandonment. It doesn't speak to all of the other terms. If we have concerns or conditions, we ought to express them to the county so that in the context of taking up abandonment (which is what the statute speaks to), they will take these other issues into consideration if there is something that we want them to consider. The statute they are operating under is once sentence in one section which grants the county the right to abandon a county road. That is different than the platting process. For instance, when this street was platted, there was probably discussion of a whole host of issues that would be taken into account as to why it was put there in the first place (e.g., connection, public safety, whatever). My recommendation would be that if you have conditions that you are concerned about, you ought to tell the county about them. Then the county will take it up, they will have a public hearing and the Manager can work with the neighborhood and take those issues to the county and handle it that way.

Q. If the county commissioners agree and this is abandoned, what happens in terms of the concerns we have over the cost or the maintenance of that. Or, are they separate issues, currently? Just be signaling intent, does that mean later we can signal intent as well?

A. I'm not quite sure what you're asking, but let me put it this way. The request to the county and what I believe the county will take up is abandoning this road. By abandoning this road, they're declining the jurisdiction over the road; meaning, they're declining the expenses (the maintenance, the opening and the closing of the road all together). This would leave the issue of who has rights over that platted street to the Township and the Township would decide what it wants to do with that platted street. If you want something less than complete and utter abandonment by the county, you ought to say so.

Q. You're suggesting that if we add that clause in there, that might allow them to abandon it, but the county would still maintain some management or oversight of the road.

A. The county's still going to do whatever it wants to do. Remember, this is a motion to make a recommendation to the county; they don't have to follow it. I think what the Manager has indicated is he will work with the neighborhood and he'll work with the county and they will come up with a solution.

Board and staff discussion:

- Need to use common sense and allow staff to work with the county and residents to provide a solution which meets the needs of the county, the directive of the Board, the needs of the fire department and the desire of the residents who have attended all these meetings

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

NAYS: Trustee Scales, Clerk Dreyfus  
Motion carried 5-2.

Board discussion:

- Stagecoach Drive is a low traffic road with no sidewalks
- Homeowners along Stagecoach Drive do not want an increase in traffic

Owner of "title" to Forsberg Drive: (Questions for the Attorney (See Agenda Item #10))

Q. If the county abandons Forsberg Drive, does that mean the county abandons title to that right of way?

A. It's an issue the Planning Department and I have discussed at some length. Essentially, what the county will be doing is disclaiming any interest in opening that street. That does not mean that there won't be a platted street still there that belongs to the public that is still available. The issue will come if the county somewhere changes its mind and decides it now wants to open the street after having abandoned it. Or, if a later Board asks that the street be opened by the county. The platted street is still going to be there, it's still going to exist in the plat, its still going to be dedicated to the public even though the county has disclaimed any interest in accepting that platted street.

Q. So the county will still have title to the right-of-way?

A. The public will still have title to the right-of-way. That could be the county, that could be the Township, that could be whoever takes over jurisdiction of the streets in the Township. Right now it would be the county; if for some reason this Township became a city, then it would become us because we would take over jurisdiction of the streets. Right now, Forsberg Drive is dedicated to the public as a street.

Q. I'm trying to find out who the public is. The staff memo says if the county abandons Forsberg Drive, the Township has first priority to retain the road, which I assume is the right-of-way. I, again, ask if the County Board of Commissioners (after this hearing on November 14<sup>th</sup>) votes to abandon Forsberg Drive, do they still maintain the title to the right-of-way of Forsberg Drive.

A. There is no such thing as a title which somebody holds and they can transfer. There is a dedication that it's public land. There are jurisdictions (the county, the Township) that have the right to utilize that public land. It is not as if there is a deed out there that we can pass back and forth between municipalities or private parties.

Continued Board discussion:

- Excerpt from letter send to the Board by Neil Story that in 1992, the Township, developer and neighbors agreed to a street configuration (i.e., Forsberg "curve") which would have made it unlikely that street traffic from Ember Oaks would spill over into Stagecoach and Ponderos
- Agreement was memorialized in the 2000 final preliminary plat
- Board member belief agreements from 23 years ago should not be overturned without a compelling reason to do so
- Forsberg curve was a 180 degree curve so no cut through traffic would use it to get to Stagecoach as a short cut to Jolly Road
- Board member suggestion for interested citizens to attend the November 24<sup>th</sup> public hearing at the county

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: Trustee Veenstra  
Motion carried 6-1.

E. 2016 Township Board Meeting Schedule

**Treasurer Brixie moved to adopt the 2016 Township Board Meeting Schedule Resolution. Seconded by Trustee Wilson.**

Board and staff discussion:

- No election currently scheduled for May 3<sup>rd</sup>
- Joint Meeting with School Districts and Local Governments scheduled on a Thursday to encourage local government attendance as most municipalities have meetings on Tuesdays

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

F. Goal Setting Meeting

Treasurer Brixie moved to set the Board goal setting meeting at 1:00 P.M. on November 16, 2015.

Seconded by Trustee Wilson.

Trustee Veenstra offered the following amendment:

- Amend the motion by deleting 1:00 P.M. and inserting 3:00 P.M.

Seconded by Clerk Dreyfus.

Board and staff discussion:

- Board has spent an exhaustive amount of time on this issue to determine what time of day would maximize public input
- Consideration was given to various Board members' schedule
- Board member belief it is inappropriate to amend a motion which sets a specific time
- Board member belief proper protocol, in the event the main motion fails, is to offer another motion which sets the time to 3:00 P.M.
- Time was changed by the Manager from 10:00 A.M. because the Garden Club is meeting until noon in the Town Hall Room
- Board member belief that the 1:00 P.M. starting time is a compromise

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

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Pete Holz, 2215 Burcham Drive, East Lansing, offered a Powerpoint presentation in support of railroad quiet zones.

Leonard Provencher, 5824 Buena Parkway, Haslett, asked why other jurisdictions (i.e., City of Lansing, Alaiendon Township) within the Smith Drain are not going to share in the financial responsibility of correcting the drainage problem.

Ghulam Sumbal, 1998 Jolly Road, Okemos, offered rationale for his request to rezone property located at 1998 Jolly Road.

Neil Bowlby, 6020 Beechwood Drive, Haslett, offered a compromise to the Kansas Sanitary Sewer SAD by stating there is the option for the Township to build the sewer itself. He still requested a definition of an illegally controlled substance as noted on page 2 of the Draft Personnel Policy. Mr. Bowlby also questioned whether medical marihuana was considered an illegal drug, even if an employee was a qualified medical marihuana patient. He showed a map of the CIA on the overhead and noted residential properties included which he believed are "illegally" zoned. Mr. Bowlby pointed out properties which do not meet the requirement of being within 500 feet of an arterial or collector road.

Theresa Rice, 2240 Burcham Drive, East Lansing, spoke in support of railroad quiet zones.

[Supervisor LeGoff recessed the meeting at 8:52 P.M.]

[Supervisor LeGoff reconvened the meeting at 9:05 P.M.]

Steven Freemire, 3622 Kansas Road, Okemos, reiterated Suresh Muringathery and Mark Wisniewski, who sent letters in opposition to the Kansas Road Sanitary Sewer SAD, do not have frontage on Kansas Road and will not be assessed. He added owners of 57% of the affected property signed the petition.

Piotr Lupa, 3575 Kansas Road, Okemos, spoke in support of the Kansas Street Sanitary Sewer SAD. He stated he had a test performed on the well water located on his vacant land, and it did not pass the water quality standards. Mr. Lupa questioned spending \$25,000 on a septic system which contributes pollution to the groundwater.

Milly Gilin, 5891 E. Lake Drive, Haslett, encouraged the Board to look at the possibility of railroad quiet zones in Meridian Township. She spoke in support of exploration of this issue.

Supervisor LeGoff closed Public Remarks.

- A. Kansas Street Sanitary Sewer, Special Assessment District No. 52  
Director Perry availed himself for Board questions on the proposed SAD.

Board discussion:

- Three (3) residents want to hookup immediately to municipal sewer
- Six (6) property owners have filed written objections
- Board member suggestion to move forward with the Township paying for the sewer, where residents would not be charged until they hookup
- Money would not come from the General Fund, but from the Sewer Fund
- Request for information on the condition of the soils in the area due to septic system issues
- Township has not investigated the soils, but responded to a valid filed petition
- Citizens have filed a valid petition and they have met the standard
- Affected area also has drainage problems
- Board member belief the existing homes would not be able to be built according to today's standards relative to septic systems
- There are human health impacts to this situation
- Negative to septic systems is that need for maintenance is not readily apparent
- Point of Sale law helps address the quality of the septic system
- Concern with the possibility of a Township payback district
- Staff explanation of the petition process
- Citizen driven petitions require the names of the recorded property owners as signatories who own more than 50% of the area's acreage
- SAD v. sewer payback district
- Difference between a citizen driven petition and a Township initiated SAD
- Township installs the sewer and the lateral
- Cost of hookup to the lateral for each property owner may change during subsequent budget processes
- Township has no way of knowing the condition of the existing septic systems in the area
- Ingham County Health Department oversees the septic system program and notifies the Township when one fails

Board requirements in response to submission of a valid petition: (Questions for the Attorney (See Agenda Item #10))

Q. Because a valid petition was filed, what is this Board required to do?

A. Consider the petition.

Q. So we are not required to go forward and put in the sewer?

A. That is correct.

Continued Board and staff discussion:

- Board member preference for the Township to finance sewer installation estimated to cost approximately \$100,000 after three (3) residents hookup
- Sewer Fund is not currently healthy
- Concern with the precedent set with the Township “frontloading” special assessment districts
- Board practice has been to make residents pay when infrastructure is constructed
- Board flexibility in designating the payback period
- Board member preference for a ten (10) year payback period
- Township Board has the discretion to set the period of time to pay back the assessment
- Township has a Township Improvement Revolving Fund (TIRF), a special assessment fund which allows these types of projects while keeping the TIRF whole
- Health of the TIRF in the event the Board chooses to extend the payback to 15 years
- Ten (10) years for pay back was set by the Board
- Staff to provide information on the length of assessment districts
- This is a normal scenario for people in an SAD where some want immediate use and some will not use for several years
- History experienced by the Township Manager in his career that when there is an immediate use, it is a shorter duration of time (10 years) and when there is a combination, they are usually spread over 15 years
- Board member preference for a longer period of time than ten (10) years so as not to burden those who have limited funds
- Board has the discretion to participate in the cost of the project if it so chooses
- Board member suggestion for the Township to assess half of the cost immediately and then require the other half when hookup occurs
- Request for a rough estimate on the cost of annual maintenance for septic systems
- Board member belief the longer the pay back, the more likely the expense of maintaining a septic system increases over time and the net cost to each property owner will decrease
- Board member understanding the rule of thumb is to have the septic tank pumped every three (3) years
- Board member suggestion to have the Township loan the sewer fund money from the general fund similar to what the Board did for the road fund

**It was the consensus of the Board to place this item on for action at its November 17, 2015 Board meeting.**

**B. Smith Drain Study Results**

Deputy Drain Commissioner Carla Clos introduced James Ensign from Spicer Group, who outlined the thought process between the two different cost estimates. He emphasized the estimates are for the cost of construction contract only, and does not include the design, permitting, land acquisition (if necessary), construction administration, materials, testing and inspections. Mr. Ensign added the total project cost is typically double the contract cost. He indicated the draft assessment roll is based on runoff only as the Drain Commissioner will prepare a final assessment roll based on benefit derived, noting five (5) at-larges (Meridian Township, Alaiedon Township, City of Lansing, Ingham County and the Michigan Department of Transportation (MDOT)).

Board Drain Commissioner’s representative discussion:

- Meridian Township’s portion of land within the Smith Drain is approximately 44%
- 1,185 parcels in the district are non-exempt
- 25 parcels in the district are exempt (i.e., parcels owned by the Township, school district and Alaiedon)
- Board of Determination would make a decision whether any or all municipalities were subject to an at large (public health) assessment, but does not assign a percentage

- Generally, if there is a flooding problem, there are public health issues and the municipalities would be assessed
- ICRD and MDOT would be subject to an assessment for benefit of the highway

ATTORNEY COMMENT: This is a Chapter 4 Drain, so it is a different animal, so to speak, than the Daniels Drains which we had before. You have different entities that can be assessed, so the Township cannot be assessed for properties that it owns, but it can be assessed at large as can Alaiedon Township and the City of Lansing. Then MDOT only for benefit to state highways, and there is a specific calculation that they do to determine that; the county only for benefit to county roads, and there is a specific calculation that is used for that.

The at large assessment to each Township isn't a blow-by-blow as to where flooding is in Alaiedon v. Meridian Township, it's more after the project scope is determined, a more holistic look at where the benefit for public health was. It's normally a general percentage to each of the communities. Because the pro rata share between the Townships are so similar, it's probably going to be very close to the same between the two Townships.

The Deputy Drain Commissioner was correct; the Board of Determination decides whether there is an at large at all to the Township. I have never seen a Board say no, so I wouldn't go in with any thought that the Board of Determination is going to find no finding of public health, especially with road flooding. But that is the determination they make. They don't set the percentage, they don't set the scope of the project, they just say yes, there should be an at large assessment, and that isn't really determined until after bids are taken and they see where everything flushes out with regard to the ultimate assessments between each of the entities that are assessed.

Determiner of the at large assessment percentage: (Questions for the Attorney (See Agenda Item #10))

Q. The chart says an at large assessment can be from 10-25% of the project. Who determines whether the at large assessment is 10% or 25% or whatever?

A. For MDOT, it is pretty clear, except if there is a specific thing want, and there is a specific set of calculations for MDOT and the county.

Q. I understand that the assessment for MDOT is kind of based on the area of the road; same with the county road department.

A. And the second part of my answer was to the Townships and the cities, the Drain Commissioner determines that. There are no set calculations for that.

Continued Board and Drain Commissioner's representative discussion:

- Initially when the drain study was reviewed by the ICDC, Meridian Township's Assistant Manager as well as the Township's chief engineer, the Drain Commissioner did not see this project as the type where is "a lot" of public health benefit unlike Towar Gardens
- In consolidation, all properties benefit from a more economical and efficient administration of the drainage district
- Parking lots of properties in Alaiedon Township on the south side of Jolly Road, east of Okemos Road, currently provide detention when flooding occurs in the area
- ICDC has also met with Alaiedon Township, City of Lansing, Ingham County and MDOT regarding this issue and all municipalities will be involved in figuring out the best plan for all concerned
- A 5% interest rate was used for ease of calculating
- Annual Estimated Principal Payment chart assumes a 20 year bond at 5% and does not include interest
- Clarification that 44% of all the property within the Smith Drainage District is within the jurisdiction of Meridian Township, but does not mean that Meridian's assessment will be 44%

ATTORNEY COMMENT: I think there is a little bit of confusion. The Deputy Drain Commissioner is giving you the runoff coefficient percentages and that really has nothing to do with the 44% and 43% and 12% to the City of Lansing. That does not include a breakout to MDOT and it doesn't include a breakout of the county road acreage within each municipality. It also does not take into consideration the land use in each of those communities. So while the City of Lansing may have a smaller percentage, that land use runoff coefficient, in general, is going to be higher because of Jackson National Life, and so the percentage for their property owners is going to be higher than that regular percentage. I think the Drain Commissioner's Office is just giving you that 44%-43% as a very rough estimate of the raw land acreages between the two, but you should not use that number to try to calculate what the differences in costs of apportionments are going to be, because they have no relation to one another. It doesn't take into consideration road acreage, MDOT acreage or land use.

The only thing I would say that would be out of the norm with this petition is the consolidation part of it. I want to make sure when you are reviewing this for consideration in future meetings, the consolidation part of it. I want to make sure the Board understands what that means.

Each of the drains that are listed to be consolidated as part of what would be all one Smith Drain, are each tributaries to the Smith Drain right now. They are already within the Smith Drain watershed. As an example, you have the Sunwind Branch of the Smith Drain; that's a special assessment district within the overall special assessment district. Those properties would be assessed for that tributary plus the Smith Drain. I think the point the Deputy Drain Commissioner was making is in the administrative costs, you pay the legal notification and everything else for both districts when they are part of the same system. When you are doing a petition like this, I think it has become more common practice to look at what tributaries (which were established throughout time in piecemeal fashion) should be part of the whole system when you are addressing it, and reduce the number of these sub districts so that property owners are paying one assessment and not multiple ones for the same watershed. Therefore, you are not paying for duplicative notices, bond fees and things like that. That is why these drains are included and why the discussion with the Assistant Manager was to also include those in the petition. That is what that's about.

Attorney opinion on the consolidation process: (Questions for the Attorney (See Agenda Item #10))

- Q. Do you recommend the consolidation process and are you satisfied with what's been presented by the Drain Commissioner's Office for us regarding the consolidated districts?
- A. I think it is part of the same system and where I see frustration by property owners is when they are in nested districts for the same watershed. I think it is easier administratively and there is cost effectiveness to consolidation in these types of circumstances. It doesn't always make sense, but for small tributaries, in my opinion, it makes sense.

Continued Board discussion:

- Board member's insistence on definite cost figures is premature
- Staff recommendation for the project to move forward
- Forsberg family is a large landowner in this drainage district and has not voiced an objection
- Forsberg family is aware of the project and they have met with the ICDC throughout this process

Possible disincentives to consolidation: (Questions for the Attorney (See Agenda Item #10))

- Q. Can you come up with any reasons that are disincentives to consolidate? What do we give up by consolidation?

A. I think there are some instances where it gets too big; they're trying to consolidate too many things together to make a bigger watershed. In this instance, it's the same watershed, but nested. The difference would be if you're just working on that one little tributary, and it wasn't consolidated, only those people pay for that. You can consider that either a pro or a con. That's also part of the system, and what you do on that may affect this outlet. I think with little tributaries, the cost savings makes a lot of sense and not having all these very specific special assessment districts makes a lot of sense. I've seen where they've taken huge districts and try to merge the two together, and then you have a massive thing where work on one side doesn't have anything to do on the other. That's a situation where I don't know that consolidation makes the most sense. That's not what you have today.

Q. If we didn't go the route of consolidation, could the necessary work still be done in a different manner?

A. Basically, what the Drain Commissioner has proposed is taking two separate processes and merging them together to save the cost of it. If you decided you didn't think consolidation was appropriate, you could remove the Chapter 19 portion of the language from the petition, and just move forward with the improvement project. If you decided later to do consolidation, you could do it separately, but basically it's the same cost to do them both together. If you are going to do consolidation, you should do them together.

Q. There's no cost savings for doing it separately or trying to decide certain portions of the system would not get worked on and we would only work on some portions of the Smith Drain?

A. It would be the opposite; it would probably be more expensive to piecemeal them rather than to do it together.

Continued Board discussion:

- Board member support for consolidating the six (6) drainage districts into one to reduce administrative costs
- ICDC has proposed taking two separate processes and merging them together for cost savings
- Need for replacement of the collapsed pipe under Jolly Road, a major arterial

**Trustee Scales moved to take up Agenda Items #13D and #13E after 10:00 P.M. and amend the agenda as follows:**

- **Remove Agenda Items #13C and #13 F and place them on the next Board meeting agenda**

**Seconded by Trustee Veenstra.**

Board and staff discussion:

- Board member inquiry if the Draft Personnel Policy is time sensitive relative to contract negotiations
- Board member suggestion to limit Board member comments to once on each item
- Staff has been waiting several hours to address both of the agenda items requested to be removed

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

C. ~~Personnel Policy Manual—Draft~~

D. Rezoning #15030 (Sumbal)

Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated October 29, 2015.

Board, staff and applicant discussion:

- Pathway should be a safe route to Hiawatha Elementary School
- Condemnation has been previously discussed for this property in order to complete the pathway

- Property owner is requesting an increase in density while upzoning the property
- Owner has not given the Township an easement across the front of the property for the pathway
- Township has installed a temporary asphalt connection between the two concrete pathway ends on the east and west right next to the curb
- Need for the Board to separate the pathway easement from the rezoning request and not make one contingent upon the other
- Property owner has agreed to donate five (5) feet so the pathway can be pulled back from the road
- Necessity of the second home being hooked up to public water and sewer prior to being inhabited
- This rezoning action is part of the process in order for the second home to be hooked up to water and sewer
- If the property reverts back to RR because the variance is not approved by the Zoning Board of Appeals (ZBA), it would not be usable for a residence
- Applicant indicated he would demolish the second home if the variance from the ZBA for the shared driveway is not granted
- Conditions must be voluntarily offered by the applicant
- Public Works and Engineering Department has had discussions with the applicant about the Township's preference for improvements to the sidewalk in front of the home
- Concern with snow being plowed off Jolly Road onto the temporary pathway
- Board member preference for the applicant to donate ten (10) feet in order to have adequate setback from the curb plus the seven (7) foot pathway
- Donating ten (10) feet would make the front yard too small
- Two homes have been on this parcel since 1955 and Board member preference for them to be grandfathered
- Existing drive comes off Jolly Road
- Structure in the rear was not always occupied as a residence
- Both structures have been residences since the applicant purchased the property three (3) years ago
- Applicant has indicated the driveway must be a shared one in order for the second home to have egress

**It was the consensus of the Board to place this item on for action at the November 17, 2015 Board meeting.**

E. Railroad Quiet Zone

Clerk Dreyfus summarized the railroad quiet zone issue as outlined in staff memorandum dated October 29, 2015.

Board discussion:

- Federal approval will not be given without complying with the mandated safety measures
- Cost of \$80,000 for Canadian National constant warning railroad crossing circuitry
- Request for Board members to keep their fellow Board members apprised of issues as they surface during Board member comment
- 2006 memo contained in the Board packet was written to the Director of Community Planning and Development at his request
- There were 42 citizens in favor and three (3) citizens opposed to railroad quiet zones
- Board member belief this is a quality of life issue (noise pollution)
- ICRD needs to be involved as it will effect redesign of some roads

**It was the consensus of the Board to place this item on for continued discussion at the November 17, 2015 Board meeting.**

~~F. Corridor Improvement Authority (CIA)~~

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENTS

Treasurer Brixie reported that at the last CATA meeting it was announced Spec-Tran will be undergoing some changes to its scheduling program through the use of negotiated ride scheduling.

Trustee Scales reported his fundraiser birthday party resulted in \$1,935 for the Haslett Black Student Union. He thanked several Board members and staff for their generous contributions.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 11:06 P.M.

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ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9.C

**Charter Township of Meridian  
Board Meeting  
11/17/2015**

*GBOM*

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

<b>COMMON CASH</b>	<b>\$ 1,270,803.13</b>
<b>PUBLIC WORKS</b>	<b>357,062.77</b>
<b>TOTAL CHECKS:</b>	<b>\$ 1,627,865.90</b>
<b>CREDIT CARD TRANSACTIONS</b>	<b>12,439.72</b>
<b>TOTAL PURCHASES:</b>	<b><u>\$ 1,640,305.62</u></b>
<b>ACH PAYMENTS</b>	<b><u>\$ 368,110.09</u></b>

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 11/17/2015 - 11/17/2015  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. 55TH DISTRICT COURT	CASH BOND	200.00	90971
2. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	61.65	
	STANDING PO - MEDICAL OXYGEN	463.88	
	STANDING PO - MEDICAL OXYGEN	501.05	
	TOTAL	1,026.58	
3. ALLGRAPHICS CORP	JERSEYS FOR GIRLS BASKETBALL/WILLIAMSTON	374.00	
	TSHIRTS FOR SPORTIES FOR SHORTIES	1,105.00	
	ADDITIONAL LETTERING FOR GIRLS BASKETBALL JERSEYS	87.00	
	TOTAL	1,566.00	
4. ANDREA URBAN	MILEAGE REIMB FOR OCT	40.83	
	MILEAGE REIMB - JACKSON HS	46.00	
	TOTAL	86.83	
5. ANTHONY CINZORI	FARM MARKET VENDOR	414.00	
6. ASAP PRINTING	WILLIAMSTON K-3 BASKETBALL REG FLYER	115.55	
7. AT & T	NOV SERVICE	74.97	
8. AT&T	NOV SERVICE	4,998.49	90975
	NOV 2015 SERVICE	74.68	90976
	NOVEMBER SERVICE	90.34	90978
	NOVEMBER SERVICE	84.48	90978
	NOVEMBER SERVICE	2,250.49	90979
	NOV 2015 SERVICE	2,406.49	90976
	TOTAL	9,904.97	
9. AUTO VALUE OF EAST LANSING	OPEN PO REPAIR PARTS 2015	865.46	
10. AVENET LLC	ADD SHORTCUTS ON WEBSITE PER CLERK'S OFFICE	30.00	
11. BANNASCH WELDING INC	MT TRACKLESS PLOW REPAIR	396.59	
12. BECKS PROPANE	PROPANE-HNC	89.26	90893
13. BENSON HILLS APARTMENTS	PMT TO AVOID EVICTION	140.00	90980
14. BEST ELECTRICAL SERVICE	REFUND ELECTRICAL PERMIT #PE15-0291 CHGD CONTRACTO	235.50	
15. BOARD OF WATER & LIGHT	OCT STREET LIGHT	520.30	
16. BOYNTON FIRE SAFETY SERVICE	ANNUAL SPRINKLER/FIRE EXTINGUISHER INSPECTION AND	831.00	
17. BS&A SOFTWARE	PAYROLL .NET TRAINING ON 9/24/15	1,100.00	
	ACCESS MY GOV/INTERNET SER 10/15 TO 11/16	12,600.00	
	TOTAL	13,700.00	
18. CAPITOL COMMUNICATION SYSTEMS, INC	REPAIR 9050 HIGH VOLUME PRINTER	303.25	
	REPAIR COLOR LASERJET PRINTER @ SERV CENTER	357.10	
	TOTAL	660.35	
19. CAPITOL MACINTOSH	REPAIR W87492XRZCT (IMAC)	95.00	
	REPAIR W8904ADY250 (IMAC)	95.00	
	TOTAL	190.00	

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Vendor Name	Description	Amount	Check #
20. CATHERINE ADAMS	MILEAGE REIMB OCT 2015	26.74	
21. CGS SAFETY TRAINING INC	OSHA COMPLIANCE TRAINING	540.00	
22. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2015	25.70	
	MECHANICS UNIFORMS 2015	25.70	
	TOTAL	51.40	
23. CITY PULSE	TWP NOTICES	133.56	
24. COMCAST CABLE	NOV SERVICE	165.18	
25. COMPLETE BATTERY SOURCE	AA BATTERIES	24.07	
26. CONSOLIDATED ELECTRICAL CONTRACTORS	REFUND ELECTRICAL PERMIT PE14-0580	61.70	
27. CREATIVE HEALTH PRODUCTS	FITNESS BANDS FOR 50+ GROUP @ MALL	114.34	
28. CULLIGAN WATER CONDITIONING	BOTTLED WATER DEL'D	15.00	
	BOTTLED WATER DEL'D	20.00	
	COOLER RENTAL & DEPOSIT	105.00	
	TOTAL	140.00	
29. DAN THOMAS LAWN SPRINKLER CO	SPRING TURN ON 5/14/15	90.00	
	SPRING TUNR ON - REPAIR	67.50	
	TOTAL	157.50	
30. DARCI WEIGAND	REIMB MILEAGE FOR SEPT/OCT 2015	126.27	
31. DAVE CASZATT	REIMB FOR VOLUNTEER LUNCH'S 10/24 & 10/31	90.46	
32. DENNIS GREENMAN	FARM MARKET VENDOR	175.00	
33. DEWITT FENCE CO	224 LF ALUMINNUM FENCE ALONG WONCH PARK	7,392.00	
34. DIANA TENNES	FARM MARKET VENDOR	38.00	
35. DIETZ JANITORIAL SERVICE INC	CUSTODIAL SERVICES 2015	3,336.90	
	CUSTODIAL SERVICES 2015 - HNC	343.00	
	TOTAL	3,679.90	
36. DISCOUNT ONE HOUR SIGNS	30 PARK RULE SIGNS	1,035.00	
37. DLZ MICHIGAN INC	ARCHITECTURAL & ENGINEERING SERVICES FOR NEW FIRE	7,827.50	
38. DOUGLASS SAFETY SYSTEMS LLC	FIRE EQUIPMENT/GEAR	280.76	
39. DUANE RASCH	FARM MRKT VENDOR	43.00	
40. EASTBROOK HOMES INC	RELEASE OF PG'S 2014-27, 2015-03, 2015-05, 2015-06	4,250.00	
41. FIRE SERVICE MANAGEMENT	STANDING PO - FIRE GEAR CERTIFICATION/REPAIRS	1,050.00	
42. FIRST COMMUNICATIONS	SERV - 10/31/15	17.18	

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Vendor Name	Description	Amount	Check #
43. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES	265.00	
	WETLAND CONSULTING FEES	187.50	
	WETLAND CONSULTING FEES	250.00	
	WETLAND CONSULTING FEES	972.50	
	WETLAND CONSULTING FEES - TOWNNER ROAD PARK	2,830.55	
	TOTAL	4,505.55	
44. GAYELORD MANKOWSKI	FARM MARKET VENDOR	5.00	
45. GLUTEN-FREE GOODIES BBY BROWN	FARM MARKET VENDOR	10.00	
46. GOODYEAR COMMERCIAL TIRE	REAR TIRES, MOUNT AND BALANCE TRUCK 504	1,879.17	
	TIRES MEDIC 93	2,070.94	
	TOTAL	3,950.11	
47. GRANGE ACRES	CRC FUNDS-PAST DUE RENT	615.84	90970
48. GRANGER	SERVICE 5151 MARSH	111.00	
	SERVICE - 2100 GAYLORD C SMITH CT	128.51	
	SERVICE - MERIDIAN FIRE STATION 3711 OKEMOS RD	62.92	
	SERVICE - CLINTON ST	325.00	
	SERVICE - 5151 MARSH - MUN BLDG & POLICE STATION	87.00	
	SERVICE - 2100 GAYLORD C SMITH CIRT	17.50	
	TOTAL	731.93	
49. HEDLUND PLUMBING	REFUND - OVERPAYMENT PERMIT #PP15-0370	40.00	
50. HERBERT L CONFER JR	FARM MARKET VENDOR	266.00	
51. HYDRO-CHEM SYSTEMS	LANDA SEA 4-20024C PRESURE WASHER	2,997.00	90894
52. IRON MOUNTAIN	RECORD SHREDDING SERVICE - OCT	32.00	
53. JACK DOHENY COMPANIES INC	TRACKLESS PLOW FRAME	723.83	
54. JEFF RAHRIG	REFUND PGE 15-21	500.00	
55. JEFFORY BROUGHTON	RADIO MAINT-POLICE DEPT	157.50	
56. JON ORR	FARM MARKET VENDOR	106.00	
57. JOSEPH FRANK PENNONI	REMOVED TREE AT WONCH PARK	575.00	
58. KATHLEEN HANNA	FARM MARKET VENDOR	6.00	
59. KENT COUNTY DEPT OF PUBLIC WORKS	SPECIAL BURN - OCT 2015	97.20	
60. KERRY ROBERTS	FARM MARKET VENDOR	46.00	
61. KINDER WINDOW CLEANING	CLEAN WINDOWS PSB, MUN BLDGG, SERVICE CENTER ,HARR	785.00	
62. KIT RICH	REIMB MILEAGE - OCT 2015	140.30	
63. KOLACHE KITCHEN	FARM MARKET VENDOR	4.00	
64. LAKEVIEW APARTMENTS	CRC FUNDS - PAST DUE RENT	432.00	90972
65. LANSING FIRE DEPARTMENT	BLS CPR COMPLETION CARDS	12.00	
	ACLS COMPLETION CARDS	30.00	
	TOTAL	42.00	

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Vendor Name	Description	Amount	Check #
66. LANSING REGIONAL CHAMBER	CHAMBER MEMBERSHIP RENEWAL	425.00	
67. LANSING SANITARY SUPPLY INC	STANDING PO - CLEANING SUPPLIES/EQUIPMENT	148.78	
68. LANSING UNIFORM COMPANY	24 BODY ARMOR, LEVEL IIIA 2 CARRIERS, SOFT TRAUMA	595.00	
	STANDING PO - UNIFORMS	216.85	
	STANDING PO - UNIFORMS	49.50	
	STANDING PO - UNIFORMS	90.00	
	STANDING PO - UNIFORMS	79.90	
	STANDARD POLICE UNIFORM PURCHASE	181.85	
	STANDING PO - UNIFORMS	240.85	
	STANDING PO - UNIFORMS	177.40	
	STANDING PO - UNIFORMS	260.00	
	STANDARD POLICE UNIFORM PURCHASE	350.00	
	TOTAL	2,241.35	
69. LISA BACKUS	REFUND FROM HNC CAMP	55.00	
70. LISKEY'S PROFESSIONAL WHEEL	FRONT END REPAIRS TRUCK 515	2,092.17	
71. MAPLE RAPIDS LUMBER MILL	2X6X12 FULL DIAM WHITE OAK LUMBER	633.60	
72. MARK EBENER	FARM MARKET VENDOR	28.00	
73. MATTHEW BENDER & CO INC	MI MCLS 15RV 5A & 5B	310.31	
74. MAYBERRY HOMES	RELEASE OF PG'S 2014-29, 2014-30, 2014-31, 2015-11	7,750.00	
75. MC CARDEL RESTORATION	BUILDING PERMIT PB15-0387	1,608.00	
76. MCLAUGHLIN FARM LTD	FARM MARKET VENDOR	27.00	
77. MED ALLIANCE GROUP INC	STANDING PO - EMS SUPPLIES CPAP/RESQPOD/ITCLAMP	505.68	
78. MEDICAL MANAGEMENT SYSTEMS	OF AMBULANCE BILLING FEE-OCT	7,974.86	
79. MERIDIAN CHARTER TOWNSHIP	PURCHASE OF INDEPENDENT BANK CD	750,000.00	90896
80. MERIDIAN DRY CLEANERS	STANDING PO - UNIFORM CLEANING	465.00	
81. MERIDIAN SUN GOLF CLUB	INSTRUCTOR FEE FOR GOLF CLASSES	2,824.00	
82. MERIDIAN TOWNSHIP	OCT TRANS TO FLEX CHECKING	4,140.15	
83. MERIDIAN TOWNSHIP ECONOMIC	OFFICE ITEMS PURCH FROM LIQUADATION SALE	300.00	
84. MERIDIAN TOWNSHIP RETAINAGE	CONSTRUCT FIRE STATION NO. 91 AT OKEMOS ROAD & CEN	30,952.13	
85. MICHIGAN DEMOLITION	REFUND - PERMIT #PB15-0274 CANCELED / 50%	30.00	
86. MICHIGAN MUNICIPAL LEAGUE	WORKERS' COMP 1ST QTR 2016	31,966.38	
	WORKERS' COMP 1ST QTR 2016	2,174.67	
	TOTAL	34,141.05	
87. MICHIGAN RECREATION & PARKS ASSOC.	2016 MEMBERSHIP	128.00	90977
88. MICHIGAN.COM	REDI RIDE - AD	78.00	
	FALL FARMERS MARKET - AD	147.00	
	TWP ADS & NOTICES	359.53	
	TOTAL	584.53	

11/12/2015 11:17 AM  
 User: hudecek  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 11/17/2015 - 11/17/2015  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
89. MOORE MEDICAL LLC	EMS AMBULANCE SUPPLIES	933.96	
	EMS AMBULANCE SUPPLIES	328.28	
	TOTAL	1,262.24	
90. MOST DEPENDABLE FOUNTAINS	PEDESTAL DRINKING FOUNTAIN FOR WONCH PARK	3,555.00	
91. MUZZALL GRAPHICS	TAX NOTICES AND TAX BILLS	1,877.81	
	TAX NOTICES AND TAX BILLS	640.65	
	TOTAL	2,518.46	
92. NORTH GRAND RIVER COOPERATIVE	STANDING PO - AMBULANCE LINEN	197.60	
93. OFFICEMAX	2016 CALENDAR ORDER	385.19	
	2016 CALENDAR ORDER	124.17	
	2016 CALENDAR ORDER	38.13	
	2016 CALENDAR ORDER	161.50	
	TOTAL	708.99	
94. PALMER CONSTRUCTION	REPLACE 2 EXIT DOORS HARRIS CENTER	2,225.00	
95. PARAMOUNT COFFEE CO.	COFFEE ORDER	156.55	
96. PLAYMAKERS	INSTRUCTOR FEE FOR RUNNING CLUB	540.00	
97. PRO-TECH MECHANICAL SERVICES	REPAIR DAMPER OP	70.00	
	PARTS & LABOR B&G BRG ASSLY SERIES 60BB	840.09	
	PARTS & LABOR 8431 COND FAN MTR	1,149.03	
	REPAIR HEATER	221.18	
	TOTAL	2,280.30	
98. REBECKAJO LEWIS	REPLACEMENT FOR LOST ADP CHECK	570.85	90895
99. RECLAIMED BY DESIGN	OPERATE TOWNSHIP RECYCLE & TRANSFER CENTER JAN-DEC	2,000.00	
100 RED CEDAR YOUTH BASKETBALL LEAGUE	WILLIAMSTON YOUTH BASKETBALL LEAGUE FEES	1,300.00	
101 RESERVE ACCOUNT	TWP POSTAGE 2015	2,500.00	
102 RETRODUCK.COM	MERIDIAN RECYCLING SHIRTS	432.00	
103 SAFETY SYSTEMS INC	INSTALL SECURITY SYSTEM @ HNC	220.50	
104 SIELOFF GLASS & SCREEN	INSTALL NEW STOREFRONT DOOR HARRIS NATURE CENTER	3,385.00	
105 SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	97.03	
106 STATE OF MICHIGAN	HOT WATER HEATER INSPECTION	60.00	
107 TDS	OCT SERVICE	1,329.78	
108 VAN ATTA'S FLOWER SHOP	3 MAPLE TREES	269.97	
109 VERIZON WIRELESS	OCTOBER SERVICE	1,782.37	
110 VIRIDIS DESIGN GROUP	TOWNER ROAD PARK PROFESSIONAL SERVICES	4,000.00	
111 WEST SHORE FIRE	REPAIR VOICE AMP #23	54.62	
	STANDING PO - SIREN MAINTENANCE	1,100.00	
	TOTAL	1,154.62	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 11/17/2015 - 11/17/2015  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
112 WIELAND DAVCO CORP	CONSTRUCT FIRE STATION NO. 91 AT OKEMOS ROAD & CEN	315,609.08	
113 ZDENO & AMRA JOZELJIC	REFUND PERMIT #PB15-0805	48.00	
TOTAL - ALL VENDORS		1,270,803.13	

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 User: hudecek  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 11/17/2015 - 11/17/2015  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: PW

Vendor Name	Description	Amount	Check #
1. BOARD OF WATER & LIGHT	MAINT COST OF HULLETT RD PUMPING STATION 1/1/15 TO	9,080.80	
2. CARL SCHLEGEL INC	80 YDS SAND	684.00	
3. CGS SAFETY TRAINING INC	OSHA COMPLIANCE TRAINING	540.00	
4. CORRPRO CO	TANK INSPECTION - FOX HOLLOW & NEWTON RD	1,220.00	
5. DARLENE HINE	REFUND - HOUSE VACANT, LARGE CREDIT BALANCE	350.00	
6. DON HODNEY	REFUND OVERPAYMENT OF UB OKEM-003836-0000-04	76.29	
7. EAST LANSING MERIDIAN WATER	TWP SHARE OF OPERATING COSTS	225,862.09	
8. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES	87,596.59	
9. GRANGER	REFUSE CHARGE	210.00	
10. JEFF RAHRIG	REIMB OVERPAYMENT OF WATER/SEWER PERMIT 6145 COTTA	120.00	
11. LUKE LANDSCAPE CO	WORK @ 1280 LEEWARD DRIVE	728.95	
12. MICHAEL MANGAN	CUSTOMER OVERPAID ON FINAL BILL	111.99	
	REFUND UTILITY BILL - CUSTOMER OVERPAID FINAL	111.99	
	TOTAL	223.98	
13. MICHIGAN METER TECHNOLOGY GROUP	METERS	3,274.00	
14. MICHIGAN MUNICIPAL LEAGUE	WORKERS' COMP 1ST QTR 2016	4,076.95	
15. ONE WAY ASPHALT PAVING	BITUMINOUS REPAIR PMT #4	3,988.60	
16. RIETH-RILEY	WATER MAIN PATCHING - MERIDIAN MALL	8,408.00	
17. STATE OF MICHIGAN	RENEWAL COMMERCIAL CERTIFICATION	75.00	26114
	COMMUNITY PUBLIC WATER SUPPLY ANNUAL FEE	9,727.72	
	TOTAL	9,802.72	
18. TDS	OCT SERVICE	150.15	
19. TERI POTTER	REFUND - CUSTOMER OVERPAID UTILITY BILL FINAL	10.77	
20. TRANSNATION TITLE AGENCY	REFUND OVERPAYMENT OF UB KODI-002538-0000-02	25.87	
21. TRI TITLE AGENCY LLC	REFUND - CUSTOMER OVERPAID FINAL UTILITY BILL	42.15	
	REFUND OVERPAYMENT OF UB CHHI-004271-0000-02	95.00	
	TOTAL	137.15	
22. VERIZON WIRELESS	OCTOBER SERVICE	495.86	
TOTAL - ALL VENDORS		357,062.77	

## CREDIT CARD TRANSACTIONS - October 29th to November 11th, 2015

Transaction Date	Transaction Merchant Name	Transaction Amount	Account Name
2015/11/02	244 AUTO VALUE EAST LANSI	\$14.99	LAWRENCE BOBB
2015/11/09	244 AUTO VALUE EAST LANSI	\$51.48	LAWRENCE BOBB
2015/11/04	244 AUTO VALUE EAST LANSI	\$7.18	KYLE WILKINS
2015/11/10	244 AUTO VALUE EAST LANSI	\$194.42	DAVID LESTER
2015/10/29	4IMPRINT	\$400.51	ANDREA SMILEY
2015/11/06	ACORN NATURALISTS	\$230.67	CATHERINE ADAMS
2015/10/29	ADOBE *CREATIVE CLOUD	\$31.79	DARKUS BEASLEY
2015/10/29	AFFORDABLE TIRE & SERVICE	\$229.60	TODD FRANK
2015/11/08	AMAZON MKTPLACE PMTS	\$49.75	CATHERINE ADAMS
2015/11/06	AMAZON MKTPLACE PMTS	\$246.96	KATHERINE RICH
2015/11/08	AMAZON MKTPLACE PMTS	\$46.19	KATHERINE RICH
2015/10/31	AMAZON MKTPLACE PMTS	\$34.00	CHRISTOPHER DOMEYER
2015/11/01	AMAZON MKTPLACE PMTS	\$16.29	CHRISTOPHER DOMEYER
2015/11/03	AMAZON MKTPLACE PMTS	\$16.75	CHRISTOPHER DOMEYER
2015/11/04	AMAZON MKTPLACE PMTS	\$22.98	CHRISTOPHER DOMEYER
2015/11/04	AMAZON MKTPLACE PMTS	\$78.14	CHRISTOPHER DOMEYER
2015/11/05	AMAZON MKTPLACE PMTS	\$32.03	CAROL HASSE
2015/10/31	AMAZON.COM	\$17.98	CHRISTOPHER DOMEYER
2015/11/03	AMAZON.COM AMZN.COM/BILL	\$8.99	CHRISTOPHER DOMEYER
2015/10/31	AMAZONPRIME MEMBERSHIP	\$99.00	CHRISTOPHER DOMEYER
2015/11/03	B&H PHOTO, 800-606-6969	\$157.16	DARKUS BEASLEY
2015/11/03	B&H PHOTO, 800-606-6969	\$279.90	DARKUS BEASLEY
2015/11/03	B&H PHOTO, 800-606-6969	\$185.95	DARKUS BEASLEY
2015/11/02	BAKE N CAKES	\$47.00	SCOTT DAWSON
2015/10/30	BUDGET2984500000176	\$43.62	DENNIS ANTONE
2015/11/08	BURGER KING PA11572005	\$10.15	TAVIS MILLEROV
2015/11/06	CHEAPER THAN DIRT	\$77.27	WILLIAM PRIESE
2015/11/04	CITY LIMITS	\$100.00	MICHAEL DEVLIN
2015/11/04	COMCAST OF LANSING	\$127.59	DEBORAH GUTHRIE
2015/11/04	COMCAST OF LANSING	\$82.90	DEBORAH GUTHRIE
2015/11/05	COMCAST OF LANSING	\$47.66	DEBORAH GUTHRIE
2015/11/10	CONSUMERS ENERGY	\$366.00	DENISE GREEN
2015/10/29	CORAL GABLES OF EAST LANS	\$24.19	FRANK L WALSH
2015/11/06	CORAL GABLES OF EAST LANS	\$294.66	DAVID HALL
2015/11/03	CREATIVE HEALTH PRODUCTS	\$114.34	DARCIE WEIGAND
2015/11/07	CTC*CONSTANTCONTACT.COM	\$60.00	ANDREA SMILEY
2015/10/30	DARECATALOGCOM	\$114.45	KRISTI SCHAEING
2015/11/04	DIGITAL JUICE	\$499.00	DARKUS BEASLEY
2015/11/02	DISCOUNT ONE HOUR SIGNS I	\$65.00	WILLIAM PRIESE
2015/11/04	DOMINO'S 1206	\$35.23	BRANDON WIRTH
2015/10/29	DUSTY'S WINE BAR	\$55.31	WILLIAM PRIESE
2015/10/31	FACEBOOK Q7G7X7EM92	\$119.15	LUANN MAISNER
2015/11/07	FLICKR PRO 1 MONTH	\$5.99	ANDREA SMILEY
2015/11/04	FOSTER SMITH MAIL ORDR	\$137.28	CATHERINE ADAMS
2015/11/10	FREDPRYOR CAREERTRACK	\$199.00	BRETT DREYFUS
2015/11/04	GFS STORE #1901	(\$9.22)	GRETCHEN M GOMOLKA
2015/11/04	GFS STORE #1901	\$30.12	GRETCHEN M GOMOLKA
2015/11/08	GUEST SERVICES-UNIT 3750	\$300.48	MARK VROMAN
2015/11/08	GUEST SERVICES-UNIT 3750	\$300.48	TAVIS MILLEROV
2015/11/10	HAMMOND FARMSLANDS	\$137.50	LAWRENCE BOBB
2015/11/03	HASLETT TRUE VALUE HDW	\$369.13	PETER VASILION
2015/11/05	HASLETT TRUE VALUE HDW	\$13.86	KEN PLAGA
2015/11/03	HYDRO CHEM SYSTEMS INC	\$195.00	DENNIS ANTONE
2015/10/30	INO*USSEARCH.COM/RT	\$7.48	CAROL HASSE

2015/10/30	INO*USSEARCH.COM/RT	\$7.47	CAROL HASSE
2015/10/29	KIMBALL MIDWEST	\$177.49	TODD FRANK
2015/10/30	KROGER #409	\$127.50	ANDREA SMILEY
2015/11/10	LOWES #00777*	\$664.25	DENNIS ANTONE
2015/10/29	MAC'S STORAGE CONTAINERS	\$125.00	WILLIAM PRIESE
2015/11/04	MEIJER INC #025 Q01	\$86.92	CATHERINE ADAMS
2015/11/02	MEIJER INC #025 Q01	\$9.00	BRANDON WIRTH
2015/10/29	MEIJER INC #025 Q01	\$18.77	KRISTI SCHAEING
2015/11/05	MEIJER INC #025 Q01	\$13.99	KRISTI SCHAEING
2015/11/03	MEIJER INC #025 Q01	\$89.13	MICHAEL DEVLIN
2015/11/03	MI EMS LICENSE	\$75.00	WILLIAM PRIESE
2015/11/10	MI EMS LICENSE	\$50.00	WILLIAM PRIESE
2015/11/10	MICHIGAN BATTERY EQUIPMENT	\$178.00	TODD FRANK
2015/10/30	MICHIGAN STATE UNIVERSITY	\$78.00	JANE GREENWAY
2015/11/06	MSU EXECUTIVE PROGRAMS	\$30.00	ANDREA SMILEY
2015/11/03	NATURE-WATCH	\$141.85	KATHERINE RICH
2015/11/04	OFFICEMAX/OFFICEDEPOT #61	\$9.00	CATHERINE ADAMS
2015/11/03	OFFICEMAX/OFFICEDEPOT #61	\$180.52	KATHERINE RICH
2015/11/09	OFFICEMAX/OFFICEDEPOT #61	\$30.36	DENNIS ANTONE
2015/11/04	OFFICEMAX/OFFICEDEPOT #61	\$37.47	SCOTT DAWSON
2015/11/04	OFFICEMAX/OFFICEDEPOT #61	\$107.09	ROBIN FAUST
2015/11/02	OFFICEMAX/OFFICEDEPOT #61	\$24.99	DARLA JACKSON
2015/10/29	OFFICEMAX/OFFICEDEPOT #61	\$35.99	DEREK PERRY
2015/11/02	OFFICEMAX/OFFICEDEPOT6039	\$49.98	DARLA JACKSON
2015/11/08	OHIO TURNPIKE	\$12.75	TAVIS MILLEROV
2015/11/05	PANERA BREAD #715	\$13.99	ROBIN FAUST
2015/11/06	PARKING EP/PS	\$10.00	DEREK PERRY
2015/10/29	PARTY CITY	\$13.77	ANDREA SMILEY
2015/11/03	PETMOUNTAIN.COM	\$185.61	CATHERINE ADAMS
2015/10/29	PETSMART INC 724	\$10.54	CATHERINE ADAMS
2015/10/31	QUALITY DAIRY 31280027	\$280.07	KEN PLAGA
2015/11/02	QUALITY DAIRY 31280027	\$299.98	WILLIAM PRIESE
2015/11/06	RODENTPRO COM LLC	\$169.00	CATHERINE ADAMS
2015/11/02	SEARS ROEBUCK 1170	\$17.99	WILLIAM PRIESE
2015/11/09	SHAHEEN CHEVROLET	\$359.80	TODD FRANK
2015/11/03	SKULLS UNLIMITED	\$211.75	KATHERINE RICH
2015/11/01	SOCIALMEDIAEXAMINER	\$40.00	DEBORAH GUTHRIE
2015/10/29	SOLDAN'S FEEDS & PET SUPPLIES	\$150.23	CATHERINE ADAMS
2015/11/02	SOLDAN'S FEEDS & PET SUPPLIES	\$8.94	CATHERINE ADAMS
2015/11/04	SOLDAN'S FEEDS & PET SUPPLIES	\$12.28	CATHERINE ADAMS
2015/11/05	SPARTANCHASSIS (APA)	\$156.30	TODD FRANK
2015/11/03	SQ *GREAT LAKES RODENT	\$230.00	CATHERINE ADAMS
2015/10/29	SS STORAGE JOLLY	\$155.39	DENNIS ANTONE
2015/11/03	STATE CORRECTIONS MSI	\$94.00	CHRISTOPHER DOMEYER
2015/11/03	STATE DEQ WATER TEST	\$127.21	KATHERINE RICH
2015/11/03	TARGET 00003657	\$39.00	WILLIAM PRIESE
2015/11/05	TCE*HRDIRECT/GNEIL	\$40.47	ROBIN FAUST
2015/11/04	THE HOME DEPOT 2723	\$237.65	CATHERINE ADAMS
2015/10/29	THE HOME DEPOT 2723	\$17.47	LAWRENCE BOBB
2015/11/04	THE HOME DEPOT 2723	\$102.39	WILLIAM RICHARDSON
2015/10/30	THE HOME DEPOT 2723	\$23.48	CHRISTOPHER DOMEYER
2015/10/29	THE HOME DEPOT 2723	\$20.73	PETER VASILION
2015/11/05	THE HOME DEPOT 2723	\$30.41	PETER VASILION
2015/11/06	THE HOME DEPOT 2723	\$7.98	PETER VASILION
2015/10/29	THE HOME DEPOT 2723	\$64.83	KEITH HEWITT
2015/10/29	THE HOME DEPOT 2723	\$49.48	KEITH HEWITT
2015/11/03	THE UPS STORE 0811	\$13.91	DARCIE WEIGAND
2015/11/06	USA BLUE BOOK	\$244.58	JAY GRAHAM

2015/10/30	VERIZON WRLS M4886-01	(\$39.98)	WILLIAM PRIESE
2015/10/30	VERIZON WRLS M4886-01	\$37.58	WILLIAM PRIESE
2015/10/30	VERIZON WRLS M4886-01	\$42.38	WILLIAM PRIESE
2015/10/29	WAL-MART #2866	\$11.88	CHRISTOPHER DOMEYER
2015/11/04	WW GRAINGER	\$164.78	DAVID LESTER

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\$12,439.72

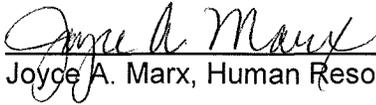
# ACH Transactions

October 29, 2015 - November 13, 2015

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
11/6/2015	Consumers Energy	\$ 306.95	Oct Utilities
11/13/2015	JCMA	37,392.49	Payroll Deductions
11/13/2015	IRS	92,167.16	Payroll Taxes
11/13/2015	Various Financial Institutions	238,550.44	11/13 Payroll
	<b>Total ACH Payments</b>	<b>\$368,417.04</b>	

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Joyce A. Marx, Human Resources Director

**DATE:** November 12, 2015

**RE:** **Ratification of Part-Time Paramedic/Firefighter Appointment**

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

The following candidate is presented for approval:

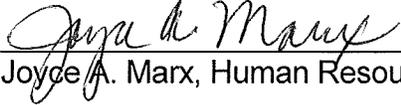
- **Anthony Kozlowski**
  - Anthony graduated from Oakland Community College with an Associate's Degree in Fire Science.
  - He is also a licensed paramedic and holds the following licenses: Advanced Cardiac Life Support, Pediatric Advanced Life Support, Hazmat Operations, Basic Life Support-CPR, Incident Command System 100 & 200, National Incident Management System, Blue Card Incident Commander, Emergency Vehicle Roller Prevention Course, IAFF Ground Survival Awareness Course, FFTC Incident Command System, and numerous other certifications.
  - Anthony is currently employed with Livingston County EMS and has past experience with the Brighton Area Fire Department, Huron Valley Ambulance, and STAR EMS.

The following motion is for Board approval:

**MOVE TO RATIFY THE APPOINTMENT OF ANTHONY KOZLOWSKI TO THE POSITION OF PART-TIME PARAMEDIC/FIREFIGHTER.**

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Joyce A. Marx, Human Resources Director

**DATE:** November 12, 2015

**RE:** **Ratification of Police Officer Appointment**

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The Township has presented a conditional offer of employment to a qualified police officer candidate. The prospective hiring brings the staffing level of the police department to thirty-seven (37) sworn personnel. The 2015 and 2016 budgets include thirty-nine sworn positions.

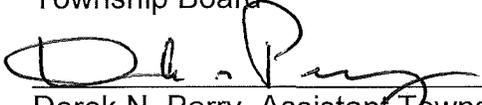
Alana Jannette will obtain her Bachelor's Degree in Criminal Justice from Ferris State University in December 2015. In addition, she will be completing the Police Academy at Macomb Community College Criminal Justice Training Center in December 2015. She has experience as an intern and cadet with the Port Huron Police Department and as an intern with the Marine City Police Department.

A motion is prepared for Board consideration:

**MOVE TO RATIFY THE APPOINTMENT OF ALANA JANNETTE TO THE POSITION OF POLICE OFFICER CONTINGENT UPON SUCCESSFUL COMPLETION OF THOSE ITEMS STIPULATED IN THE CONDITIONAL OFFER OF EMPLOYMENT.**

## MEMORANDUM

TO: Township Board

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

DATE: November 17, 2015

RE: **Consumers Energy Standard Lighting Contract Amendment**

---

As directed by the Township Board, two new street lights are programmed to be added to the existing Consumers Energy Standard Lighting Contract of March 18, 2014.

The first light is part of the Kinawa Drive Pedestrian Safety project and will provide lighting of the new crosswalk for the Chippewa Middle School and provide a point of power for the Rectangular Rapid Flashing Beacons.

The second light will be placed at the intersection of Marsh Road and Tihart Road and will provide illumination for traffic at that intersection to enhance its safety.

As part of the process to add additional street lights, Consumers Energy requires that the Standard Lighting Contract of March of 2014 be revised to reflect the addition of the two new lights.

### Proposed Motion:

**“Move to approve the installation of a street light for the Kinawa Drive Safety Project and a street light at the intersection of Marsh & Tihart Roads, and authorize the Township Manager and Township Clerk to sign the Authorization for Change in Standard Lighting Contract (Form 547) as prepared by Consumers Energy.”**

**AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING CONTRACT  
(COMPANY OWNED) FORM 547**

**Contract Number: 100000287605**

Consumers Energy Company is authorized as of August 14, 2015, by the Charter Township of Meridian to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Charter Township of Meridian dated March 18, 2014.

General Unmetered Experimental Lighting Rate GU-XL

Notification Number 1031351609

Construction Work Order Number 1000033484950

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated March 18, 2014, shall remain in full force and effect.

Charter Township Of Meridian

By: \_\_\_\_\_  
Its Township Manager, Frank L. Walsh

By: \_\_\_\_\_  
Its Township Clerk, Brett Dreyfus

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.



**AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING CONTRACT  
(COMPANY OWNED) FORM 547**

**Contract Number: 10000287605**

Consumers Energy Company is authorized as of November 17, 2015, by the Charter Township of Meridian to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Charter Township of Meridian dated March 18, 2014.

General Service Unmetered Lighting Rate GUL, Standard High Intensity Discharge

Notification Number 1031793823

Construction Work Order Number 100003556727

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated March 18, 2014, shall remain in full force and effect.

Charter Township Of Meridian

By: \_\_\_\_\_  
Its Township Manager, Frank L. Walsh

By: \_\_\_\_\_  
Its Township Clerk, Brett Dreyfus

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.



**MEMORANDUM**

**TO:** Township Board

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

**DATE:** November 12, 2015

**RE:** Rezoning #00150 (St. King) – Final Adoption

---

Attached for the Board's approval is a resolution for final adoption of Rezoning #00150. As directed by the Board, the Clerk has had the proposed amendment published in the form in which it was introduced.

**Attachment**

1. Resolution

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of November 2015, at 6:00 p.m., Local Time.

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

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

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

**WHEREAS**, Judith St. King requested the rezoning (Rezoning #00150) of approximately 1.18 acres located at 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional & Office) for the purpose of expanding the tenant base from health care to general office uses; and

**WHEREAS**, the Planning Commission held public hearings regarding the request at its November 27, 2000 and September 14, 2015 meetings; and recommended rezoning 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional and Office) at its meeting on September 28, 2015; and

**WHEREAS**, the Township Board discussed the rezoning at its meeting on October 20, 2015 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated October 16, 2015 and October 29, 2015; and

**WHEREAS**, the subject site is designated in the Office category on the 2005 Master Plan Future Land Use Map; and

**WHEREAS**, rezoning 4660 Marsh Road to PO (Professional & Office) is compatible with existing and primarily non-residential uses (eye care clinic, church, and an office building) on the east side of Marsh Road and undeveloped commercial land on the south side of Marsh Road; and

**WHEREAS**, the proposed rezoning is consistent with the 2005 Master Plan's Goal 3 and associated objectives to maintain the viability of existing Township businesses; and

**WHEREAS**, the site is served by public utilities and services; and

**WHEREAS**, the proposed rezoning to PO (Professional & Office) would represent a logical and orderly development pattern along this segment of Marsh Road; and

**Resolution to Approve PO  
Rezoning #00150 (St. King)  
Page 2**

**WHEREAS**, PO (Professional & Office) zoning at this location is consistent with those transitional land uses identified in the 2005 Master Plan (office and multiple-family), which provide a step-down buffer to single-family residential from existing and future commercial uses to the north; and

**WHEREAS**, the Township Board introduced Rezoning #00150 for publication and subsequent adoption on November 3, 2015.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2015-07, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #00150" from RC (Multiple Family-Medium Density) to PO (Professional and Office).

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

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

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17th day of November 2015.

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

**ORDINANCE NO. 2015-07  
ORDINANCE AMENDING THE ZONING DISTRICT MAP  
OF MERIDIAN TOWNSHIP  
PURSUANT TO REZONING #00150**

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RC (Multiple Family-Medium Density) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

A parcel of land in the southeast ¼ of Section 21, T4N, R1W, Meridian Township, Ingham County, Michigan, being a part of Supervisor's Plat No. 1 of Okemos, as recorded in Liber 7 of plats, Page 40 of the Ingham County Records; the boundary for zoning purposes only being described as beginning at the Northerly most corner of Hamilton House condominiums; thence S35°03'15"W along the Westerly line of said condominiums 95.32 feet; thence S04°16'45"E continuing along said westerly line 175.83 feet; thence S86°00'00"W 106.36 feet to the East line of lot 25 of said Supervisor's Plat No. 1 of Okemos; thence N04°16'45"W along said East line 33.00 feet to the Northeast corner of said Lot 25; thence S86°00'00"W along the North line of said Lot 25 a distance of 75.02 feet; thence N10°46'01"W 182.92 feet to the centerline of Marsh Road; thence N56°29'59"E along said centerline 169.02 feet; thence S71°22'00"E 124.80 feet to the point of beginning.

to that of the PO (Professional and Office) District, and a corresponding use district is established for the above described property.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

\_\_\_\_\_  
Elizabeth LeGoff, Township Supervisor

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

Legal description confirmed by:

\_\_\_\_\_  
Mark Kieselbach, Director  
Community Planning and Development

\_\_\_\_\_  
Stephen O. Schultz, Township Attorney

## MEMORANDUM

TO: Township Board

FROM:



Mark Kieselbach  
Director of Community Planning and Development



Gail Oranchak, AICP  
Principal Planner

DATE: November 12, 2015

RE: Rezoning #15030 (Ghulam H. Sumbal), request to rezone approximately 1.4 acres located at 1998 Jolly Road from RR (Rural Residential) to RA (Single Family-Medium Density) - *Introduction*

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Rezoning #15030 is a request to rezone approximately 1.4 acres from RR (Rural Residential) to RA (Single Family-Medium Density) with the voluntary offer of a condition which would allow the property to revert to RR (Rural Residential) zoning if the applicant was not successful in obtaining a variance to allow a shared driveway. The site, addressed as 1998 Jolly Road, is located on the north side of Jolly Road west of Summergate Lane. The Township Board discussed the rezoning at its November 3, 2015 meeting.

### Township Board Options

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RA (Single Family-Medium Density) with the voluntary offer of a condition which would allow the property to revert to RR (Rural Residential) if the applicant was not successful in obtaining a variance to allow a shared driveway. A resolution consistent with the Planning Commission's recommendation to approve the rezoning is attached.

### Attachments

1. Resolution to approve

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of November 2015, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Ghulum H. Sumbal requested the rezoning (Rezoning #15030) of 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family-Medium Density) with the voluntary offer of a condition which would allow the property to revert to RR (Rural Residential) if the applicant was not successful in obtaining a variance to allow a shared driveway; and

WHEREAS, the Planning Commission held a public hearing on the request at its September 28, 2015 meeting and recommended approval at its October 12, 2015 meeting; and

WHEREAS, the Township Board discussed the rezoning at its meeting on November 3, 2015 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated October 29, 2015 and November 12, 2015; and

WHEREAS, the subject site is designated in the Residential 1.25 to 3.5 dwelling units per acre classification on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the proposed rezoning to RA (Single Family-Medium Density) is consistent with the 2005 Future Land Use Map designation of Residential 1.25 to 3.5 dwelling units per acre; and

WHEREAS, properties surrounding the subject site are zoned RA (Single Family-Medium Density); and

WHEREAS, rezoning 1998 Jolly Road to RA (Single Family-Medium Density) is consistent with the existing uses located east, west, and north of the subject site; and

WHEREAS, public utilities and services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT**

**Resolution to Approve RA  
Rezoning #15030 (Sumbal)  
Page 2**

**ADOPTION** Ordinance No. \_\_\_\_\_, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #15030" RR (Rural Residential) to RA (Single Family-Medium Density) with the voluntary offer of a condition which would allow the property to revert to RR (Rural Residential) if the applicant was not successful in obtaining a variance to allow a shared driveway.

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

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

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17th day of November 2015.

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

**ORDINANCE NO. \_\_\_\_\_**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #15030**

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RR (Rural Residential) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THENCE WEST 66 FEET, THENCE NORTH 330 FEET, THENCE EAST 198 FEET, THENCE SOUTH 330 FEET, THENCE WEST 132 FEET TO THE POINT OF BEGINNING.

to that of the RA (Single Family-Medium Density) and a corresponding use district is established for the above described property.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

\_\_\_\_\_  
Elizabeth LeGoff, Township Supervisor

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

Legal description confirmed by:

\_\_\_\_\_  
Mark Kieselbach, Director  
Community Planning and Development

\_\_\_\_\_  
Stephen O. Schultz, Township Attorney

**MEMORANDUM**

**TO:** Township Board

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

  
 Gail Oranchak, AICP  
 Principal Planner

**DATE:** November 12, 2015

**RE:** Final Preliminary Plat #05012 (Georgetown), Re-approval of incomplete portions of the Georgetown final preliminary plat

Eyde Construction Company is requesting re-approval of Final Preliminary Plat #05012 for the remaining incomplete portion, 77 lots, of the Georgetown subdivision. Staff has been advised by the applicant's engineer the Michigan Department of Environmental Quality (MDEQ) was not advised of a previous plat re-approval request resulting in the expiration of the MDEQ's approval. Approvals from all other reviewing agencies are up-to-date.

The MDEQ has since re-approved the plat with minor changes to floodplain elevations for the Foster Drain and Unruh Drain based on the Flood Insurance Rate Maps which became effective on August 16, 2011. The Georgetown subdivision is located east of Powell Road, south of Tihart Road, and west of Cornell Road in Section 14 of the Township.

To date, the first two phases of the subdivision have received final plat approval containing 81 lots. Although the Township Board recently approved Final Plat #3 of Georgetown, it must also be re-approved by the Township Board and will appear on a future meeting agenda.

The applicant is requesting the final preliminary plat be approved with the same conditions as the original permit.

### **Township Board Options**

Pursuant to Section 22-157(1) of the Code of Ordinances, the Township Board has the option to approve, approve with conditions, or deny Final Preliminary Plat #05012. A resolution will be provided for consideration at a future meeting.

### **Attachments**

1. Final Preliminary Plat #05012 approval letter dated March 4, 2015
2. Updated Final Preliminary Plat

**RESOLUTION TO RE-APPROVE**

**Preliminary Plat #05012  
Eyde  
Georgetown**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of November, 2015, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, George F. Eyde Limited Family Partnership and Louis J. Eyde Limited Family Partnership, request re-approval of Final Preliminary Plat #05012 for the remaining incomplete portion of the Georgetown subdivision, a single family subdivision consisting of 77 lots located south of Tihart Road east of Powell Road and west of Cornell Road; and

WHEREAS, re-approval became necessary when it was determined the Michigan Department of Environmental Quality (MDEQ) was not apprised of a recent approval resulting in the expiration of the MDEQ approval; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under cover memorandum dated November 12, 2015; and

WHEREAS, except for minor changes required by the MDEQ to ensure consistency with Flood Insurance Rate Maps that became effective August 16, 2012, the final preliminary plat remains consistent with the design approved by the Township Board on March 5, 2013; and

WHEREAS, the re-approval is consistent with the Township's Land Division Ordinance and the State Land Division Act.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby re-approves Preliminary Plat #05012, Georgetown, for a period of two years, November 17, 2015 to November 17, 2017, with the following condition:

1. All previous conditions placed on the preliminary plat approval shall remain in effect.

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

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

**Resolution to Re-Approve  
Preliminary Plat #05012 (Eyde)  
Georgetown  
Page 2**

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of March, 2015.

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

# 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 4, 2015

Mark Clouse  
Financial and Legal Counsel  
Eyde Company  
4660 S. Hagadorn Road, Suite 660  
PO Box 4218  
East Lansing, MI 48826-4218

**RE: Final Preliminary Plat #05012 Georgetown**

Dear Mr. Clouse:

The Township Board, at its regular meeting held on March 3, 2015, voted to approve a two (2) year extension of the final preliminary plat for Georgetown from March 5, 2015 to March 5, 2017. Approval of the final preliminary plat extension was granted with the following condition:

1. All previous conditions placed on the preliminary plat approval shall remain in effect.

If you have any questions regarding this matter, please contact me.

Sincerely,

Mark Kieselbach  
Director of Community Planning and Development

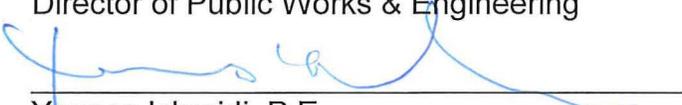
Enclosure

cc: Derrick Quinney, Ingham Ingham County Plat Board  
Patrick Lindemann, Ingham County Drain Commissioner  
Brenda Moyer, Ingham County Road Department  
Ray Severy, Director of Public Works and Engineering  
John Heckaman, Chief Building Inspector

G:\planning\plats\05012\3-4-15 extension letter





**MEMORANDUM****TO:** Township Board**FROM:**  
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering  
Younes Ishraidi, P.E.  
Chief Engineer**DATE:** November 17, 2015**RE: Kansas Road Public Sanitary Sewer Improvement  
Special Assessment District #52 - Resolution #3**

---

As presented to the Township Board at the October 29, 2015 meeting, the Department of Public Works & Engineering received a valid petition to construct sanitary sewer main along Kansas Road to the properties that do not currently have public sanitary sewer available. There are currently sixteen parcels along Kansas Road that do not have public sanitary sewer available and the petition has been signed by more than 50% (57.18%) of the land area property owners.

The proposed project involves the construction of approximately 1350 feet of 8" gravity sanitary sewer, from the existing sanitary sewer to the north to the existing sanitary sewer to the south (See attached map). As required by PA 188 of 1954, the Public Hearing was held on November 3, 2015 and the Township Board took comments in regards to the construction of the sanitary sewer main, the special assessment and the special assessment district.

As requested by the Township Board, Resolution #3 is attached for your consideration. Resolution #3 approves the construction of the sanitary sewer improvement, approves the plans and cost estimate, determines the district, and directs an assessment roll be made and submitted by the Township Supervisor to the Township Board.

**Proposed Motion:**

**“Move to approve Kansas Road Public Sanitary Sewer Improvement Special Assessment District #52 Resolution #3, which approves the construction; and to defray the cost thereof by special assessment against the properties specially benefited thereby; approves the plans and estimate of cost in the amount of \$147,200; declares the petition sufficient; determines the special assessment district; and directs the Supervisor to make a special assessment roll and affix a certificate to the completed special assessment roll.”**

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT NO. 52**

**RESOLUTION NO. 3**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 349-1200 on Tuesday, November 17, 2015, at 6:00 p.m.

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

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

The following resolution was offered by \_\_\_\_\_

and supported by \_\_\_\_\_.

**WHEREAS**, the Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on October 6, 2015, adopt a resolution tentatively approving the construction of certain sanitary sewer system improvements and the establishment of a special assessment district for the purpose of paying the cost thereof, which improvements and special assessment district are more specifically hereinafter described; and

**WHEREAS**, the Township Board did meet on November 3, 2015 at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

**WHEREAS**, conceptual plans and estimates of cost of said project are on file with the Township Clerk and have been on file since October 6, 2015; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT**

1. The Township Board hereby approves the construction of the following described improvement:

Construct approximately 1350 feet of 8" gravity sanitary sewer, beginning 360 feet north of the centerline of Jolly Road, north approximately 310 feet and beginning at existing sanitary sewer at the north end of Kansas Road, south approximately 1040 feet; including installation of lateral lines from the main to the road right of way to service all parcels in the proposed special assessment district, Section 33, Meridian Township, Ingham County, Michigan, T4N, R1W;

and defray the cost thereof by special assessment against the properties specially benefited thereby.

2. The Township Board hereby approves the plans and estimate of cost in the amount of \$147,200, as developed by Township Chief Engineer, Younes Ishraidi, Michigan Registered Professional Engineer.
3. The petition is declared sufficient.



**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT NO. 52**

**-- CERTIFICATE OF SUPERVISOR --**

STATE OF MICHIGAN     )  
  )  
COUNTY OF INGHAM     )

I, Elizabeth Ann LeGoff, Supervisor of the Charter Township of Meridian, Ingham County, Michigan, hereby certify that the attached Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 Special Assessment Roll was made by me pursuant to the resolution of the Township Board of said Charter Township of Meridian heretofore adopted on November 17, 2015, and that in making such assessment roll, to the best of my judgment, I conformed in all respects to the directions contained in such resolution and in the Statutes of the State of Michigan.

\_\_\_\_\_  
Elizabeth Ann LeGoff, Supervisor

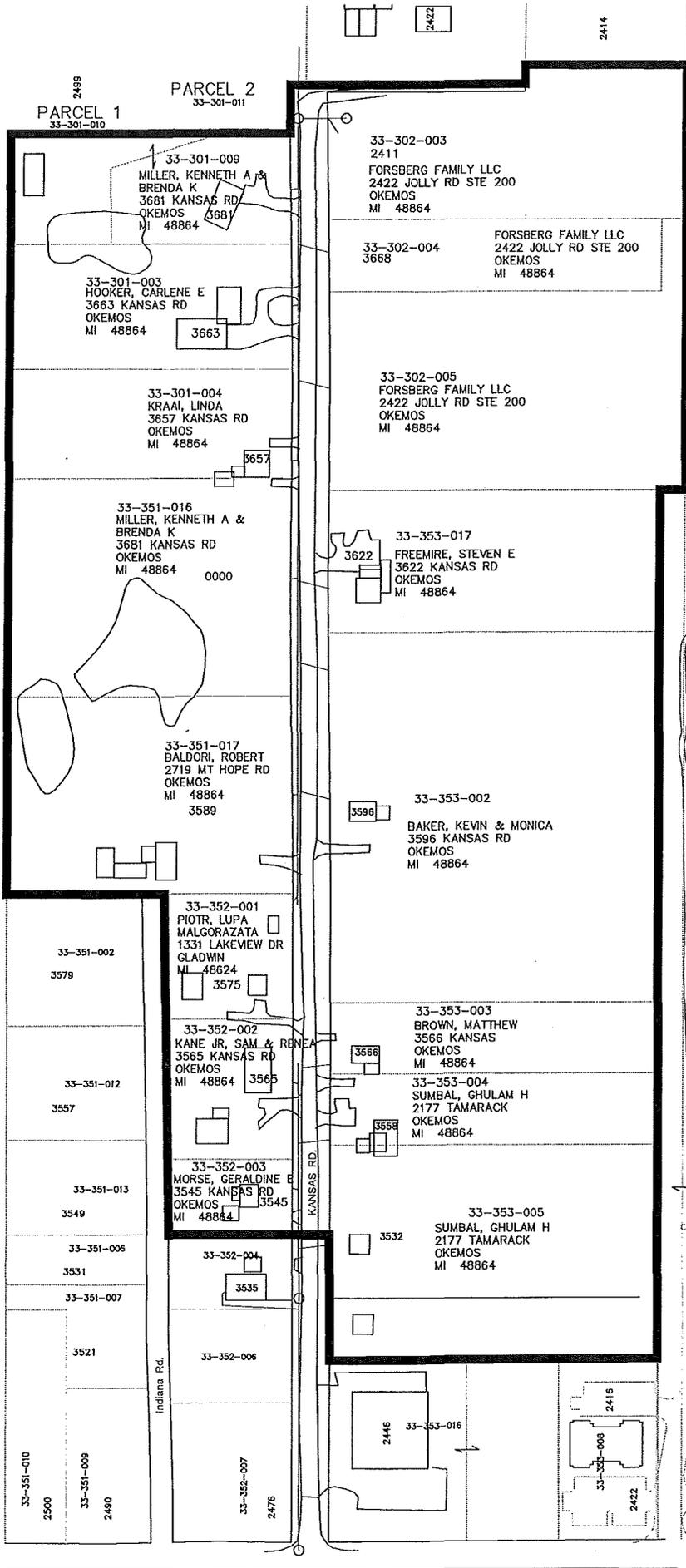
DATED:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, Ingham County, MI  
My Commission Expires: \_\_\_\_\_

I, Brett Dreyfus, the duly qualified and acting Township Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the notice of hearings on the Kansas Road Public Sanitary Sewer Improvement Special Assessment Roll were personally mailed by me to all of the landowners listed hereon on the dates indicated in my affidavit of mailing.

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



KANSAS STREET SANITARY SEWER  
ASSESSMENT DISTRICT #52

NORTH  
NO SCALE  
DRAWN 10/29/15

PARCEL 2  
33-301-011

PARCEL 1  
33-301-010

33-301-009  
MILLER, KENNETH A &  
BRENDA K  
3681 KANSAS RD  
OKEMOS MI 48864

33-301-003  
HOOKER, CARLENE E  
3663 KANSAS RD  
OKEMOS MI 48864

33-301-004  
KRAAL, LINDA  
3657 KANSAS RD  
OKEMOS MI 48864

33-351-016  
MILLER, KENNETH A &  
BRENDA K  
3681 KANSAS RD  
OKEMOS MI 48864

33-351-017  
BALDORI, ROBERT  
2719 MT HOPE RD  
OKEMOS MI 48864

33-351-002  
3578

33-351-012  
3557

33-351-013  
3549

33-351-006  
3531

33-351-007  
3521

33-351-010  
2500

33-351-009  
2490

33-352-007  
2476

33-302-003  
2411  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-302-004  
3668  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-302-005  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-353-017  
3622  
FREEMIRE, STEVEN E  
3622 KANSAS RD  
OKEMOS MI 48864

33-353-002  
3596  
BAKER, KEVIN & MONICA  
3596 KANSAS RD  
OKEMOS MI 48864

33-352-001  
PIOTR, LUPA  
MALGORAZATA  
1331 LAKEVIEW DR  
GLADWIN MI 48624

33-352-002  
KANE JR, SAM & RENEA  
3565 KANSAS RD  
OKEMOS MI 48864

33-352-003  
MORSE, GERALDINE E  
3545 KANSAS RD  
OKEMOS MI 48864

33-353-003  
BROWN, MATTHEW  
3566 KANSAS  
OKEMOS MI 48864

33-353-004  
SUMBAL, GHULAM H  
2177 TAMARACK  
OKEMOS MI 48864

33-353-005  
3532  
SUMBAL, GHULAM H  
2177 TAMARACK  
OKEMOS MI 48864

2446  
33-353-016

2416  
33-353-008  
2422

Indiana Rd.

KANSAS RD.

SMITH DRAIN

JOLLY RD.

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #52**

**PROPOSED SPECIAL ASSESSMENT ROLL**

<b>Parcel Number/Legal Description</b>	<b>Property Owner/Mailing Address</b>	<b>Proposed Assessment</b>
--	---------------------------------------	----------------------------

<b>3302-02-33-301-003</b> 1.38 Acres	<b>3663 Kansas Road</b> <b>Carlene E. Hooker</b> 3663 Kansas Road, Okemos, MI 48864	<b>\$ 9,200.00</b>
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M33-13-2 Com in W sec line at pt 1595 ft N of SW cor of Sec-E 396ft-N 165 ft-W 396 ft-S 165 ft to beg on SW ¼ of Sec 33, T4N, R1W-1.5 A.

<b>3302-02-33-301-004</b> 1.38 Acres	<b>3657 Kansas Road</b> <b>Linda Kraai</b> 3657 Kansas Road, Okemos, MI 48864	<b>\$ 9,200.00</b>
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M33-13-1 Beg. at pt 1430 ft N of SW cor of Sec-E 396 ft-N 165 ft-W 396 ft-S to beg on SW ¼ of Sec 33, T4N, R1W-1.5 A

<b>3302-02-33-301-009</b> 1.12 Acres	<b>3681 Kansas Road</b> <b>Kenneth A. &amp; Brenda K. Miller</b> 3681 Kansas Road, Okemos, MI 48864	<b>\$ 9,200.00</b>
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Beg @ a pt on W sec ln S 0 deg 36'17"E, 735 ft from the W ¼ cor Sec 33-N 89 deg 44'37"E, 371 ft-S 0 deg 36'17"E, 145 ft-S89 deg 44'37"W, 371 ft-N 0 deg 36'17"W, 145 ft on W sec ln to POB Sec 33, T4N, R1W, 1.23 AC M/L

<b>3302-02-33-302-003</b> 2.04 Acres	<b>2411 Kansas Road</b> <b>Forsberg Family, LLC</b> 2422 Jolly Rd, Ste. 200, Okemos, MI 48864	<b>\$ 9,200.00</b>
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M 33-15 Com at pt 24 rds E & 108 4/7 rds N of SW cor of sec-E 30 rds-N 12 3/7 rds-W 14 rds-S 25 ½ ft, SW'ly to pt 176.61 ft due N of beg-S to beg on SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-002-004</b> 0.93 Acres	<b>3668 Kansas Road</b> <b>Forsberg Family, LLC</b> 2422 Jolly Rd, Ste. 200, Okemos, MI 48864	<b>\$ 9,200.00</b>
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M33-16 Com 24 rds E & 102 6/7 rds N of SW cor of Sec-E 28 rds-N 5 5/7 rds-W 28 rds-S 5 5/7 rds to beg on SW ¼ of Sec 33, T4N, R1W-1 A.

<b>3302-02-33-302-005</b> 3.07 Acres	<b>Kansas Road</b> <b>Forsberg Family, LLC.</b> 2422 Jolly Road, Ste. 200, Okemos, MI 48864	<b>\$ 9,200.00</b>
---	---	--------------------

M 33-17 M 33-18-2 Com 24 rds E & 85 5/7 rds N of SW cor of Sec-E 28 rds-N 17 1/7 rds-W 28 rds-S 17 1/7 rds to beg. Also beg 858 ft E & 1414.31 ft N from SW cor of Sec 33-N 377.08 ft-E 33 ft-S 377.08 ft-W 33 ft to beg on SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-351-016</b> 2.50 Acres	<b>Kansas Road</b> <b>Kenneth &amp; Brenda K. Miller</b> 3681 Kansas Road, Okemos, MI 48864	<b>\$ 9,200.00</b>
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That pt of the SW ¼ of Sec 33, T4N, R1W desc as com at the SW cor of Sec 33-Th N 00 deg 22'41"W, 1155 ft along the west ln of said sec to the POB-Th N 00 deg 22'41"W, 275 ft along sd W sec ln-Th E 396 ft parallel with the south ln of Sec-Th S 00 deg 22'41"E, 275 ft parallel with the west ln of Sec 33-Th west 396 ft parallel with the south line of said Sec 33 to the West ln of Sec 33 and the POB Sec 33, T4N, R1W, 2.50 AC M/L



**Kansas Road Public Sanitary Sewer Improvement  
Special Assessment District #52  
Proposed Special Assessment Roll  
Page 3**

<b>Parcel Number/Legal Description</b>	<b>Property Owner/Mailing Address</b>	<b>Proposed Assessment</b>
--	---------------------------------------	----------------------------

<b>3302-02-33-353-005 2.68 Acres</b>	<b>3532 Kansas Road Ghulam H. Sumbal 2177 Tamarack, Okemos, MI 48864</b>	<b>\$9,200.00</b>
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M 33-30 Com 24 rds E & 16 rds N of SW cor of Sec 33-E 28 rds-N 17 1/7 rds-W 28 rds-S 17 1/7 rds to pt of beg exc W 25 ft to be used for road purposes SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-353-017 2.00 Acres</b>	<b>3622 Kansas Road Steven E. Freemire 3622 Kansas Road, Okemos, MI 48864</b>	<b>\$9,200.00</b>
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M 33-18 part of SW ¼ of Sec 33, T4N, R1W des as: Com 24 rds E & 74 2/7 rds N of SW cor of Sec 33-E 28 rds-N 11 3/7 rds-S 11 3/7 rds to beg. 2 A.

**TOTAL ESTIMATED COST                      \$147,200.00**

**Total Acres    28.12**

**Signed Acres   16.08 or 57.18%**

## MEMORANDUM

TO: Township Board

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

DATE: November 17, 2015

RE: **Smith Drain**

---

At the November 3, 2015 Township Board meeting, representatives of the Ingham County Drain Commissioner (ICDC) presented estimated costs for the proposed Smith Drain project. While discussing the estimate they also detailed the major components of the potential project. As the Township Board may recall, the ICDC representatives presented two preliminary construction estimates varying from approximately 1.0 to 1.5 million dollars. As they explained, this translates to a total potential project cost of 2.0 to 3.0 million dollars based on previous projects and their associated soft costs. In addition, they also provided an estimated breakdown on how this would impact the at-large components of the Drainage District. Meridian Township is one of five in the project area. The ICDC estimates have been included again as well as a boundary map for your reference and review. Representatives of the ICDC will also be in attendance during the November 17, 2015 meeting if the Township Board has additional questions.

If the Township Board is ready to proceed with a project, a resolution and associated petition would need to be adopted and transmitted to the ICDC by Meridian Township. Both documents have been reviewed by our Township drain attorney, Stacy Hissong in regards to content and appropriate wording and are attached for use by the Township Board.

Smith Drain Preliminary Estimate of Cost  
Detention in Existing Wetland

**DRAFT**

**Item Estimated**

<b>No.</b>	<b>Quantity</b>	<b>Unit</b>	<b>Description</b>	<b>Unit Price</b>	<b>Amount</b>
<b><u>IN-STREAM MAINTENANCE ITEMS</u></b>					
1.	2000	Lin Ft	Channel Stabilization	\$ 50.00	\$ 100,000.00
2.	5000	Lin Ft	Vegetation Removal	\$ 2.50	\$ 12,500.00
3.	1000	Lin Ft	SESC Best Management Practices	\$ 25.00	\$ 25,000.00
4.	2000	Lin Ft	Channel Cleanout	\$ 5.00	\$ 10,000.00
<b>Sub-Total</b>					<b>\$ 147,500.00</b>
<b><u>DETENTION - 2 LOCATIONS OF WETLAND STORAGE</u></b>					
5.	8	Ac	Site Clearing	\$ 2,000.00	\$ 16,000.00
6.	1	LS	Rough Grading	\$ 20,000.00	\$ 20,000.00
7.	900	Cyd	Earthen Berm	\$ 30.00	\$ 27,000.00
8.	8	Ac	Upland Restoration	\$ 5,000.00	\$ 40,000.00
9.	2	LS	Outlet Works	\$ 150,000.00	\$ 300,000.00
10.	200	Syd	Heavy Riprap	\$ 75.00	\$ 15,000.00
11.	5	Ac	Seeding, Mesic to Dry	\$ 5,000.00	\$ 25,000.00
12.	5	Ac	Seeding, Wet to Mesic Forbs	\$ 5,000.00	\$ 25,000.00
<b>Sub-Total</b>					<b>\$ 468,000.00</b>
<b><u>ENCLOSED STORM SEWER/ JOLLY ROAD REPLACEMENT</u></b>					
13.	1	LS	Mobilization	\$ 20,000.00	\$ 20,000.00

Smith Drain Preliminary Estimate of Cost  
Detention in Existing Wetland

**DRAFT**

14.	1	LS	Traffic Control	\$ 25,000.00	\$ 25,000.00
15.	6	Ea	Tree, Rem, 19 inch to 36 inch	\$ 1,200.00	\$ 7,200.00
16.	600	Sft	Concrete Sidewalk, 4"	\$ 7.00	\$ 4,200.00
17.	240	Lin Ft	Type F Concrete Curb & Gutter	\$ 25.00	\$ 6,000.00
18.	370	Syd	Aggregate Base, 12 inch, Jolly Rd	\$ 15.00	\$ 5,550.00
19.	130	Ton	HMA, 13A, Jolly Rd	\$ 70.00	\$ 9,100.00
20.	1640	Syd	Aggregate Base, 6 inch, Private Parking	\$ 7.50	\$ 12,300.00
21.	350	Ton	HMA, 13A, Private Parking	\$ 75.00	\$ 26,250.00
22.	2	Ea	Culv End Sect, Conc, 72 inch	\$ 5,000.00	\$ 10,000.00
23.	540	Ft	72" C 76-III R.C.P. Storm Sewer	\$ 300.00	\$ 162,000.00
24.	4	Ea	Dr Structure, 96-120 inch dia, Concrete, MH/CB	\$ 20,000.00	\$ 80,000.00
25.	100	Syd	Heavy Riprap	\$ 75.00	\$ 7,500.00
26.	1	LS	Grade and Topsoil	\$ 10,000.00	\$ 10,000.00
27.	1	LS	Landscape Seeding	\$ 5,000.00	\$ 5,000.00
				<b>Sub-Total</b>	<b>\$ 390,100.00</b>
				<b>Total</b>	<b>\$ 1,005,600.00</b>

Smith Drain Preliminary Estimate of Cost  
Detention Excavation in 4 Locations

**DRAFT**

**Item Estimate**

<b>No.</b>	<b>Quantity</b>	<b>Unit</b>	<b>Description</b>	<b>Unit Price</b>	<b>Amount</b>
<b><u>IN-STREAM MAINTENANCE ITEMS</u></b>					
1.	2000	Lin Ft	Channel Stabilization	\$ 50.00	\$ 100,000.00
2.	5000	Lin Ft	Vegetation Removal	\$ 2.50	\$ 12,500.00
3.	1000	Lin Ft	SESC Best Management Practices	\$ 25.00	\$ 25,000.00
4.	2000	Lin Ft	Channel Cleanout	\$ 5.00	\$ 10,000.00
				<b>Sub-Total</b>	<b>\$ 147,500.00</b>
<b><u>DETENTION - EXCAVATED DETENTION (40 ACRE FT, ASSUMED 4 LOCATIONS)</u></b>					
5.	10	Ac	Site Clearing	\$ 2,000.00	\$ 20,000.00
6.	1	LS	Rough Grading	\$ 40,000.00	\$ 40,000.00
7.	65000	Cyd	Earth Excavation	\$ 10.00	\$ 650,000.00
8.	2	Ac	Upland Restoration	\$ 5,000.00	\$ 10,000.00
9.	4	LS	Inlet/Oulet Works	\$ 50,000.00	\$ 200,000.00
10.	100	Syd	Heavy Riprap	\$ 75.00	\$ 7,500.00
11.	5	Ac	Seeding, Mesic to Dry	\$ 5,000.00	\$ 25,000.00
12.	5	Ac	Seeding, Wet to Mesic Forbs	\$ 5,000.00	\$ 25,000.00
				<b>Sub-Total</b>	<b>\$ 977,500.00</b>
<b><u>ENCLOSED STORM SEWER/ JOLLY ROAD REPLACEMENT</u></b>					
13.	1	LS	Mobilization	\$ 20,000.00	\$ 20,000.00

Smith Drain Preliminary Estimate of Cost  
Detention Excavation in 4 Locations

**DRAFT**

14.	1	LS	Traffic Control	\$ 25,000.00	\$ 25,000.00
15.	6	Ea	Tree, Rem, 19 inch to 36 inch	\$ 1,200.00	\$ 7,200.00
16.	600	Sft	Concrete Sidewalk, 4"	\$ 7.00	\$ 4,200.00
17.	240	Lin Ft	Type F Concrete Curb & Gutter	\$ 25.00	\$ 6,000.00
18.	370	Syd	Aggregate Base, 12 inch, Jolly Rd	\$ 15.00	\$ 5,550.00
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21.	350	Ton	HMA, 13A, Private Parking	\$ 75.00	\$ 26,250.00
22.	2	Ea	Culv End Sect, Conc, 72 inch	\$ 5,000.00	\$ 10,000.00
23.	540	Ft	72" C 76-III R.C.P. Storm Sewer	\$ 300.00	\$ 162,000.00
24.	4	Ea	Dr Structure, 96-120 inch dia, Concrete, MH/CB	\$ 20,000.00	\$ 80,000.00
25.	100	Syd	Heavy Riprap	\$ 75.00	\$ 7,500.00
26.	1	LS	Grade and Topsoil	\$ 10,000.00	\$ 10,000.00
27.	1	LS	Landscape Seeding	\$ 5,000.00	\$ 5,000.00
				<b>Sub-Total</b>	<b>\$ 390,100.00</b>
				<b>Total</b>	<b>\$ 1,515,100.00</b>

Total Estimated Principal

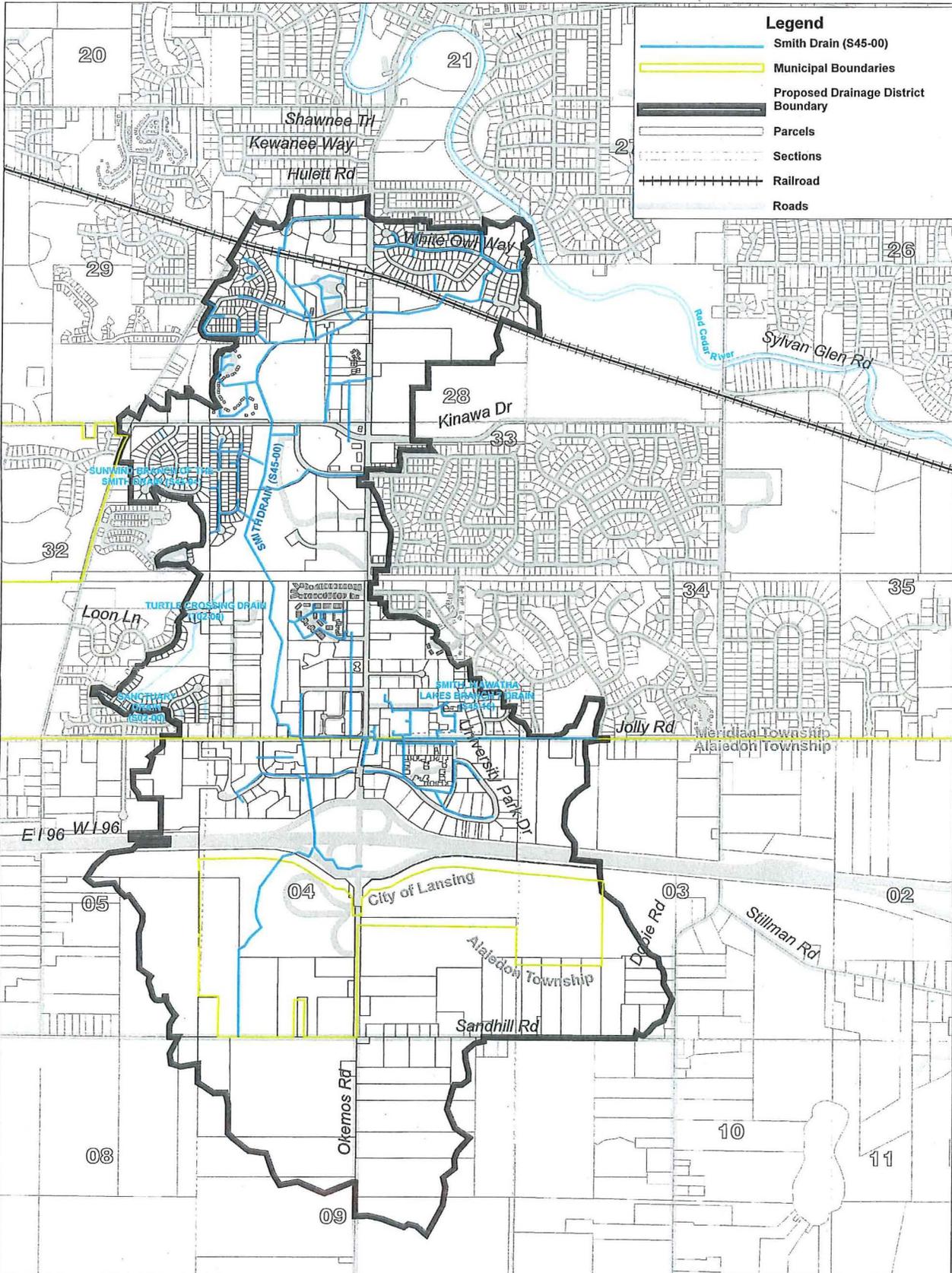
Total Project Cost	At Large %	Total At Large	Commercial Per	Residential Per	Agriculture Per
			Acre	Acre	Acre
\$ 3,000,000.00	10%	\$ 300,000.00	\$ 2,199.85	\$ 855.50	\$ 567.94
	15%	\$ 450,000.00	\$ 2,077.64	\$ 807.97	\$ 536.38
	20%	\$ 600,000.00	\$ 1,955.42	\$ 760.44	\$ 504.83
	25%	\$ 750,000.00	\$ 1,833.21	\$ 712.91	\$ 473.28

At Large Includes: Meridian Charter Twp, Alaiedon Twp, City of Lansing, Ingham County, & MDOT

Annual Estimated Principal Payment (20 year bond)

Total Project Cost	At Large %	Total At Large	Commercial Per	Residential Per	Agriculture Per
		Per Year	Acre/Year	Acre/Year	Acre/Year
\$ 3,000,000.00	10%	\$ 15,000.00	\$ 109.99	\$ 42.77	\$ 28.40
	15%	\$ 22,500.00	\$ 103.88	\$ 40.40	\$ 26.82
	20%	\$ 30,000.00	\$ 97.77	\$ 38.02	\$ 25.24
	25%	\$ 37,500.00	\$ 91.66	\$ 35.65	\$ 23.66

At Large Includes: Meridian Charter Twp, Alaiedon Twp, City of Lansing, Ingham County, & MDOT



SHEET 1 OF 1  
S45-00

SMITH DRAIN DRAINAGE DISTRICT  
DRAINAGE DISTRICT BOUNDARY  
ALAIEDON TOWNSHIP, CITY OF LANSING & MERIDIAN TOWNSHIP  
INGHAM COUNTY, MICHIGAN



707 BUHL AVENUE  
P.O. BOX 220  
MASON, MI 48854  
PHONE: (517) 676-8395  
FAX: (517) 676-8364

**MERIDIAN CHARTER TOWNSHIP**

**SMITH DRAIN RESOLUTION**

**RESOLUTION TO FILE COUNTY DRAIN PETITION  
PURSUANT TO CHAPTERS 8 AND 19 OF THE  
MICHIGAN DRAIN CODE OF 1956, AS AMENDED**

At a Regular Meeting of the Township Board of Trustees, of Meridian Charter Township, Ingham County, Michigan, held at 5151 Marsh Rd., Okemos, Michigan 48864 on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ p.m.

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

\_\_\_\_\_

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

The following Resolution was offered by Trustee \_\_\_\_\_.

WHEREAS, Meridian Charter Township recognizes that it is necessary for the public health, convenience and welfare to consolidate the following Drainage Districts, all located and established within Alaiedon Township, Meridian Charter Township and the City of Lansing, in Ingham County, Michigan:

- Smith Drain Drainage District  
(located in Sections 27-29 and 32-34 of Meridian Charter Township, Sections 3-5 and 8-10 of Alaiedon Township, Sections 3-4 of the City of Lansing)
- Sunwind Branch of the Smith Drain Drainage District (located in Sections 28-29 and 32-33 of Meridian Charter Township)
- Jolly - Okemos Drain Drainage District (located in Section 33 of Meridian Charter Township)
- Smith, Jolly Oak Branch Drain Drainage District  
(located in Section 33 of Meridian Charter Township)
- Smith, Hiawatha Lakes Branch 7 Drain Drainage District  
(located in Section 33 of Meridian Charter Township)
- Turtle Crossing Drain Drainage District  
(located in Sections 32 -33 of Meridian Charter Township)

The consolidated drainage district is to be known as the Smith Consolidated Drain Drainage District.

WHEREAS, Meridian Charter Township also recognizes that it is also necessary for the public health, convenience or welfare to maintain, improve and consolidate the following Drains, all or a portion of which are located and established within Alaiedon Township, Meridian Charter Township, and the City of Lansing, in Ingham County, Michigan:

- Smith Drain
- Sunwind Branch of the Smith Drain
- Jolly - Okemos Drain
- Smith, Jolly Oak Branch Drain
- Smith, Hiawatha Lakes Branch 7 Drain
- Turtle Crossing Drain

The consolidated drain is to be known as the Smith Consolidated Drain.

WHEREAS, lands to be benefited by the maintenance, improvement and consolidation are located within Alaiedon Township, Meridian Charter Township and the City of Lansing; and

WHEREAS, Meridian Charter Township recognizes that it will be subject to assessment to pay for a percentage of the costs of the consolidated Drain at large.

NOW, THEREFORE BE IT RESOLVED THAT, pursuant to Chapters 8 and 19 of Public Act 40 of 1956, as amended, a petition for the consolidation of the Smith Drain Drainage District; Sunwind Branch of the Smith Drain Drainage District; Jolly - Okemos Drain Drainage District; Smith, Jolly Oak Branch Drain Drainage District; Smith, Hiawatha Lakes Branch 7 Drain Drainage District, and the Turtle Crossing Drain Drainage District is authorized to be executed by Meridian Charter Township, and that the Supervisor and Clerk are authorized to sign all documents necessary to effectuate the intent of this petition. The consolidated drainage district shall be known as the Smith Consolidated Drain Drainage District.

BE IT FURTHER RESOLVED THAT, pursuant to Chapters 8 and 19 of Public Act 40 of 1956, as amended, a petition for the cleaning out, relocating, widening, deepening, straightening, tiling, extending, providing structures, adding lands not within the existing drainage districts, adding branches and relief drains, relocating along a highway, adding structures and mechanical devices that will properly purify or improve the flow, adding pumping equipment necessary to assist or relieve the flow and for the consolidation of the Smith Drain; the Sunwind Branch of the Smith Drain; the Jolly - Okemos Drain; the Smith, Jolly Oak Branch Drain; the Smith, Hiawatha Lakes Branch 7 Drain; and the Turtle Crossing Drain, is also authorized to be executed by Meridian Charter Township; and that the Supervisor and Clerk are authorized to sign all documents necessary to effectuate the intent of this petition. The consolidated drain shall be known as the Smith Consolidated Drain.



## SMITH DRAIN PETITION

**PETITION FOR THE CONSOLIDATION OF DRAINAGE DISTRICTS AND FOR CLEANING OUT, RELOCATING, WIDENING, DEEPENING, STRAIGHTENING, TILING, EXTENDING, PROVIDING STRUCTURES, ADDING LANDS NOT WITHIN THE EXISTING DRAINAGE DISTRICTS, ADDING BRANCHES AND RELIEF DRAINS, RELOCATING ALONG A HIGHWAY, ADDING STRUCTURES AND MECHANICAL DEVICES THAT WILL PROPERLY PURIFY OR IMPROVE THE FLOW, ADDING PUMPING EQUIPMENT NECESSARY TO ASSIST OR RELIEVE THE FLOW AND FOR THE CONSOLIDATION OF DRAINS PURSUANT TO CHAPTERS 8 AND 19 OF THE MICHIGAN DRAIN CODE OF 1956, AS AMENDED**

To the Ingham County Drain Commissioner:

The undersigned petitioner, Meridian Charter Township, located within Ingham County, Michigan, hereby petitions pursuant to Chapter 19 of the Michigan Drain Code of 1956, as amended, for the consolidation of the following Drainage Districts, all located within Alaiedon Township, Meridian Charter Township, and the City of Lansing, in Ingham County, Michigan:

- Smith Drain Drainage District  
(located in Sections 27-29 and 32-34 of Meridian Charter Township, Sections 3-5 and 8-10 of Alaiedon Township, Sections 3-4 of the City of Lansing)
- Sunwind Branch of the Smith Drain Drainage District (located in Sections 28-29 and 32-33 of Meridian Charter Township)
- Jolly - Okemos Drain Drainage District (located in Section 33 of Meridian Charter Township)
- Smith, Jolly Oak Branch Drain Drainage District  
(located in Section 33 of Meridian Charter Township)
- Smith, Hiawatha Lakes Branch 7 Drain Drainage District  
(located in Section 33 of Meridian Charter Township)
- Turtle Crossing Drain Drainage District  
(located in Sections 32 -33 of Meridian Charter Township)

The consolidated drainage district is to be known as the Smith Consolidated Drain Drainage District.

Meridian Charter Township also petitions pursuant to Chapter 8 of the Michigan Drain Code of 1956, as amended, for the cleaning out, relocating, widening, deepening, straightening, tiling, extending, providing structures, adding lands not within the existing drainage districts,

adding branches and relief drains, relocating along a highway, adding structures and mechanical devices that will properly purify or improve the flow, adding pumping equipment necessary to assist or relieve the flow and for the consolidation of the following drains, all located and established within Alaieton Township, Meridian Charter Township, and the City of Lansing, in Ingham County Michigan:

- Smith Drain
- Sunwind Branch of the Smith Drain
- Jolly - Okemos Drain
- Smith, Jolly Oak Branch Drain
- Smith, Hiawatha Lakes Branch 7 Drain
- Turtle Crossing Drain

The consolidated drain is to be known as the Smith Consolidated Drain.

The petitioner is a municipality that will be liable to assessments at large for at least a percentage of the total amount to be assessed for the cost of the proposed consolidated Drain. This petition has been authorized by Meridian Charter Township's governing body. A copy of the Resolution of Meridian Charter Township is attached hereto.

Your petitioner further shows that the established drains need maintaining and improving and such drains and drainage districts need consolidating for efficiency and cost savings. Consolidation of the Drains and Drainage Districts, and maintenance and improvement of the consolidated Drain are conducive to the public health, convenience and welfare.

MERIDIAN CHARTER TOWNSHIP

As authorized by its governing body

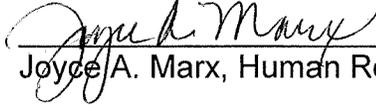
\_\_\_\_\_  
Elizabeth LeGoff, Township Supervisor

On: \_\_\_\_\_, 2015

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

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Joyce A. Marx, Human Resources Director

**DATE:** November 12, 2015

**RE:** **Charter Township of Meridian Personnel Policy Draft**

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A motion to remove the Personnel Policy as a discussion item from the November 3, 2015 agenda and place it on the November 17, 2015 agenda for discussion was approved by the Board at the November 3, 2015 Board meeting.

A copy of the current draft dated October 29, 2015 was included in the Board packet for the November 3, 2015 meeting. Please bring that draft to be used for discussion on November 17, 2015.

Again, given the importance of the Personnel Policy Manual, placement on the December 1, 2015 agenda for Board action is needed for a January 1, 2016 implementation.

**MEMORANDUM**

**TO:** Township Board

**FROM:** *Peter Menser*  
Peter Menser  
Associate Planner

**DATE:** November 10, 2015

**RE:** Corridor Improvement Authority (CIA)

---

The Township Board discussed the Meridian Economic Development Corporation (EDC) Corridor Improvement Authority (CIA) initiative at its September 15, 2015 and October 6, 2015 meetings. At the October 6, 2015 meeting, the Township Board requested the Planning Commission to review the CIA and provide feedback within 30 days. The Planning Commission discussed the CIA at its October 12, 2015 work session and October 26, 2015 regular meeting.

The Planning Commission offered general support for the concept of a CIA along with the following suggestions:

- Rearrange the proposed CIA boundaries to run from Northwind Drive at the west and the golf driving range at the east.
- Consider adding the downtown Okemos area into the CIA.

The CIA state act outlines the criteria any potential CIA must meet. One provision requires a development area (the term used in the state act to describe the properties in the CIA) to be zoned to allow for mixed use. The proposed CIA development area includes some areas zoned residential and industrial, which are not eligible for development using the mixed use planned unit development ordinance (MUPUD). The Township Attorney reviewed the provision and has opined that the CIA development area has to include properties zoned for mixed use, but not every parcel has to be zoned for mixed use. A map showing the CIA development area with residential and industrial properties removed is attached.

The next step in the CIA process is to adopt a resolution declaring intent to establish a CIA. The resolution must include a date for a public hearing on the adoption of a CIA. It must also designate the boundaries of the CIA.

**Attachments**

1. Minutes from the October 26, 2015 Planning Commission meeting.
2. CIA boundary map proposed by EDC.
3. CIA boundary map with residential and industrial zoned properties removed.

**86-2 Definitions and Section 86-438 Wireless Communications Facility Overlay District of the Code of Ordinances to ensure consistency with the Michigan Zoning Enabling Act, P. A. 110 of 2006. Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Amendment would bring the Township into compliance with state law
- Concern with language in Section 86-438 (c ) (2) c. 1. regarding the restriction in adding height when there is no restriction to the height itself
- Section 86-438 (c ) (2) c. 1. is a requirement in state law

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Deits, Ianni, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

**8. Other Business**

**A. Corridor Improvement Authority (CIA)**

Associate Planner Menser summarized the proposed CIA concept as outlined in staff memorandum dated October 22, 2015.

Chris Buck, 2642 Loon Lane, Okemos and Economic Development Corporation Chair, noted this is an opportunity to have a group of volunteers help vet the future of the CIA and collaborate with neighboring municipalities.

Planning Commission and staff discussion:

- Township Board will approve the final CIA boundary
- Staff will review if the boundary meets all the criteria outlined in state law
- Concern with forfeiting local control over development in the Township with a CIA inter-local agreement
- CIA would review the project and provide an informal recommendation to the Planning Commission and Township Board
- Meridian Township is under no obligation to join neighboring communities
- Single family residences on Grand River Avenue would likely be affected by a CIA
- Property within the CIA must be contiguous
- Planning Commissioner recommendation to have a substantial reduction along the eastern edge
- Planning Commissioner recommendation to stop on the south side at the east end near Northwind Drive
- Planning Commissioner recommendation to stop on the north side at the west end of the driving range
- Planning Commissioner suggestion for staff to review the possibility of the boundary being contiguous with the Okemos Downtown Development Authority (DDA)
- Discussions have taken place for some time about expanding the Okemos DDA and many of the areas listed in the CIA have been considered for inclusion in the expanded Okemos DDA
- Planning Commissioner suggestion to make the CIA the Okemos DDA
- Proposed boundary does not mean that all lands contained within will be rezoned to commercial, but would provide more uniformity for lighting and use of form based code
- Planning Commission inquiry if the street can connect the corridor, since the bridge over the railroad tracks essentially has not property on either side of Grand River Avenue
- Staff response there is no clear guidance in the state act regarding this situation, and it appears it could be separate pieces
- Municipalities are allowed to have more than one (1) CIA

- Industrial area is included, which does not have mixed use or high density, but is currently thriving
- Planning Commissioner preference that all meetings (even unofficial) where Meridian Township is in attendance should have minutes, and those minutes should be posted in the Township
- Appreciation to the Planning staff for its responsiveness to Planning Commissioner questions asked at the work-sessions on this issue

**Commissioner Ianni moved to recommend The Township Board proceed with adopting a resolution of intent to create a Corridor Improvement Authority. Seconded by Commissioner DeGroff.**

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Deits, Ianni, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

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

Commissioner Ianni announced the Okemos Education Foundation (OEF) Awards Banquet will be held on November 19, 2015 at the Kellogg Center with a social house commencing at 5:30 P.M. and the dinner program at 6:30 P.M. He indicated information and ticket purchase can be found at [www.oefsite.org](http://www.oefsite.org).

Chair Scott-Craig announced a Transportation Forum, sponsored by the American Association of Retired Persons (AARP), was held at the Hannah Center in East Lansing, noting this forum was attended by several Township Board members.

Commissioner Deits reported the Ingham County Trails and Parks Task Force held a public meeting in the Town Hall Room on Thursday, October 15<sup>th</sup> which was well attended, with many suggestions offered, most notably water trails. He remarked the usefulness of trails increase rapidly as more connections are made.

**A. Future Projects/New Applications**

- i. Special Use Permit #15141 (Chvala), request to work in the 100-year floodplain to construct at pond at 5384 Van Atta Road
- ii. Wetland Use Permit #15-02 (Chvala), request to impact wetlands to construct a pond at 5384 Van Atta Road
- iii. Zoning Amendment #15080 (Township Board), proposal to amend Section 86-473 Street Trees

**B. Update of Ongoing Projects**

- i. Site Plans Received – NONE
- ii. Site Plans Approved - NONE

**10. Public remarks**

Chair Scott-Craig opened and closed public remarks.

Chair Scott-Craig closed public remarks.



CIA Boundary (EDC proposal)



CIA Boundary (Industrial/Residential removed)

**MEMORANDUM**

TO: Township Board

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

Gail Oranchak  
 Gail Oranchak, AICP  
 Principal Planner

DATE: November 12, 2015

RE: Rezoning #15060 (McCurdy) request to rezone approximately 9.07 acres located on the northwest corner of Grand River Avenue and Powell Road

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The applicant, Jon Michael McCurdy, requested the rezoning of approximately six acres from RAAA (Single Family-Low Density) to RR (Rural Residential). The site, addressed as 5458 Okemos Road, is located on the east side of Okemos Road, south of the Consumers right-of-way and Inter-urban pathway.

The Planning Commission held a public hearing on the rezoning request at its October 12, 2015 meeting and discussed the topic during the October 26, 2015 meeting. During its discussions, the Planning Commission commented on: the number of small animals (chickens, rabbits, and goats) that may be kept and raised on RR zoned land is unlimited, inconsistency with the 2005 Master Plan Future Land Use Map, the potential for commercial agriculture, the appropriateness of RR zoning in this location, bringing rural uses into established single-family residential neighborhoods, initiating a zoning amendment versus rezoning, applicability across the township, and ambivalence between support for local agriculture viewed as an amenity and potential conflicts.

On November 3, 2015 the Planning Commission voted 7-1 to recommend denial of the request to rezone approximately six acres from RAAA (Single Family-Low Density) to RR (Rural Residential) citing the following reasons for its decision:

1. The subject site is designated in the Residential 1.25-3.5 dwelling units per acre category on the 2005 Master Plan Future Land Use Map.
2. RR (Rural Residential) zoning is not consistent with the 2005 Master Plan Future Land Use designation since resulting densities would be less than 1.25 dwelling units per acre.
3. 5854 Okemos Road is located south of the Consumers Energy right-of-way and south of the Inter-urban pathway where land is zoned either RAAA, (Single Family-Low Density), RAA (Single Family-Low Density), or RA (Single Family-Medium Density).
4. Rezoning 5458 Okemos Road to RR (Rural Residential) has the potential to introduce commercial agriculture uses in an area of primarily single family homes located south of the Consumers Energy right-of-way and the Inter-urban pathway).

5. Rezoning 5458 Okemos Road to RR (Rural Residential) will not result in a logical and orderly development pattern for the area.

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

### **Township Board Options**

The Township Board may approve or deny the proposed rezoning from RAAA (Single Family-Low Density) to RR (Rural Residential). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution will be provided at a future meeting.

### **Attachments**

1. Staff memorandums dated October 8, 2015, October 22, 2015 and November 5, 2015
2. Planning Commission minutes dated October 12, 2015 (public hearing), October 26, 2015 and November 9, 2015 (decision)

**Rezoning #15060  
(Jim McCurdy)  
October 8, 2015**

**APPLICANT:** Jim McCurdy  
5458 Okemos Road  
East Lansing, MI 48823

**STATUS OF APPLICANT:** Owner

**REQUEST:** Rezone to RR (Rural Residential)

**CURRENT ZONING:** RAAA (Single Family, Low Density)

**LOCATION:** 5458 Okemos Road

**AREA OF SUBJECT SITE:** 6 acres (261,360 sq. ft.)

**EXISTING LAND USE:** Single Family residence

**EXISTING LAND USES  
IN AREA:** North: Inter-Urban Pathway  
South: Single Family Residential  
East: Single Family Residential  
West: Single Family Residential

**CURRENT ZONING IN AREA:** North: RR (Rural Residential and RAA (Single Family, Low  
Density)  
South: RAAA (Single Family, Low Density)  
East: RAAA (Single Family, Low Density)  
West: RAA (Single Family, Low Density)

**FUTURE LAND USE  
DESIGNATION:** Residential 1.25 -3.5 dwelling units per acre

**FUTURE LAND USE MAP:** North: Residential 1.25-3.5 du/a  
South: Residential 1.25-3.5 du/a  
East: Residential 1.25-3.5 du/a  
West: Residential 1.25-3.5 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak  
Gail Oranchak, AICP  
Principal Planner

DATE: October 8, 2015

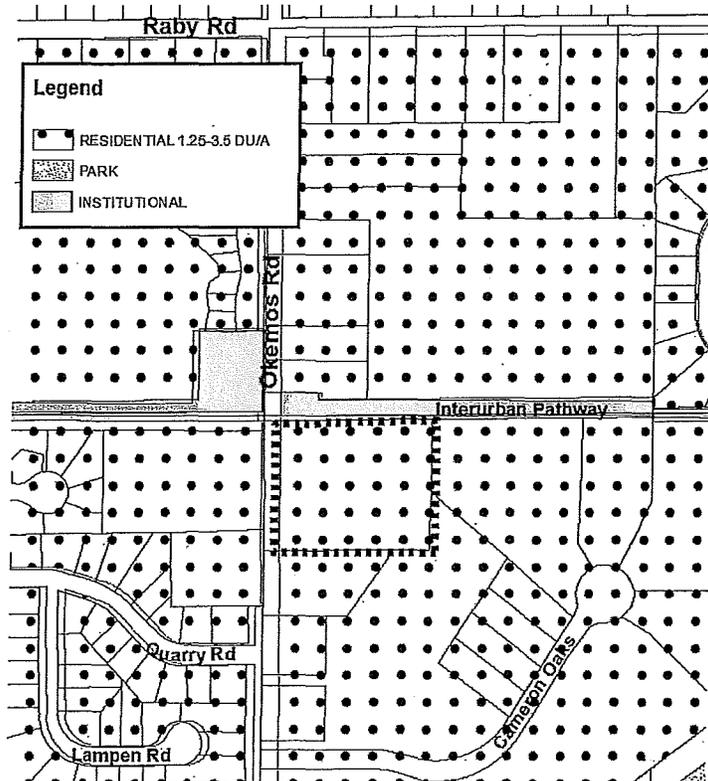
RE: Rezoning #15050 (McCurdy), request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential)

Jim McCurdy has requested the rezoning of a parcel of land totaling approximately six acres from RAAA (Single Family, Low Density) to RR (Rural Residential). 5458 Okemos Road is located on the east side of Okemos Road, south of the Interurban Pathway. A code enforcement case precipitated this rezoning request. Mr. McCurdy raises and keeps goats at 5458 Okemos Road. Raising and keeping small animals such as goats is not a permitted use in the RAAA district but it is permitted in the RR district.

**Master Plan**

The 2005 Master Plan designates the parcel in the Residential 1.25-3.5 dwelling units per acre category.

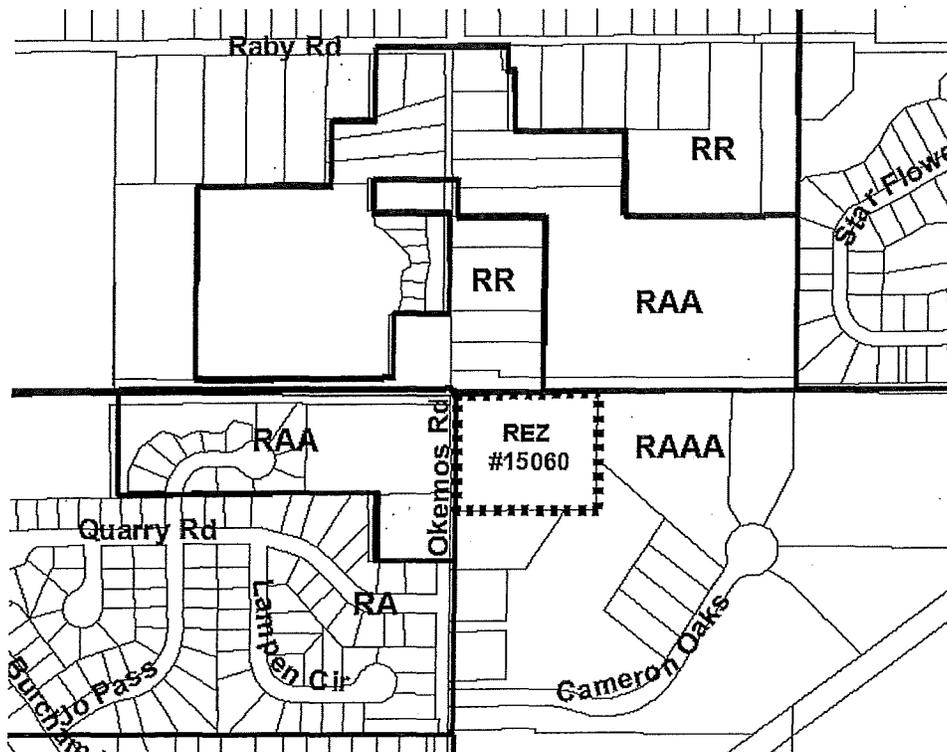
**FUTURE LAND USE MAP**



### Zoning

The site is zoned RAAA (Single Family, Low Density). RAAA zoning requires a minimum of 100 feet of lot width and 20,000 square feet of lot area. The RR district requires a minimum 200 feet of lot width and 40,000 square feet of lot area. The subject site's lot width is approximately 450 feet and lot area is approximately 251,360 square feet.

### ZONING MAP



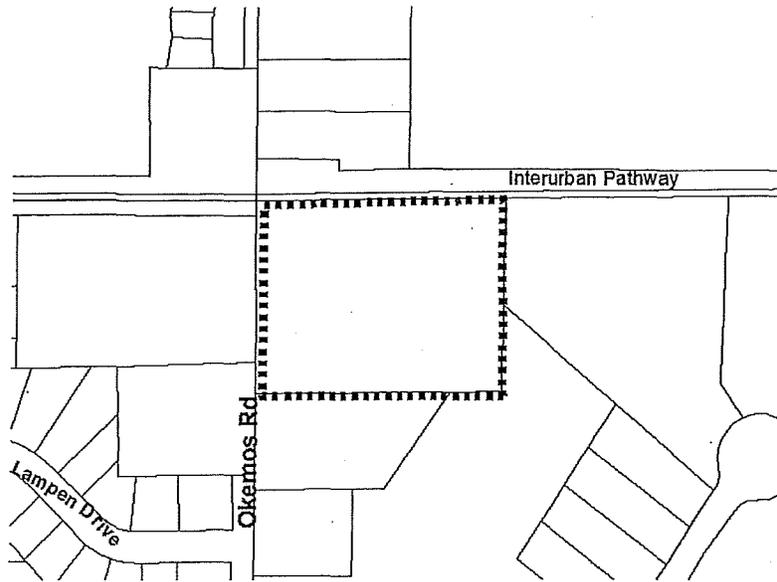
### Physical Features

The single family residence and associated accessory structures are located in the southwest corner of the site. Vegetation consists primarily of grasses, deciduous trees and shrubs. The land slopes from southwest to northeast with the highest elevation (approximately 851 feet above mean sea level) near the southwest corner to 840 along the inter-urban pathway. The Greenspace Plan does not identify the site for special consideration.

### Floodplain

The Federal Emergency Management Agency FIRM shows a majority of the site is below the 100-year flood elevation. The flood elevation near the eastern boundary of this site is approximately 847 feet above mean sea level.

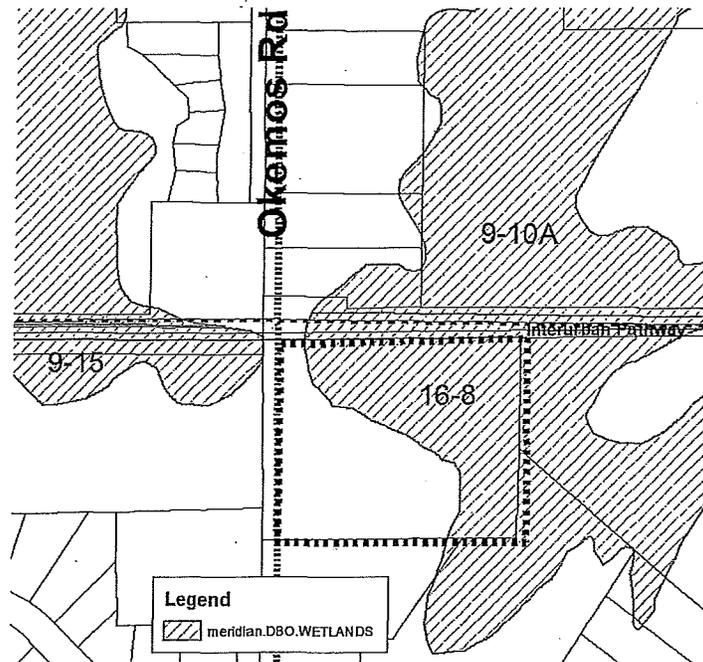
### FLOODPLAIN MAP



### Wetlands

The Township Wetland Map shows Wetland #16-8 may cover approximately one half of the site. Wetland #16-8 is identified on the map as an "emergent" wetland approximately 11.5 acres in size. This wetland has not been delineated to determine its actual size. The Township Wetland Map is a guide. Wetland delineations are not required for rezoning applications.

### WETLAND MAP



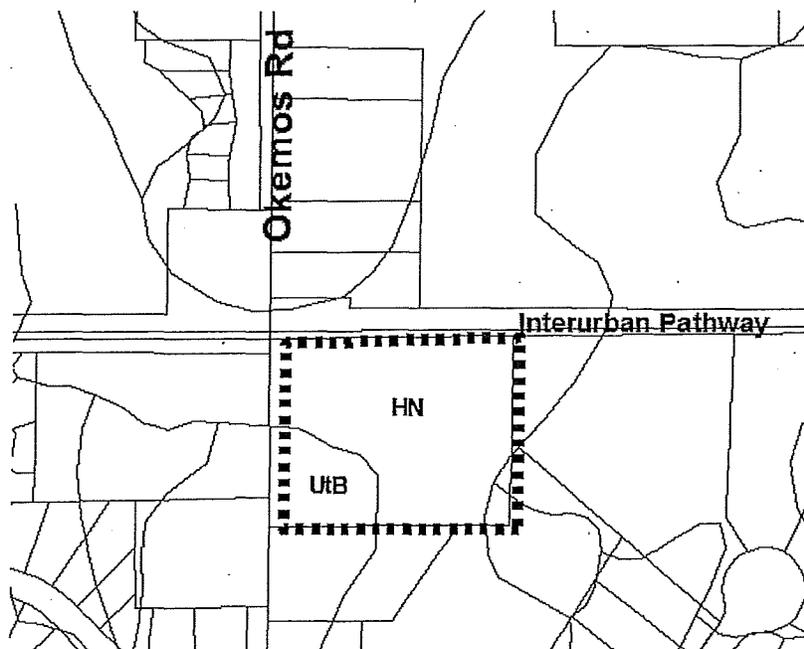
Soils

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

SOIL ASSOCIATION	SEVERE LIMITATIONS
Hn (Houghton)	Subsides, Ponding, Low Strength
UtB (Urban Land-Marlette)	None

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

**SOILS MAP**



**Utilities**

The site is not connected to either public water or sanitary sewer systems. Public water service is readily available but sanitary sewer is not without petitioning the Township to extend a sewer main.

**Staff Analysis**

The applicant has requested the rezoning of an approximate six acre parcel located on the east side of Okemos Road (5458 Okemos Road) and south of the Interurban Pathway. The applicant requested the rezoning so that he may continue to raise and keep goats on the property. Raising and keeping small animals such as goats is a permitted "customary agricultural operation" per Section 86-368 (7)a in the RR (Rural Residential) and RRR (Single Family, Rural Residential Low Density) districts but not in the RAAA (Single Family, Low Density) district, the site's current

zoning. After receiving a complaint, Township Code Enforcement personnel cited the applicant for conducting a use not permitted in the RAAA district which precipitated the rezoning request.

Comprehensive Plan maps adopted in 1987, 1995, and 1997 designated the subject site in the 1.25-2.5 dwelling units per acre category while the current 2005 Master Plan designation is 1.25-3.5 dwelling units per acre. The current designation's density range would support single-family lot sizes in the 12,500 - 35,000 square foot range.

The site has been zoned RAAA (minimum 20,000 square foot lots) since July, 1995 when the Township Board rezoned the subject site and 49 other parcels located north of Central Park Drive, east of Okemos Road, and west of Marsh Road in Sections 15 and 16 from RA to RAAA. The Township Board unanimously adopted the rezoning citing the following reasons: to preserve and strengthen the residential neighborhood by decreasing the density of potential development on surrounding undeveloped areas; consistency with the Comprehensive Plan (Master Plan equivalent); to preserve additional open space and natural areas; and to provide a transition between Township park property to the south and medium density residential development to the north.

Sometime between 1948 and 1960 the site was rezoned from Agriculture to Industrial due to its proximity to the railroad tracks and the adjacent Van Alstine's property where cattle were raised, processed, and sold. By 1990, Van Alstine's had closed and the Board approved the Planning Commission initiated rezoning of approximately 60 acres including the subject property from I (Industrial) to RA (Single Family, Medium Density) citing consistency with the Comprehensive Plan.

**ZONING HISTORY**  
**5458 Okemos Road**

<b>Year</b>	<b>Zoning</b>
1948	Agriculture
1960	Industrial
1991	RA (REZ #90080)
1995	RAAA (REZ #94150)

In 2008, four property owners, including the previous owner of 5458 Okemos Road and nearby parcels, requested the Township Board initiate a rezoning of the properties from RAAA to RR. At the time, the owner of 5458 Okemos Road was interested in keeping horses on the site. The Township Board considered the request but did not take action to rezone.

There is a pocket of five RR zoned parcels located north of the Consumers right-of-way and inter-urban pathway. The 1948 zoning map shows the parcels were zoned Agriculture but by 1960 the zoning had changed to RR (Rural Residential) which continues to this day. The following chart shows the RR district compliance status of these five parcels. In the past, the Township has clearly made a distinction between Okemos Road properties located south of the Consumers right-of-way and those to the north.

**COMPLIANCE WITH RR STANDARDS**

Address	Lot Width (min. 200 ft.)	Lot Area (min. 40,000 sq. ft.)
5508 Okemos	121	40075
5520 Okemos	121	39639
Okemos	242	87,120
5562 Okemos	121	40075
5571 Okemos	128	38,419

Rezoning the site to RR (Rural Residential) introduces the potential for commercial farming and production into a predominantly single-family residential area. Commercial farming is protected by Michigan's Right-to-Farm Act. If a commercial farm conforms to generally accepted agricultural and management practices (GAAMP's), it cannot be deemed a public or private nuisance. Additionally, a farm cannot be deemed a public or private nuisance due to a change in ownership and size; temporary cessation or interruption of farming; enrollments in governmental programs; adoption of new technology, or a change in type of farm product being produced.

While RR district standards closely regulate the raising and keeping of livestock such as cows, horses and hogs, there are no limitations for maximum number or minimum lot size placed on small animals such as poultry, rabbits or goats. When crafting the Section 86-368 (8) permitting rabbits and chickens in the RAAA district, a clear distinction was drawn between ordinance to allow chickens and rabbits, the Township made a clear distinction between rabbits, chickens and goats

In evaluating the request, the Planning Commission should consider topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

**Planning Commission Options**

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

**Attachments**

1. Application and supporting materials
2. Michigan's Right-to-Farm Act FAQ

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

REZONING APPLICATION

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

Part I

- A. Owner/Applicant Jon Michael McCurdy  
Address of applicant 5458 Okemos Rd  
Telephone: Work (cell) 517-488-7702 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email mkemccurdy74@gmail.com  
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person N/A  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_
- C. Site address/location 5458 Okemos Rd  
Legal description (Attach additional sheets if necessary) see deed  
Parcel number 33-02-02-16-200-015 Site acreage 6
- D. Current zoning RAAA Requested zoning RR
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
  2. Evidence of fee or other ownership of the subject property.
  3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
    - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
    - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
  4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: The public has expressed a strong desire to allow the property to house animals

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: This zoning will discourage inappropriate high density development.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: RR zoning exists on North border of property
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Property would be kept in a largely natural state
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: a need to see animals and interact w/ them.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Their property sits on the interurban bike trail connecting it to the farmers market and the historical town. This zoning would allow the property owners to maintain it's semi rural charm.

Part III

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

Yes  No (Please check one) *please make an appointment to see property.*

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]*  
Signature of Applicant

9/10/15  
Date

Jon Mike McCord  
Type/Print Name

Fee: \$ 820

Received by/Date: *[Signature]* 9/10/15

## MICHIGAN'S RIGHT TO FARM ACT FAQ

### **Q: What is the Right to Farm Act?**

A: The Right to Farm Act is a state law created in 1981. In the past century, people with limited understanding of farming were moving into rural areas. Typical farming conditions (dust, odors, etc.) and activities on nearby farms were unacceptable to new residents and sometimes nuisance suits were filed against the farmer. The Right to Farm Act was created in response to an increase in complaints and lawsuits. The Act calls for the creation of a set of Generally Accepted Agricultural and Management Practices (GAAMPs) and provides an affirmative defense in nuisance lawsuits brought against the farmer by neighbors when the farmer is conforming to GAAMPs or when the farm existed prior to changes in land use in the areas surrounding the farm.

### **Q: What is a GAAMP?**

A: A GAAMP is a Generally Accepted Agricultural and Management Practice that a farmer may voluntarily adopt and, if the practice is followed, the farmer may use the Right to Farm Act as an affirmative defense in a nuisance lawsuit. The Act gives the Michigan Commission of Agriculture and Rural Development the authority to approve GAAMPs.

The Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP is the only GAAMP required in statute. The requirement was added in 1999 with the first Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP approved by the Commission of Agriculture in 2000. At that time, the law was established to protect commercial farms in rural settings from nuisance lawsuits by non-farm residents who might object to farm practices or push for zoning ordinance changes to restrict farms or squeeze farms out.

### **Q: What changes did the Michigan Commission of Agriculture and Rural Development make to the Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP?**

A: In May 2014, the Commission approved the addition of a Category 4 for site selection within the GAAMPs. Category 4 sites, defined by the GAAMPs, are locations that are primarily residential and don't allow agricultural uses by right. Under the Site Selection GAAMP MDARD still will determine whether a site is primarily residential, which by definition are sites with more than 13 non-farm homes within an eighth of a mile of the livestock facility or a non-farm home within 250 feet of the livestock facility.

### **Q: Why did the Michigan Commission of Agriculture and Rural Development make changes to the Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP?**

A: In recent years, there has been increased interest in having small numbers of livestock in non-rural residential areas. While a number of communities have ordinances allowing for the keeping of livestock in non-rural residential areas, many did not, resulting in increased conflict between municipalities and livestock owners in these primarily residential areas.

The changes clarify those situations when decisions regarding the keeping of farm animals in primarily residential areas should be made by local communities. Sites that are primarily residential – more than 13 non-farm homes within an eighth of a mile of the livestock facility or a non-farm home within 250 feet of the livestock facility – and where zoning does NOT allow agriculture by right are Category 4 sites. For purposes of the Right to Farm Act these areas are not suitable for siting farm animals. However, local communities can decide to allow farm animals under these circumstances. In fact, at least 40 municipalities have ordinances that allow residents to keep backyard poultry and many townships allow for agricultural activity in residential areas.

**Q: Do the 2014 changes to the Livestock Siting GAAMP made by the Commission impact people raising food for themselves?**

A: No. The Right to Farm Act has always applied and continues to apply to farms which are defined by the Act as the land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities; machinery, equipment, and other appurtenances used in the commercial production of farm products (MCL 286.472(a)). However, local communities can decide to allow farm animals under these circumstances. In fact, at least 40 municipalities have ordinances that allow residents to keep backyard poultry and many townships allow for agricultural activity in residential areas.

**Q: Do the 2014 changes to the Livestock Siting GAAMP impact agricultural land?**

A: No. Owners of land where agricultural activities are allowed will continue to enjoy the same affirmative defense to nuisance lawsuits as they always have, provided they conduct their agricultural activities in conformance with the GAAMPs.

**Q: Do the 2014 changes to the Livestock Siting GAAMP impact 4-H animals?**

A: Kids with 4-H livestock projects housed on land where agricultural activities are allowed will continue to be exempt from the Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP unless they keep more than 50 animal units. This has not changed.

**Q: Are bees included in the Livestock Siting GAAMP?**

A: No. Bees are not considered livestock and are not included in the Site Selection & Odor Control for New/Expanding Livestock Facilities GAAMP. However, bees are included in the Care of Farm Animals GAAMP.

**Q: Can local units of government allow farm animals in areas that are not suitable for livestock under the Site Selection GAAMP?**

A: Yes. A local unit of government can decide to allow farm animals in those areas that are not suitable for livestock under the Site Selection GAAMP. MDARD supports the expansion of agriculture, whether for personal consumption or for local sale/distribution, as it provides an opportunity for people to be closer to local food sources. The department supports the expansion of urban agriculture and livestock production across the state but has consistently said the expansion of agriculture into urban and suburban settings must be done in a way that makes sense for all community residents, as well as the overall care of farm animals and livestock.

**Q: Does the Michigan Department of Agriculture & Rural Development enforce the Right to Farm Act?**

A: No. The GAAMPs are a voluntary set of standards which help provide guidelines for using the Right to Farm Act as an affirmative defense in court. Conformance with the GAAMPs is a voluntary action. MDARD has no enforcement authority under the Act. Nuisance protection under the Right to Farm Act is, continues to be, and always has been something that's determined by a judge - not the Commission of Agriculture and Rural Development or MDARD. This has not changed.

**Q: Was there public input into the changes to the 2014 Site Selection GAAMP?**

A: Yes. The Site Selection committee, chaired by a livestock expert from MSU, worked more than two years on the issue of siting livestock in urban and suburban areas. After the committee made formal recommendations to the Commission of Agriculture and Rural Development, a 16 day public comment period opened and a public input meeting was held to accept public comment. In addition, the Commission took nearly three hours of testimony over the course of three meetings before making a decision. The Commission takes public comment at every meeting.

**Q: Does Right to Farm give me the right to farm my land?**

No. The Right to Farm Act provides an affirmative defense to nuisance lawsuits. Although the law is called "Right to Farm," it technically does not give the landowner an entitlement or a "right" to conduct commercial farming on any or all property.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

  
Gail Oranchak, AICP  
Principal Planner

DATE: October 22, 2015

RE: Rezoning #15060 (McCurdy), request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential)

At the October 12, 2105 meeting, the Planning Commission decided to continue discussion of Rezoning #15060, a request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential) and delay making a recommendation on this case until a future meeting. This staff report responds to issues raised at the last meeting.

The applicant has requested rezoning from RAAA (Single Family Low Density) to the RR (Rural Residential) district because the RAAA district does not permit the raising and keeping of goats for personal or commercial purposes however no more than four chickens and/or rabbits may be permitted as a nonagricultural use in RAAA. The RR district permits the raising and keeping of poultry, rabbits, and without limiting the number of such animals that may be raised and kept on a RR zoned parcel of land. RR district lots must be at least 40,000 square feet in area (approximately .92 acre). In this case the lot area is six acres (261,360 square feet). It has been suggested, prior to making a decision on this case, the RR zoning district should be amended to place a limit on the number of goats, rabbits and chickens that may be raised on a RR zoned site.

Comments were made alluding to the policy decisions inherent in rezoning the site from RAAA to RR based on the inconsistency with the site's Master Plan designation and the potential to change the character of the neighborhood. The site is centrally located in the Township across Okemos Road from single family subdivisions zoned RA and RAA with required lot sizes 1/3 to 1/4 the size of minimum lots in the RR district. Rezoning to RR will permit the introduction of commercial farming not only in proximity to single family residential subdivisions but within 1.13 miles of the Township's commercial core. While there are five RR zoned lots located north of the subject site, only one is actually consistent with the lot width and lot area requirements of the RR zoning district. The lots have been zoned RR for several decades and the zoning is also inconsistent with the Master Plan.

To clarify comments made regarding the use of wetlands, in 2013, the State amended the Natural Resources and Environmental Protection Act, Act 451 of 1994. Beginning October 1, 2013, new farming operations are not exempt from State and Township wetland regulations. Thus any activity impacting a wetland such as plowing, irrigation, irrigation ditching, seeding, cultivating, minor drainage and harvesting is subject to receiving a wetland use permit. Grazing and the installation of a specifically designed farm fence remain exempt from wetland regulations. The applicant has indicated he intends to begin a commercial operation selling milk and cheese in the future.

**REZ #15060 (McCurdy)**  
**Planning Commission (October 22, 2015)**  
**Page 2**

The applicant commented he was denied a Freedom of Information request to identify the person or persons who submitted the complaint regarding the keeping and raising of goats in the RAAA district. Per the Township's legal advisor, on-line complaints are not subject to a FOIA request.

**Planning Commission Options**

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

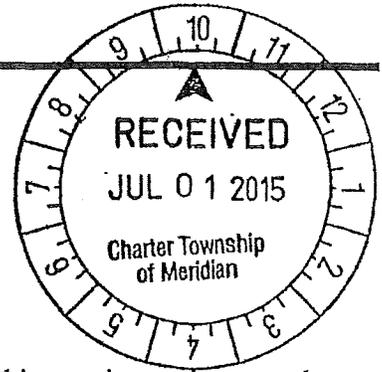
**Attachments**

1. Communications received by the Township Board
2. Township Board meeting minutes dated September 1, 2015

Sandy Otto

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**From:** Teresa (DeLisle) Morgan <tldmorgan@gmail.com>  
**Sent:** Wednesday, July 01, 2015 10:28 AM  
**To:** Board  
**Subject:** McCurdy Goats



Hello,

As a relatively new resident of Meridian Township, I can say that I was drawn to this area in part because the people and families who make up the community. One of those families is the McCurdy family. I find their suburban farm fascinating and a wonderful addition to the fabric of the community. It is creative and resourceful people like the McCurdy family that really make Meridian Township special and their farm provides a breath of fresh air amongst the suburban landscape. Based on having a large lot heading away from town, I feel that re-zoning to allow the goats would be in the best interest of all involved.

Thank you for your consideration.

Teresa Morgan

4444 Dobie Rd.  
Okemos, MI 48864

JUL 07 2015

BI-2

JUL 07 2015

We the undersigned friends and neighbors of the McCurdy Family at 5458 Okemos Rd. wish to support the McCurdy's in their efforts to maintain their goats either through rezoning the property to rural residential or changing the RAA zoning rules to allow for goats on appropriately sized parcels.



printed name	address	email	Signature
JOHN ESSER	5448 OKEMOS	heronprocomcast.net	<i>John Esser</i>
Tom Cheatham	5404 Okemos Rd	thram.tj@msu.edu	<i>Tom Cheatham</i>
W Kirk Green	5473 Okemos Rd	wkgreen1@gmail.com	<i>W Kirk Green</i>
Kate Murray	5420 Okemos Rd	murrayme@yahoo.com	<i>Kate Murray</i>
Greg Lamb	5420 Okemos Rd.	lambgreg@msu.edu	<i>Greg Lamb</i>
Jessica Stuart	2072 Cameron Oaks	jessica.m.stuart@gmail.com	<i>Jessica Stuart</i>
Nate Stuart	2072 Cameron Oaks	nstuart@msu.edu	<i>Nate Stuart</i>
Douglas FEDERAU	5370 Okemos Rd E.L.	dfed3@sbcglobal.net	<i>Doug Federau</i>
Beverly Federau	5370 Okemos, E.L.	bevfed@sbcglobal.net	<i>Beverly Federau</i>

JUL 07 2015  
 BI-3  
 JUL 07 2015



**Brett Dreyfus**

---

**From:** Nate and Jessica Stuart <njstuart@me.com>  
**Sent:** Monday, July 06, 2015 7:57 AM  
**To:** Brett Dreyfus  
**Cc:** mikemccurdy74@gmail.com  
**Subject:** McCurdy Family Goats

Dear Board of Trustees and Planning Department Staff,

We are writing in support of the McCurdy Family's efforts to maintain goats at 5458 Okemos Road. We do not consider the animals to be a nuisance to the neighborhood in any way. The property at 5458 Okemos Road is well situated with an appropriate aesthetic, location, grazing, fencing and outbuildings for the keeping of this type of small livestock.

The goats are an asset to our community. We have children (3 and 6 years old) who love the presence of the goats. We chose to live in this part of Meridian Township because it maintains a country like feel and the goats are a key part of this.

The properties immediately to the north of the McCurdy property are zoned rural residential despite being smaller properties than the McCurdy's. The McCurdy property is surrounded by larger than normal parcels for the RAAA district as well as land owned and protected by the township. The 6 acre size, the aesthetic nature of the property and it's location support the McCurdy's being allowed to maintain their small goat heard.

Best Regards,

Jessica and Nate Stuart

2072 Cameron Oaks  
Haslett

JUL 21 2015

BI-1

JUL 21 2015

**Sandy Otto**

---

**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Monday, August 03, 2015 11:11 PM  
**To:** Board  
**Subject:** McCurdy Goats

Dear Board of Trustees,

As I know you are aware I am in possession of several small goats that are in violation of Meridian Township's zoning laws. I apologize for any trouble this has caused. When we bought our property it seemed an appropriate place for animals and we knew that the previous owners had had goats at times as well as a horse. We never considered that a property of 6 acres would not be allowed to graze a few goats.

We did receive notice from Richard Brown approximately 7 weeks ago that we were out of compliance with the law. I immediately went to the township and met with Mr. Brown. He was very helpful and advised me that I could apply for rezoning or ask the township to change the zoning rules. Mr. Brown also advised that I could ask the Board to waive the filing fee for the application.

I have since corresponded and met with Trustee Dreyfuss and talked with Trustee Veenstra about the issue. I've also written to Mr. Brown asking for some extended time to work this situation out. (Though he may be on vacation and not have received my correspondence.) It is my understanding that in order for our family to keep our goats we will need to either get rezoned to rural residential or the rules for RAAA zoning would need to be changed. I have been encouraged to apply for rezoning.

I am happy to ask for rezoning as I believe our property and others around us were not zoned for their optimal use.. The wetlands on and around these properties make them inappropriate for the density of development that is encouraged by the current zoning. The fact that The Cameron Oaks development was refused their request to build 16 houses on 45 acres and only allowed 10 supports this observation. We also have historic houses built in the 1800's as well as a historic barn on our little stretch of Okemos Road. The idea of increasing density on any of the parcels along this stretch of road seems undesirable at best.

Our property is bordered to the north by a stretch of properties smaller than our own zoned RR. Our property has 6 acres and has a historical enclosure built to contain animals that is recognized by lifetime residents, like myself, as a landmark. I can remember driving by our paddock as a small child. When I tell area natives where I live all I have to do is mention this paddock and our location is known. It is a joy to me to have begun to restore the paddock and put it back to its intended use.

We have two requests of the board of trustees at this time. The first is, please grant us 3 months to work with the township and our neighbors to identify the appropriate parcels to be considered as part of a rezoning application. (I have asked Richard Brown to provide educational materials for our neighborhood association to review.) During this time I would asked our family be allowed to maintain our goats. Second, we would ask that the approximately \$900 application fee be waived. I believe the work we will be doing is in the best interest of the township. The fee would pose a serious burden on the finances of our young family and threaten our ability to file this application.

Thank you in advance for taking your time to consider our request.

Sincerely,

Mike McCurdy

AUG 1 8 2015

BI-7

AUG 1 8 2015

## Sandy Otto

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**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Monday, August 10, 2015 9:05 AM  
**To:** Frank Walsh; Board  
**Cc:** Carol Hasse; Mark Kieselbach  
**Subject:** Re: McCurdy Goats

Dear Board of Trustees,

Thank you all for the time you have taken in discussing the issue of our goats and zoning. We especially thank trustees Veenstra, Dreyfuss and Brixie who have all taken time to talk with me personally about this issue. It is clear that there is a desire to find a solution to the current problem without resulting to the courts.

On the advice of Frank Walsh and trustee Brixie, we have decided we would like to apply for rezoning for just our own property 5458 Okemos Rd. at this time. There may be other applications forthcoming but do to the issue of our nonconforming goats it seems the planning dept. would prefer to deal with our request separately and ASAP and not await a larger application.

We still face what we consider to be a large fee associated with this rezoning application. The fee is \$820. We have received support from Trustees Veenstra and Dreyfuss in considering the possibility of waiving this fee. Trustee Brixie suggested that waiving the fee would be unfair to other applicants.

We have decided to attempt to find a compromise. We would like to ask the Board of Trustees to waive half of the rezoning fee. We are prepared to pay the other half. We believe this to be fair for the following reasons:

- The majority of this fee is a set application fee and would not change if we were applying for 100 acres or 1 acre. As we are separating our application from future applications by our neighbors at the township's request this puts an unnecessary burden of cost on the application for our property.
- The issue with our goats is an issue that has been brought to light by the township. No complaint exists on record against our goats. In essence this issue never really needed to be an issue if the township could have left well enough alone.
- Our goats are enjoyed by the community at large and hence are an asset to the community. This has been proven by many letters, emails, facebook messages and petition signers requesting a solution be found which allows our goats to remain on our property. I hazard a guess that no goats in Township history have ever received such an out pouring of support.

These three items together make this a unique situation worthy of action by the board of trustees. The situation is unique enough that it should be clear that no precedent is being set that would apply to other situations.

While waiving half the fee will have no significant impact on the township, and will set no meaningful precedent, it will bring the fee within a range that we feel our family is able to afford. We feel this compromise is a way we can move forward in a positive manner that is fair to both the township and ourselves. We look forward to being able to put this issue behind us, allowing our goats to live as law abiding creatures once again.

Sincerely,

---  
Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

AUG 18 2015

BI-8

AUG 18 2015

**Sandy Otto**

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**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Monday, August 17, 2015 6:11 PM  
**To:** Frank Walsh; Board  
**Cc:** Carol Hasse; Mark Kieselbach  
**Subject:** Re: McCurdy Goats

Board of Trustees,

I am re-sending this email originally sent on Aug. 10 to ensure that it was received. I have not received a response. I am hoping the B.O.D. will bring this matter to conclusion at it's meeting tomorrow night by agreeing to waive half of the fee. I have been commanded to appear in court on Thur. 8/20 at 10:15 am in Mason on this matter. I have already missed work over this issue on several occasions while meeting with various representatives of the township and this seems unnecessary. I hope it is clear that we are seeking to come to a solution with the township and court action is both unnecessary and might be misconstrued as rudeness.

Sincerely,  
Mike McCurdy

Dear Board of Trustees,

Thank you all for the time you have taken in discussing the issue of our goats and zoning. We especially thank trustees Veenstra, Dreyfuss and Brixie who have all taken time to talk with me personally about this issue. It is clear that there is a desire to find a solution to the current problem without resulting to the courts.

On the advice of Frank Walsh and trustee Brixie, we have decided we would like to apply for rezoning for just our own property 5458 Okemos Rd. at this time. There may be other applications forthcoming but do to the issue of our nonconforming goats it seems the planning dept. would prefer to deal with our request separately and ASAP and not await a larger application.

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- The issue with our goats is an issue that has been brought to light by the township. No complaint exists on record against our goats. In essence this issue never really needed to be an issue if the township could have left well enough alone.
- Our goats are enjoyed by the community at large and hence are an asset to the community. This has been proven by many letters, emails, facebook messages and petition signers requesting a solution be found which allows our goats to remain on our property. I hazard a guess that no goats in Township history have ever received such an out pouring of support.

These three items together make this a unique situation worthy of action by the board of trustees. The situation is unique enough that it should be clear that no precedent is being set that would apply to other situations.

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Sincerely,

--  
Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

--  
Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

SEP 01 2015  
BI-6  
(page 2 of 2)  
SEP 01 2015

Sandy Otto

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**From:** Janet Allen <rawnursejanet@yahoo.com>  
**Sent:** Friday, August 21, 2015 9:52 AM  
**To:** Board  
**Subject:** McCurdy Goats

Dear Meridian Township,  
Please rezone of whatever you need to do to allow the McCurdys to keep their little goats. They are clean, healthy fun animals and are posing no danger or nuisance to anyone.  
Dr. Janet J Allen

SEP 0 1 2015

BI-7

SEP 0 1 2015

**Sandy Otto**

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**From:** Linda <lindacarrington@hotmail.com>  
**Sent:** Friday, August 21, 2015 1:19 PM  
**To:** Board  
**Subject:** McCurdy's Goats

Dear Board of Meridian Township,

I am writing on behalf of the McCurdy's on Okemos Rd. in Okemos, with regard to their Goats. I have written somewhere before, but, I have had no confirmation that you received the email.

Will you please allow this family to keep their goats? It makes no sense to make them get rid of them. The goats hurt no one. There were horses in the corral, the goats are in, at one time. VanAlstine's owned that land years ago and there were cows, on the land behind the McCurdy's house, and a meat market, as well.

There are buffers around the corral that the goats are in and I do not understand why this is an issue. If people can raise chickens in Lansing, in the neighborhood, people should be able to raise their goats, on that piece of land that McCurdy's live on.

Please do the right thing and allow the McCurdy family to keep their goats!!!!

Kindly,

Linda M. Carrington  
5808 Bayonne Ave  
Haslett, MI 48840

SEP 01 2015

BI-8.

SEP 01 2015

**Sandy Otto**

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**From:** beanardo09@gmail.com on behalf of Jean Bronson <jbronson@msu.edu>  
**Sent:** Saturday, August 22, 2015 8:49 PM  
**To:** Board  
**Subject:** McCurdy Goat Outrage

Dear Meridian Township Board of Trustees,

My family and me are outraged that you are trying to force the McCurdy family to get rid of their goats! Especially since they live on a sizable plot of land and have a farm! I grew up on a farm when I was young. I now realize as an adult how fortunate I was to grow up with the benefit of raising and growing our own food. Not to mention the amazing life lessons we learned early on as children, of which the animals had everything to do with!

Furthermore, I was severely allergic to cows milk as a baby and small child to the point where I would be covered in hives and even had them in my throat! My parents got and milked goats, since goats milk is so similar to human milk and I was not allergic. In that sense, goats even helped nourish me as a child to grow strong and healthy.

Moreover, goats can eat things normally harmful to humans, like poison ivy! Wouldn't that be amazing to have an animal that would naturally eliminate poison ivy and other weeds from your property without having to use chemicals that could be harmful for the ecosystems?! Goats have even been used as natural lawn mowers by some, where they simultaneously fertilize as they mow the grass. Not to mention how they are even friends to the McCurdy children.

I remember how befriending animals on my farm as a child benefits me even today. I believe I am more compassionate, yet assertive (as sometimes you have to be bossy with animals), and therefore even more confident as an adult learning to be around goats and other farm animals.

For these reasons, goats are extremely beneficial animals to keep. It is very sad and infuriating to think of the government literally taking these children and family's furry friends away. If this family lived in a subdivision, it would make total sense! But they live on a farm!!

I hope the board will seriously reconsider and rescind this decision.

Thank you sincerely for your time,  
Jean Bronson

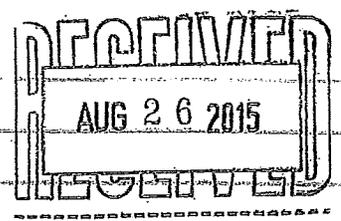
SEP 01 2015

BI-9

SEP 01 2015

AUG. 01, 2015

BOARD OF ZONING  
CHARTER TOWNSHIP OF MERIDIAN  
5151 MARSH ROAD  
OKENOST MICHIGAN 48864



DEAR BOARD OF ZONING, MERIDIAN TWP  
I AM WRITING TO SUPPORT THE  
MC CUNY FAMILY IN THEIR APPEAL TO  
BE PERMITTED TO KEEP THEIR GOATS.  
THESE GOATS ARE SMALLER THAN  
MANY DOES AND ARE NOT A NUISANCE.  
PLEASE CONSIDER GRANTING A VARIANCE  
FOR THESE MILD MANNERED CREATURES.

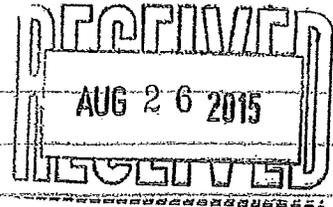
Sincerely  
STEPHEN RUPNER

SEP 01 2015

BI-10

SEP 01 2015

August 1, 2015



TO: Charter Twp of Meridian,

RE: McCurdy Family goats,

I am writing in support of the goat farm to promote healthy life-styles in our Michigan communities. They live at 5448 Okemos Rd. They are quiet and do not smell. They are not a nuisance as they are in their enclosure.

My daughter in the Peace Corp in Tanzania would love to have goats for her village. Also it is too far to send them there.

Please consider this request as an important part of Michigan culture to help sustain our family farms.

Sincerely,  
Mary Ann Amir-Rubner

SEP 01 2015

BI-11

SEP 01 2015

**Brett Dreyfus**

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**From:** Kayleigh Brauer <kayleigh\_brauer@yahoo.com>  
**Sent:** Thursday, August 27, 2015 9:21 AM  
**To:** Board  
**Subject:** McCurdy Family

To Whom it May Concern,

As a member of this community, I support the Mccurdy family and their goats. My parents have goats and what most people don't realize about them is they are a lot like dogs. They are friendly, affectionate and just want to be loved. Do any of you remember what it was like as a child to be fascinated and in awe of animals? Did you ever get to enjoy feeding goats at a zoo? I often think this world would be a better place if we, as adults, cared about animals as much as we did when we were children. With that being said, please don't take away this family's goats and the right to sustain their household with them. Thank you for taking time to read this.

Sincerely,  
Kayleigh Brauer

SEP 01 2015

BI-12

SEP 01 2015

**Sandy Otto**

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**From:** Matheson Barbara <mathesonbarb@comcast.net>  
**Sent:** Saturday, August 29, 2015 2:02 PM  
**To:** Board  
**Cc:** mikemccurdy74@gmail.com  
**Subject:** McCurdy Goats

To the Meridian Township Zoning Board re: McCurdy Family pygmy goats (parcel 16-200-015?):

My understanding is Meridian Township has asked the McCurdys for \$820 in order to (most likely) grant a zoning variance to accommodate their pygmy goats. I have no experience asking for a variance and was not aware a charge is usually involved - is this so?

If so, I would like to ask The Board to consider waiving this fee in an act of good faith. I have personally visited their property and seen the goats several times, and I think they're wonderful animals! Having spent all of my 51 years living in the East Lansing and Meridian Township areas, I remember when Okemos Road properties sported cows and chicken coops. Clearly things have changed since then, but I think the goats are a wonderful neighborhood addition as they are docile creatures and also a local learning tool regarding self sufficiency and living off the land in a symbiotic way. In fact, I think they enhance the neighborhood and co-exists nicely with the spirit of the local neighborhood and all it promotes (i.e. connected pathways and creating a more neighborly environment throughout Meridian Township).

Having recently spoken at the Zoning Board Meeting (8-26-15 re: Mr. Stocum) I feel you are a very sincere group of individuals who care deeply about about maintaining the quality of life established in Meridian Township and do carefully consider the opinions of residents, so I trust you will make a decision based on all of those factors and many more.

I hope you will consider granting them this variance without expense. However, I respect whatever decision you make, as I will support the McCurdys and their efforts any way I can.

Thank you for listening.

Very sincerely,

Barb Matheson  
5577 Okemos Rd  
East Lansing  
517-282-2242

SEP 15 2015

BI-1

SEP 15 2015

**Sandy Otto**

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**From:** mdstrickland1040 <mdstrickland1040@sbcglobal.net>  
**Sent:** Sunday, August 30, 2015 7:22 AM  
**To:** Board  
**Subject:** Save the goats

These goats are a welcomed addition to our community. My neighbor can leave junk cars sinking into the ground and not be fined. I would think that would be a zoning violation in this community. But goats in a fenced in field that give smiles to every passerby need to pay to be there. They are not a community eyesore. I could show you some properties that need to be fined.  
Dana Strickland

Sent from my Verizon Wireless 4G LTE Smartphone

SEP 15 2015

BI-2

SEP 15 2015

**Sandy Otto**

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**From:** mdtanner@comcast.net  
**Sent:** Monday, August 31, 2015 7:10 PM  
**To:** Board  
**Subject:** McCurdy goats

It is my understanding that Meridian Township is requiring the McCurdy family to get rid of their pygmy goats or pay the township \$850 to apply for a re-zoning of their property in order to be able to keep their goats. This is ridiculous. The goats are doing no harm, the neighbors are not complaining, and the McCurdy family loves and cares for their goats.

I know of other farm animals who live in residential areas of Meridian Township, and there seems to be no problem there, so what is the issue? Sounds like an unwarranted money grab to me.

Please leave the McCurdy family free to raise their goats. Or is the township planning to require rezoning or taxation on home vegetable gardens and other "light farming" done throughout the township?

Thank you,  
Marcia Tanner

SEP 15 2015

BI-3

SEP 15 2015

**Sandy Otto**

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**From:** Joycie FS <jfslovesnature@gmail.com>  
**Sent:** Monday, September 28, 2015 2:22 AM  
**To:** Board  
**Subject:** Goats on Okemos road

Dear Board and To Whom it May Concern:

On Saturday September 26, 2015, my husband and I were on a walk on a lovely path near Okemos Road. We met two nice girls on our walk. One of the girls mentioned that she is a member of the family that has the sweet goats on Okemos Road, and said that we could see the goats. Being nature, animal and bird lovers, we were thrilled.

Nature has enhanced my career in the care business and my tutoring jobs in special education and pre-school. Animals, birds, amphibians, etc. bring joy, comfort, peace, unconditional love, uplift spirits, bring comfort during times of loss of loved ones, provide great therapy needs for all ages and needs, provide a needed escape from stress, and much more. In fact, nature should be on a prescription list due to the fact that being around nature creates a wonderful sense that has uplifted people away from any awareness of problems, has helped people cope better with daily needs, demands, and issues, etc. Nature has helped people get through challenges better. Nature is a need for solid good mental and physical health.

Having just lost my beloved mom on April 24, 2015, I am having a very hard time with it. The fun, uplifting, affectionate, sweet and comical goats have been one of the many nature needs that I have benefited from to help me cope with this loss.

Just think of all the people in addition to me and my husband that have been blessed by just seeing these goats, that have uplifted and made our, and their day better and happier.

For these reasons above, we vote \*yes\* to the goats so this lovely family (who deserve the goats), can keep their goats to continue blessing themselves and others.

Thank you very much and have a good day.

Joy and Rich Schaberg  
[jfslovesnature@gmail.com](mailto:jfslovesnature@gmail.com)  
517-339-9525

Warmly, Joy F.S.

OCT 06 2015

BI-4

OCT 06 2015

**Sandy Otto**

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**From:** Barbara Loyer <nomadpc@att.net>  
**Sent:** Monday, September 28, 2015 12:07 PM  
**To:** Board  
**Subject:** Goats on Okemos Road

Dear Meridian Township Board,

I am a long time resident of Okemos and would like to advocate for the continued ownership and grazing of the Pygmy Goats owned by the residents of 5458 Okemos Road. Not only are these goats not a hazard, but are an asset to the community as they attract many admirers. I personally stopped to visit them and enjoyed feeding and petting them. I am in favor of our community finding more ways for citizens to raise farm animals, grow food crops and create more and healthier habitat for wildlife within populated areas. I would much rather see these goats than a water & pesticide consuming lawn. Thank you for reading my request and I hope you vote in favor of the goats early this October.

Sincerely,  
Barbara Loyer  
1445 E. Pond Dr. #11  
Okemos, MI 48864

OCT 06 2015

BI-5

OCT 06 2015

CHARTER TOWNSHIP OF MERIDIAN, SEPTEMBER 1, 2015 REGULAR MEETING \*DRAFT\*

Ody Norkin, 3803 Sandlewood, Okemos, requested the Board obtain staff review of Meridian Township's Redi-Ride program as \$300,000-\$400,000 is sent to CATA to administer the program. He believed it an absolute necessity that seniors and residents with disabilities who cannot drive retain their dignity through available use of the Redi-Ride program. He noted these "non choice" riders who could speak to this issue tonight are precluded from Board meetings as the Redi-Ride service in Meridian Township ends at 5:00 P.M. He offered a comparison between the Spec-Tran provider in Ann Arbor and Spec-Tran in Meridian Township.

Mike McCurdy, 5458 Okemos Road, East Lansing, expressed appreciation for rezoning his property being added to tonight's agenda as a discussion item. He believed the entire issue of his goats has been initiated by the Township and he desires to be left alone. He noted there have been no complaints about the goats by other residents and does not object to the Township rezoning his land.

Supervisor LeGoff closed Public Remarks.

A. 2016 Recommended Budget

Board discussion:

- Support for reinvesting some of the proceeds from the sale of the former central fire station property into the Haslett area to promote economic development as suggested by the Manager
- Continued concern with paying \$15,000 in dues to Lansing Area Economic Partnership (LEAP) when its chief executive officer receives a higher salary than the Governor of Michigan
- Reminder about the need for street lights on Marsh Road
- Reminder about the discussion of rental registration fees in the Wardcliff area
- Rental registration fees should be equivalent to the fees charged by East Lansing as the Wardcliff area borders East Lansing
- Rental registration fees would need to be the same irrespective of location in the Township
- Staff to provide East Lansing rental registration fees at the next regular Board meeting
- State legislative concern about municipalities across the state charging disparate rental registration fees
- Board member belief the legislature indicated there was no nexus between the amount of fees charged and how the governmental unit allocated costs for maintaining the program
- Rental registration fees for single family homes v. fees charged for apartment complexes
- Board member support for reinstatement of the previous rental registration fee of \$1,200
- Board member belief the \$800 rental registration fee is already high and would not like to see it increased
- Township Board requires a \$100 annual renewal fee and a \$100 annual inspection fee
- State legislature introduced a bill to curtail disparate rental registration fees to \$100
- Request for rental registration fees from surrounding communities at the next meeting

**It was the consensus of the Board to place this item on for discussion at the next Board meeting.**



B. McCurdy Goats

Board and staff discussion:

- Board member preference for the Board to initiate a rezoning of property at 5458 Okemos Road from RAAA to RR
- Concern with Mr. McCurdy's use of the Right to Farm Act at tomorrow's court hearing
- Staff statement the Township is not "going after" any family
- Mr. McCurdy's housing of goats is a code violation
- Township has a duty to enforce its ordinances and community standards
- Property was rezoned in 1994 to RAAA, well before Mr. McCurdy purchased the property
- Prior to 1994, the property in question was zoned RA (single family) and did not allow for livestock to be housed on the premises
- Comments contained in the *Lansing State Journal* indicated the Township has "bent over backwards" for this homeowner
- If goats are allowed on this property without it being rezoned, then every home in the Township can keep goats

CHARTER TOWNSHIP OF MERIDIAN, SEPTEMBER 1, 2015 REGULAR MEETING \*DRAFT\*

- Another homeowner on Hawthorne maintains goats, they have been a constant problem and the court has sided with the Township on three (3) separate occasions
- Issue before the Board deals with upholding current community standards within the Township
- Township has adjourned one court hearing in an effort to reach a resolution with Mr. McCurdy
- Township staff has met with Mr. McCurdy to discuss the best way to address keeping his goats
- Many residents who have contacted the Township have offered to donate towards the rezoning application fee
- Board member suggested establishing a gofundme account which was refused by Mr. McCurdy
- If the gofundme account was established two weeks ago, there would be more money donated than needed for the rezoning fee
- Three (3) avenues are available to effectuate a rezoning to RR to keep the goats: Township Board initiation, Planning Commission initiation or initiation by the property owner
- History provided by staff showed property was rezoned in 1960 from agricultural to RA
- Property was rezoned to RAAA in 1995 because it was inconsistent with the Future Land Use Map
- Township is willing to assist the homeowner in any way possible if he will work with the Township
- Van Alstine's had a beef farm on this property prior to 1960 which was a legal non-conforming use and the non-conforming use continued when the property was sold to Ms. Allen
- Board member belief the non-conforming use ended when the last of Ms. Allen's animals "died off" (as noted in her letter) prior to sale of the property to Mr. McCurdy
- Public bodies need to be consistent in their application of the laws
- Exceptions are only possible when there is a rational basis in the law, and the fee itself is not such a basis
- One resident who is a proponent for the goats has already donated towards the cause
- Necessity for uniform application of Township ordinances by staff
- Mr. McCurdy stated he has no objection to the Township raising funds for the rezoning fee, but feels uncomfortable soliciting for them himself
- Mr. McCurdy stated he also has no objection to the Township initiating the rezoning

12. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, stated there has been no action on reestablishing the pathway in front of the Aldi project. He objected to the new agenda format which placed the Township Manager's Report and Board Member Comments and Reports at the end of the meeting as it does not allow the public to offer a response to those comments. Mr. Provencher reported his attendance at the annual CATA meeting where the \$50 million CATA budget was placed on the consent agenda with no roll call. He expressed concern with a statement contained in the CATA budget that the CEO was the sole individual who determined how the funds would be used with no further oversight. Mr. Provencher added he did not believe CATA to be open and transparent.

Supervisor LeGoff closed Public Remarks.

13. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Wonch Park ribbon cutting tomorrow at noon
- Aldi sidewalk expected to be poured at the end of the week
- Food truck discussion to commence at the next regular Board meeting
- Direction to the Planning Commission to move forward with what the Township Board sent to it regarding medical marihuana

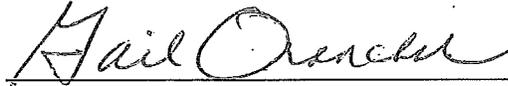
14. BOARD MEMBER COMMENTS & REPORTS

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP  
Principal Planner

DATE: November 5, 2015

RE: Rezoning #15060 (McCurdy), request to rezone 5458 Okemos Road from RAAA  
(Single Family Low Density) to RR (Rural Residential)

The Planning Commission last discussed Rezoning #15060 (McCurdy) during the October 26, 2015 meeting. At that time a consensus of the Planning Commission expressed support for denial of the rezoning request.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to recommend denial has been provided.

**Attachments**

1. Resolution to recommend denial

**RESOLUTION TO DENY**

**Rezoning #15060  
McCurdy  
5458 Okemos Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of November 2015, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Secretary Cordill, Commissioners DeGroff, Deits, Honicky, Ianni, Tenaglia, Van Coevering

ABSENT: Vice-Chair Jackson

The following resolution was offered by Commissioner Ianni and supported by Commissioner Deits.

WHEREAS, Jon Michael McCurdy requested the rezoning (Rezoning #15060) of 5458 Okemos Road, an approximately six-acre parcel of land located on the east side of Okemos Road, from RAAA (Single Family Low Density) to RR (Rural Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its October 12, 2015 and continued discussion at its October 26, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated October 8, 2015, October 22, 2015 and November 5, 2015; and

WHEREAS, the subject site is designated in the Residential 1.25-3.5 dwelling units per acre category on the 2005 Master Plan Future Land Use Map; and

WHEREAS, RR (Rural Residential) zoning is not consistent with the 2005 Master Plan Future Land Use designation since resulting densities would be less than 1.25 dwelling units per acre; and

WHEREAS, 5854 Okemos Road is located south of the Consumers Energy right-of-way and south of the Inter-urban pathway where land is zoned either RAAA, (Single Family, Low Density), RAA (Single Family, Low Density), or RA (Single Family Medium Density); and

WHEREAS, rezoning 5458 Okemos Road to RR (Rural Residential) has the potential to introduce commercial agriculture uses in an area of primarily single family homes located south of the Consumers Energy right-of-way and the Inter-urban pathway); and

WHEREAS, rezoning 5458 Okemos Road to RR (Rural Residential) will not result in a logical and orderly development pattern for the area.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #15060, a request to rezone 5458 Okemos Road, an approximately six acre parcel, from RAAA (Single Family, Low Density) to RR (Rural Residential).

**Resolution to Deny  
Rezoning #15060 (McCurdy)  
Page 2**

ADOPTED: YEAS: Commissioners Cordill, Deits, Honicky, Ianni, Tenaglia, Van Coevering,  
Chair Scott-Craig  
NAYS: Commissioner DeGroff

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 9th day of November 2015.

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

Commissioner Ianni indicated medical use is a low intensity community based business and more appropriate in residentially zoned areas.

Chair Scott Craig stated the building is too large for the site. He noted the Planning Commission must uphold community standards and setbacks are one of those standards. He stated the Planning Commission has been asked by the Zoning Board of Appeals not to pass along projects to them when there are multiple variance requests which have been self-created. He agreed building up would eliminate the need for most of the variances.

Dr. Pairolo replied that a building which contained multiple floors but had a 30 foot by 30 foot footprint would not be aesthetically pleasing or attractive.

Chair Scott-Craig asked if the seven (7) foot pathway was required by the Township.

Associate Planner Wyatt responded in the affirmative, and would be placed on the applicant's property.

Chair Scott-Craig explained the Planning Commission's position on making a decision the same night as the public hearing for this SUP.

Mr. Gottschalk inquired if Planning Commission members had suggestions to the applicant relative to acceptable landscaping and parking lot setbacks. He stated he viewed the newly constructed building at Cornell and Grand River Avenue with front yard parking as an example of an approved project.

**It was the consensus of the Planning Commission not to vote on this project the same night as the public hearing and not to support the project as proposed.**

Chair Scott-Craig closed the public hearing at 8:14 P.M.

- 
- C. Rezoning #15060 (McCurdy), request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential)

Chair Scott-Craig opened the public hearing at 8:14 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated October 8, 2015.
- Applicant  
Mike McCurdy, 5458 Okemos Road, East Lansing, stated the goats currently located on his property are not in compliance with RAAA zoning regulations. Relative to the Right to Farm Act, he indicated there will never be a large commercial operation on only six (6) acres. Mr. McCurdy noted the property is surrounded by other parcels with large acreage and no nearby residential development.
- Planning Commission discussion:  
Commissioner Ianni inquired as to how code enforcement was involved.

Principal Planner Oranchak replied the Township received a complaint which was investigated and found not to be in compliance.

Mr. McCurdy stated he filed two (2) Freedom of Information Act (FOIA) requests for copies of any complaints and was told by Township staff there was no record of any complaints.

Commissioner Tenaglia inquired how long the property owner has lived at 5458 Okemos Road and how long he has housed goats on that property.

Mr. McCurdy replied they have resided at 5458 Okemos Road approximately five (5) years and acquired pygmy goats last fall. He stated the previous property owner housed a horse, goats and chickens.

Commissioner DeGroff inquired what type of industrial farming could be conducted on six (6) acres.

Principal Planner Oranchak replied there are no limits on goats, chickens or rabbits in the RR district.

Commissioner DeGroff asked the applicant how many animals he could legally raise on this six (6) acre parcel.

Mr. McCurdy could not give an exact estimate, but acknowledged there are very strict regulations regarding water runoff into existing wetlands and odor control.

Commissioner Jackson reiterated the zoning goes with the land and the real question is the appropriateness of RR zoned land at this location.

Commissioner Deits asked what would trigger the Right to Farm Act on the subject parcel.

Principal Planner Oranchak replied she will research this issue and provide a response to Planning Commissioners.

Commissioner Deits asked if the applicant had any intent to sell any goat by-products.

Mr. McCurdy responded he may sell goat milk, etc. to friends in the future.

Commissioner Honicky noted the amount of wetland on the property limits an expanded agricultural use.

Principal Planner Oranchak clarified that agricultural use is an exemption in the wetland ordinance and read the applicable section(s) of the ordinance for the benefit of Commissioners. She stated it would apply to land zoned RR, RRR and agriculture, noting the Township does not currently have any land zoned for agriculture.

Commissioner DeGroff added that even if there is no regulatory restriction because of the wetlands, there may still be logistical restrictions because of the wetlands in the types of things a homeowner could do agriculturally.

Commissioner Ianni stated one purpose of the Right to Farm Act is to prevent urban sprawl into agricultural communities. He believed in this case, rural development is coming into a residential neighborhood, bringing a nuisance to individuals who are already residentially established in the area. He expressed opposition to the rezoning request.

Commissioner Jackson believed this type of question has previously been vetted several times, when chickens and rabbits were subsequently allowed to be raised in residential areas.

She pointed out goats were specifically not permissible in more urbanized residential areas. Commissioner Jackson stressed that several attempts to rezone this property and several parcels to the south from RAAA to RR have failed and believed these types of uses should not be placed in the RAA and RAAA environment.

Commissioner DeGroff suggested the applicant bring proof that no industrial farming could take place on property this small in an effort to persuade Commissioners to support the rezoning request.

Commissioner Deits believed that although there is history to moving this area of the Township into residential, local agriculture is now viewed as an asset and a significant change since the last time this issue was before the Township. He noted the Planning Commission has not heard from any of the adjacent property owners in the neighborhood. He expressed support for the formation of "farmlets" but cautioned there is a need for a more global perspective.

Commissioner Van Coevering pointed to many letters (some of which were submitted by adjoining neighbors) contained in Board communications in support of the rezoning request. She inquired if those letters were still available.

Principal Planner Oranchak stated she would provide the aforementioned letters for the next meeting.

Commissioner Jackson requested staff provide the number of neighbors in the area who voiced support and opposition to the goats.

Commissioner Cordill inquired if the applicant was aware that he could request a conditional rezoning.

Principal Planner Oranchak responded the applicant is aware of that option.

Commissioner Jackson urged fellow Commissioners to consider the precedent which would be set within the Township if the rezoning request is approved.

Commissioner Ianni voiced concern with bringing rural uses into an established neighborhood area.

Chair Scott-Craig suggested one way to address the pygmy goats was to amend the ordinance to limit the number of animals within the RR designation. He believed the Right to Farm Act was established to protect existing farms from the pressure of residential development, not to expand the farm. Chair Scott-Craig pointed out that four (4) of the five (5) RR parcels to the north are nonconforming in terms of size. He reminded fellow Commissioners the Planning Commission would be making a recommendation to the Township Board on this rezoning request.

Mr. McCurdy added petitions have been submitted to the Township by his neighbors voicing support for retention of his pygmy goats through rezoning the subject property to the RR zoning designation. He requested the Planning Commission not make a fear-based decision on a worst case scenario and believed granting the rezoning request would discourage development which would be inappropriate in this area.

Chair Scott-Craig expressed concern with the timing of a decision as it relates to the pending court case on this issue.

Commissioner Van Coevering requested additional information regarding the Township's response to Mr. McCurdy's FOIA requests.

Commissioner Deits urged the Township to hold the court case in abeyance until there is a decision on the rezoning request.

Chair Scott-Craig closed the public hearing at 8:58 P.M.

**Without objection, Agenda Items #7C and #7B will be taken up at this time to allow the applicants to go home.**

[Chair Scott-Craig recessed the meeting at 9:13 P.M.]

[Chair Scott-Craig reconvened the meeting at 9:19 P.M.]

- D. Zoning Amendment #15070 (Planning Commission), amend Section 86-2 Definitions and Section 86-438 Wireless Communication Facilities Overlay District to comply with federal and state regulations

Chair Scott-Craig opened the public hearing at 9:19 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the proposed zoning amendment as outlined in staff memorandum dated October 8, 2015.
- Planning Commission discussion:  
Commissioner Van Coevering inquired if the 60 and 90 day time periods were 60 and 90 business days.

Principal Planner Oranchak responded the draft states 90 days.

Commissioner Deits expressed concern Sec. 86-438 (a) (1) c. does not include commercial areas, which was the argument brought forth by the business owner adjacent to the proposed cell tower recently reviewed by the Planning Commission and Township Board. He also voiced concern with the use of the blanket term "protect" in that same subsection. Commissioner Deits suggested a rewrite of Sec. 86-438 (a) (1) c. to read: "Avoid potential adverse impacts of towers and antennas on future land uses." He suggested it may be beneficial to point out somewhere in the ordinance that protection does not extend to the concept of direct or indirect health impacts.

Commissioner Jackson asked what kind of land "protections" are referred to in this section.

Commissioner DeGroff believed Sec. 86-438 (a) (1) c. does not add anything which is not already covered by Sec. 86-438 (a) (1) b.

Commissioner Ianni suggested (a) (1) c. be deleted, and there was general consensus from the other Commissioners.

Commissioner Jackson requested clarification whether Section 3514. (1) of the Michigan Zoning Enabling Act (MZEA) speaks specifically to colocation not being subject to special land use approval or any other approval because the tower is already in place. She believed it does not mean a new tower is a permitted use by right in every zoning district.

- ➔ A. Rezoning #15060 (McCurdy), request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential)

Planning Commission discussion:

- Planning Commissioner belief this case is similar to a recent rezoning request which was approved
- Need for consistency in the Planning Commission's decision making
- The proposed rezoning centers around non-conforming use
- Planning Commissioner belief the proper forum would be for the Township Board to allow this type of use in the RAAA zoning district
- Rezoning will likely make more problems for the area
- Trend for more "checkerboarding" of uses in the future (e.g. Detroit)
- Policy and ordinance based issues regarding pocket agricultural uses
- Previous case mentioned earlier was a default RR zoning where this case is an affirmative decision to rezone to RR
- Four (4) rabbits and chickens are currently allowed in residential zones
- Quantity v. nature of the type of animal
- Planning Commissioner preference to allow the Board to answer the policy question
- In the case previously compared, this area has a very different development pattern than the Hiawatha neighborhood
- Planning Commissioner opposition to the process, not the goats
- Reading of the Board minutes seemed to indicate the Board asked the applicant to request the rezoning as a means to solve the code violation with the keeping of goats
- Reminder that the Township Board is requesting the Planning Commission's advice on this rezoning request
- Planning Commissioner belief neighbor's support for this rezoning request is relevant
- All uses within the RR zoning category would be allowed by right if this rezoning request was approved
- No limit to the number of goats allowed in the RR zoning district, and the applicant has indicated he plans to engage in a small commercial operation selling goat milk and goat cheese
- Special use permit (SUP) process is more appropriate than a rezoning in this instance, although one is not currently available in our ordinance
- Planning Commission should look at land use when considering a rezoning request, thoroughly vetting all possible uses permitted within the zoning category
- Reminder that the zoning runs with the property, irrespective of the current owner
- Concern with what all future owners would have a right to do within the RR zoning category
- Surrounding residential subdivisions were developed according to the Master Plan, and this rezoning would be contrary to the Master Plan
- Township will not move forward with any legal process until this issue is resolved
- E-mail complaint about the keeping of goats is not subject to a Freedom of Information Act (FOIA) request as determined by the Township Attorney

**It was the consensus of the Planning Commission to place this item on for action at its November 9, 2015 meeting.**

- B. Zoning Amendment #15070 (Planning Commission), amend Section 86-2 Definitions and Section 86-438 Wireless Communication Facilities Overlay District to comply with federal and state regulations.

**Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #15070, to amend Section**

Chair Scott-Craig closed the public hearing at 8:25 P.M.

## 7. Unfinished Business

- A. Rezoning #15060 (McCurdy), request to rezone 5458 Okemos Road from RAAA (Single Family Low Density) to RR (Rural Residential).

**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #15060, a request to rezone 5458 Okemos Road, an approximately six acre parcel, from RAAA (Single Family, Low Density) to RR (Rural Residential). Seconded by Commissioner Deits.**

Planning Commission discussion:

- Rezoning is an inappropriate avenue to deal with this issue
- Rezoning would allow the potential for more intensive agricultural use on the property
- More appropriate avenue would be for the Township to amend its ordinance to allow for a special use permit or for certain agricultural uses in a residential area
- Planning Commissioner belief that with several neighbors indicating they have no objection to this use, there is no urgency in correcting the situation
- Township can choose whether or not to vigorously enforce this issue as there is little evidence, other than an unidentified email, that there is opposition to the keeping of goats on the subject parcel
- Planning Commissioner preference that the Commission figure out ways to establish pocket agriculture in our community
- Proper for the Township Board to request the Planning Commission draft a document which allows flexibility for agricultural uses in the RAAA zoning category and request code enforcement not be pursued until this situation is resolved
- Applicant followed existing procedures and it is not fair to deny this rezoning request based on a better method which has not yet been established
- Reminder of the applicant's example that this land could have 25 homes built on it, each with four (4) chickens for a total of 100 chickens
- Zoning being requested is in line with the land around it
- RR zoning district does not limit the number of allowed animals
- Reminder the zoning stays with the land, not the current owner
- Development pattern along Okemos Road has been a series of residential projects
- RR zoning has the potential to create serious problems (e.g., larger animals allowed)
- History of zoning designations for this parcel

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Honicky, Ianni, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: Commissioner DeGroff

Motion carried 7-1.

## 8. Other Business

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

Commissioner Deits offered an extensive summary on the last Downtown Development Authority meeting where discussion took place on the fate of the downtown Okemos Celebration managed by Township Staff.

**MEMORANDUM**

**TO:** Township Board

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

**DATE:** November 12, 2015

**RE:** Railroad Quiet Zone

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The material supplied for the previous Township Board meeting is attached.

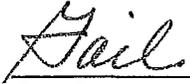
**Attachments**

1. January 18, 2015 Staff Memorandum without attachments
2. July 1, 2013 Staff Memorandum without attachments
3. MDOT Quiet Zones
4. FRA Information Guide

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Mark Kieselbach  
Director of Community Planning and Development

FROM:   
Gail Oranchak, AICP  
Senior Planner

DATE: January 18, 2006

RE: Train Horn Whistle Rule

The Federal Railroad Administration's **Final Train Horn Whistle Rule** became effective June 24, 2005. It allows communities to establish and maintain quiet zones where sounding train whistles is banned. For communities that do not adopt quiet zones, the new rule establishes a maximum train horn volume and reduces the amount of time the horn is sounded.

To establish a new quiet zone a community must identify an area at least ½ mile long where horns will be silenced at all crossings and then send a Notice of Intent to create a New Quiet Zone or a New Partial Quiet Zone by certified mail, return receipt requested to all railroads operating over the public highway-rail grade crossing within the quiet zone, the State agency responsible for highway and road safety and the State agency responsible for grade crossing safety.

The comment period is 60-days after the date on which the Notice of Intent was mailed. The comment period may terminate early if written comments or written responses of no comment are received from each party. The Rule specifically states the elements that must be included in the notice of intent such as US DOT National Highway-Rail Guide Crossing Inventory number and the street or highway name of each public, private and pedestrian crossings contained within the quiet zone both at grade and grade-separated, the time period during which train horn restrictions would be imposed, a brief explanation of the tentative plans for implementing improvements within the quiet zone, community contact information and the list of names and addresses of each party notified.

The public authority establishing the Quiet Zone must file a Grade Crossing Inventory Form with the Federal Railway Authority (FRA) for all crossings within the Quiet Zone to reflect current conditions determined by inspection.

To qualify for designation as a Quiet Zone, each public crossing in the quiet zone must have active warning devices comprising both flashing lights and gates. Power out indicators and constant warning time circuitry (unless existing conditions would prevent the proper operation of the constant warning time circuitry). At least one audible warning bell for pedestrians is also required.

Private crossings must have cross-bucks and "Stop" signs on both approaches to the crossing and must have diagnostic team review and be treated according to the team's recommendations. The state agency responsible for grade crossing safety and all affected railroads must be invited to participate in the diagnostic review.

Highway approaches to every public and private crossing must have an advanced warning sign (in accordance with the MUTCD) that advises motorists that train horns are not sounded at the crossing.

Each pedestrian crossing must be reviewed by a diagnostic team and equipped or treated in accordance with the recommendations of the diagnostic team. The public authority establishing the Quiet Zone must invite the State agency responsible for grade crossing safety and all affected railroads to participate in the diagnostic review. At a minimum, pedestrian crossings must be equipped with signs that conform to the MUTCD advising pedestrians that train horns are not sounded at the crossing.

The requirements for a public authority designated quiet zone have been met and FRA approval is not required if one or more Supplementary Safety Measures (SSA's) identified in Appendix A of the Rule are installed at each public crossing in the quiet zone (this is in addition to the requirement for flashing lights and gates at every public crossing). Examples of SSA's include four quadrant gates, medians or channelization devices at gated crossings, paired one-way streets, temporary closures (nighttime closures), use of photo-enforcement technology. Notice of Quiet Zone Establishment shall be sent and the quiet zone implemented in accordance with the Rule.

If SSM's are not installed, FRA approval is required. A risk evaluation must be completed and measures to enhance safety proposed, implemented and approved by the FRA. A Quiet Zone Risk Index (QZRI), Nationwide Significant Risk Threshold (NSRT) and Risk Index with Horn (RIWH) are used to establish necessary improvements. Once approved by the FRA, the public authority distributes the Notice of Quiet Zone Establishment

The Notice of Quiet Zone Establishment is sent by certified mail, return receipt requested to all railroads operating over the public highway-rail grade crossing within the quiet zone, the highway or traffic control authority, the law enforcement authority with jurisdiction over motor vehicle traffic at the quiet zone crossings, landowners with control over any private crossings within the quiet zone, the State agency responsible for highway and road safety, the State agency responsible for grade crossing safety, and the FRA Associate Administrator.

Notification must be mailed no later than 21 days before the date on which train horns are scheduled to cease sounding or no earlier than 60 days after the Notice of Intent was mailed unless notice affirms written comments have been received from each party that received the Notice of Intent. The Notification must identify crossings the Quiet Zone applies to by both US DOT National Highway-Rail Grade Crossing Inventory Number and by street or highway name, clearly cite the regulatory provision that provides the basis for establishing the Quiet Zone, FRA notification of approval if applicable, time period during which restrictions apply, Grade Crossing Inventory Form reflecting conditions before SSM implemented, Grade Crossing Inventory Form reflecting SSM' in place upon establishment of the Quiet Zone, other items as deemed necessary by the applicable section of the code.

The attached Charts—3, 4A, 4B, and 4C—show the processes for creating a Quiet Zone. Charts 4A, 4B, and 4C refer to Quiet Zones that require FRA approval because alternate safety measures are being employed instead of the SSM's listed in Appendix A.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Mark Kieselbach  
Director of Community Planning & Development

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

DATE: July 1, 2013

RE: Establishing train whistle/horn quiet zones

As noted in Principal Planner Oranchak's memorandum dated, January 18, 2006, the Federal Railroad Administration's (FRA) Final Train Horn/Whistle Rule became effective on June 25, 2005. Her memorandum provides an excellent summary of the rule and the process for establishing a quiet zone. Instead of reiterating each point, here is an update since the time of that memorandum's preparation.

Michigan's train horn/whistle standards: Contact – Nikki Johnson (517) 339-0939

- The standards are administered by the Michigan Department of Transportation.
- MDOT's routine participation in quiet zone establishment is limited to tracking and inspecting public crossings. The primary role is to inspect the placement of any railroad safety devices at public crossings to ensure compliance with Part 8C of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).
- To date, no communities in Michigan have established quiet zones. The reason(s) are largely due to cost, as adding gates to existing flashers can cost upwards of \$200,000 per crossing. These upgrades and roadway signage are the community's responsibility.
- Two communities; Durand and Iron Mountain have pre-rule quiet zones that were grandfathered in.
- Ms. Johnson provided links to the FRA's page as well as the Quiet Zone Calculator page which is filled out to establish a quiet zone. A copy of the page is attached.

<http://www.fra.dot.gov/Page/P0104>

<http://safetydata.fra.dot.gov/quiet/>

Federal Railroad Administration: Contact – Tammy Wagner (312) 353-6203, ext. 149

- The quiet zone and areas between quiet zones (if applicable) must be a minimum of one-half mile long and all crossing must have the minimum appropriate protective measures required by the rule.

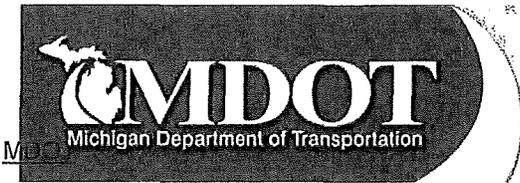
- A quiet zone may include one or more consecutive public, private and pedestrian crossings.
- Flashing-light signals, half-roadway gates, constant-warning-time circuitry, and appropriate signage are required for all public crossings.
- Additional minimum qualifying conditions are determined by the level of risk, as calculated by the FRA.

Meridian Township:

- Along the CSX tracks, necessary signalization exists for meeting the FRA rule at all public crossing except Hulett Road and Meridian Road. However, new signals which meet FRA standards are to be installed at Meridian Road within the next several weeks. Once installed at Meridian Road, a quiet zone could be established for a relatively small cost (primarily street signage) from Okemos Road east to the Township line at Meridian Road.
- According to Ms. Johnson, due to the larger amount of rail traffic along the CN tracks, the standards are greater and may take additional effort and expense to establish a quiet zone.
- To designate a quiet zone, the Township must notify MDOT, the FRA, and the impacted railroad(s). Sufficient time must be given for the designation to filter through the system, allowing the railroad to install the necessary signage along the tracks and for the Township to install signs at crossing noting that train horns will not be sounding. As long as the quiet zone is consistent with the Quiet Zone Calculator, it may be designated by the community. A separate pre-approval is not required from MDOT or the FRA.
- I have established an account on the Quiet Zone Calculator website and put myself on the e-mail list for any updates to the FRA rules related to quiet zones and train noise.

**Attachments**

1. Memorandum dated January 18, 2006
2. Email from Nikki Johnson of MDOT
3. Quiet Zone Calculator opening page
4. Inventory updating instructions for quiet zones



#### **Railroad Crossings**

[Crossing Safety](#) [Crossing Maintenance](#) [Crossing Inventory](#)  
[Motorist Safety Tips](#) [Crossing Eliminations](#) [New](#)  
[Crossings](#) [Quiet Zones](#)

## **Quiet Zones**

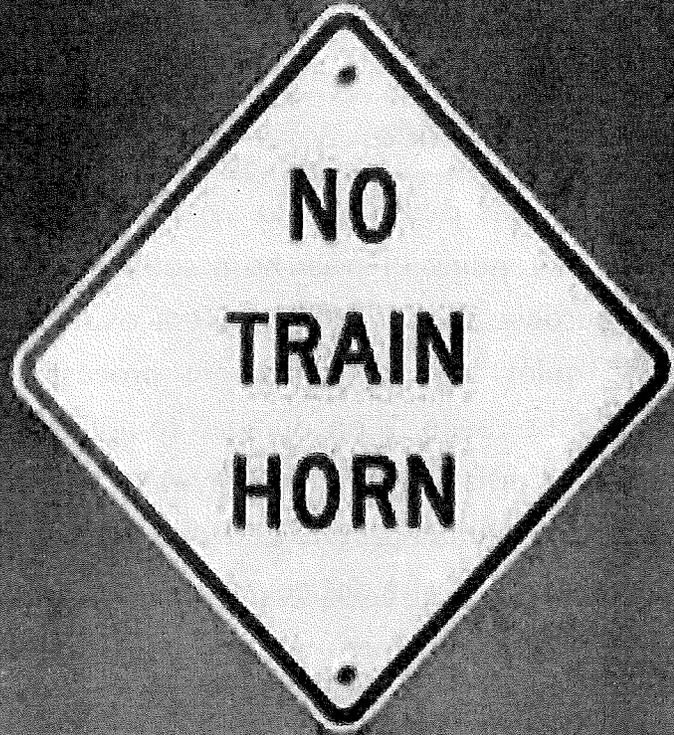
Effective June 24, 2005, the Federal Railroad Administration's (FRA) train horn rule allows road authorities to establish "quiet zones," prohibiting the routine use of train horns on a designated section of rail line. Road authorities must establish the quiet zone through a designation or application process with the FRA.

MDOT's routine participation in quiet zone establishment is limited to tracking and inspecting public crossings. The primary role is to inspect the placement of any railroad safety devices at public crossings to ensure compliance with Part 8C of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

Road authorities are required by the FRA to keep the Division informed throughout the process. Once the Division is notified of a pending establishment, an on-site inspection will be performed to ensure there are no MMUTCD deficiencies prior to quiet zone establishment.

#### **FRA's Required Conditions**

- At least one-half mile long
  - Can include one or more consecutive public, private and pedestrian crossings
  - Flashing-light signals, half-roadway gates and constant-warning-time circuitry for all public crossings
  - Additional minimum qualifying conditions are determined by the level of risk, as calculated by the FRA
- 
- MDOT Contact  
[Nikkie Johnson](#), Project Manager  
517-335-0939
  - Federal requirements for train horns at crossings



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## GUIDE TO THE QUIET ZONE ESTABLISHMENT PROCESS

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AN INFORMATION GUIDE

**Federal Railroad Administration**

1200 New Jersey Avenue S.E.

Washington, DC 20590

Telephone: 202-493-6299

[www.fra.dot.gov](http://www.fra.dot.gov)

**Federal Railroad Administration**

**Highway-Rail Crossing and Trespasser Programs Division**

Follow FRA on [Facebook](#) and [Twitter](#)

## Purpose of the Guide

This brochure was developed to serve as a guide for local decision makers seeking a greater understanding of train horn sounding requirements and how to establish quiet zones. Its purpose is to provide a general overview and thus does not contain every detail about the quiet zone establishment process. For more detailed and authoritative information, the reader is encouraged to review the official regulations governing the use of locomotive horns at public highway-rail grade crossings and the establishment of quiet zones that are contained in 49 CFR Part 222. A copy of the rule can be downloaded or printed at <http://www.fra.dot.gov/eLib/Details/L02809>.

## About Quiet Zones



FRA is committed to reducing the number of collisions at highway-rail grade crossings, while establishing a consistent standard for communities who opt to preserve or enhance quality of life for their residents by establishing quiet zones within which routine use of train horns at crossings is prohibited.

Federal regulation requires that locomotive horns begin sounding 15–20 seconds before entering public highway-rail grade crossings, no more than one-quarter mile in advance. Only a public authority, the governmental entity responsible for traffic control or law enforcement at the crossings, is permitted to create quiet zones.

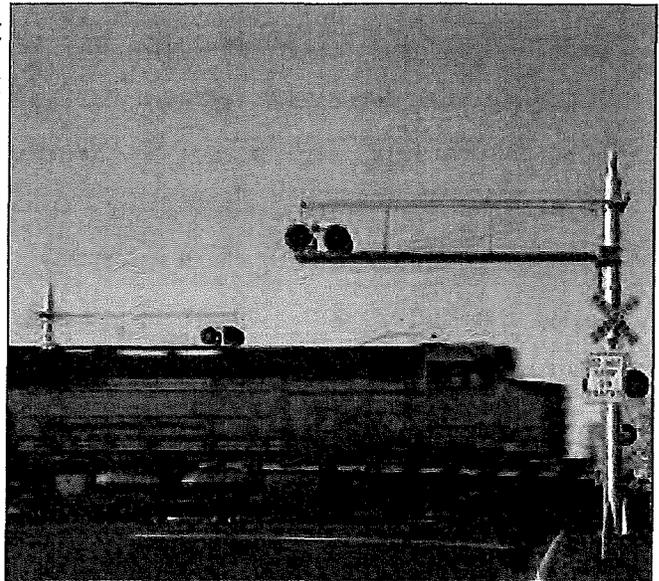
A quiet zone is a section of a rail line at least one-half mile in length that contains one or more consecutive public highway-rail grade crossings at which locomotive horns are not routinely sounded when trains are approaching the crossings. The prohibited use of train horns at quiet zones only applies to trains when approaching and entering crossings and does not include train horn use within passenger stations or rail yards. Train horns may be sounded in emergency situations or to comply with other railroad or FRA rules even within a quiet zone. Quiet zone regulations also do not eliminate the use of locomotive bells at crossings. Therefore, a more appropriate description of a designated quiet zone would be a “reduced train horn area.”

Communities wishing to establish quiet zones must work through the appropriate public authority that is responsible for traffic control or law enforcement at the crossings.

## Historical Context

Historically, railroads have sounded locomotive horns or whistles in advance of grade crossings and under other circumstances as a universal safety precaution. Some States allowed local communities to create whistle bans where the train horn was not routinely sounded. In other States, communities created whistle bans through informal agreements with railroads.

In the late 1980's, FRA observed a significant increase in nighttime train-vehicle collisions at certain gated highway-rail grade crossings on the Florida East Coast Railway (FEC) at which nighttime whistle bans had been established in accordance with State statute. In 1991, FRA issued Emergency Order #15 requiring trains on the FEC to sound their horns again. The number and rate of collisions at affected crossings returned to pre-whistle ban levels.



In 1994, Congress enacted a law that required FRA to issue a Federal regulation requiring the sounding of locomotive horns at public highway-rail grade crossings. It also gave FRA the ability to provide for exceptions to that requirement by allowing communities under some circumstances to establish "quiet zones."

The Train Horn Rule became effective on June 24, 2005. The rule set nationwide standards for the sounding of train horns at public highway-rail grade crossings. This rule changed the criteria for sounding the horn from distance-based to time-based. It also set limits on the volume of a train horn. The rule also established a process for communities to obtain relief from the routine sounding of train horns by providing criteria for the establishment of quiet zones. Locomotive horns may still be used in the case of an emergency and to comply with Federal regulations or certain railroad rules.

## Public Safety Considerations

Because the absence of routine horn sounding increases the risk of a crossing collision, a public authority that desires to establish a quiet zone usually will be required to mitigate this additional risk. At a minimum, each public highway–rail crossing within a quiet zone must be equipped with active warning devices: flashing lights, gates, constant warning time devices (except in rare circumstances) and power out indicators.

***In order to create a quiet zone, one of the following conditions must be met***

1. ***The Quiet Zone Risk Index (QZRI) is less than or equal to the Nationwide Significant Risk Threshold (NSRT)*** with or without additional safety measures such as Supplementary Safety Measures (SSMs) or Alternative Safety Measures (ASMs) described below. The QZRI is the average risk for all public highway-rail crossings in the quiet zone, including the additional risk for absence of train horns and any reduction in risk due to the risk mitigation measures. The NSRT is the level of risk calculated annually by averaging the risk at all of the Nation's public highway-rail grade crossings equipped with flashing lights and gates where train horns are routinely sounded.
2. ***The Quiet Zone Risk Index (QZRI) is less than or equal to the Risk Index With Horns (RIWH)*** with additional safety measures such as SSMs or ASMs. The RIWH is the average risk for all public highway-rail crossings in the proposed quiet zone when locomotive horns are routinely sounded.
3. ***Install SSMs at every public highway-rail crossing.*** This is the best method to reduce to reduce risks in a proposed quiet zone and to enhance safety.

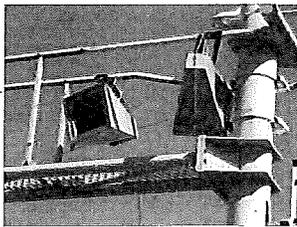
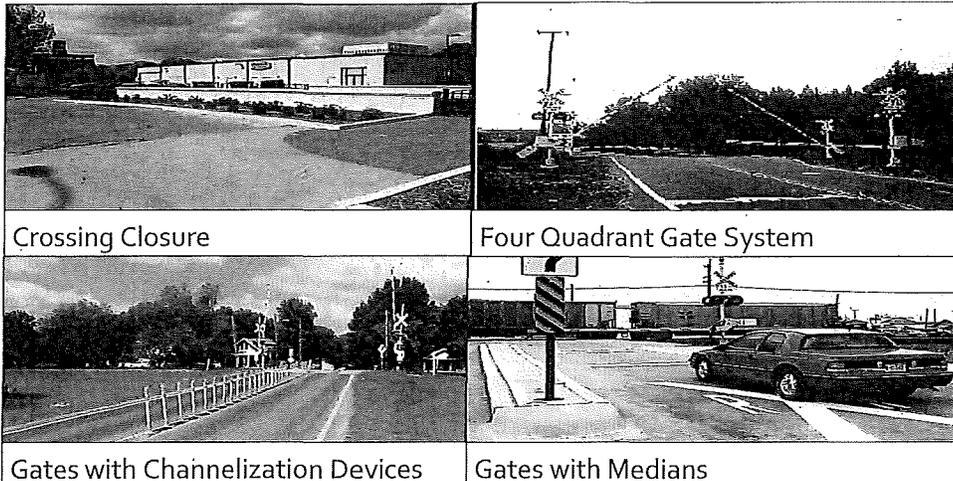
SSMs are pre-approved risk reduction engineering treatments installed at certain public highway-rail crossings within the quiet zone and can help maximize safety benefits and minimize risk. SSMs include: medians or channelization devices, one-way streets with gates, four quadrant gate systems, and temporary or permanent crossing closures. Examples of SSMs are shown on the next page.

ASMs are safety systems, other than SSMs, that are used to reduce risk in a quiet zone. ASMs typically are improvements that do not fully meet the requirements to be SSMs and their risk reduction effectiveness must be submitted in writing and approved by FRA.

FRA strongly recommends that all crossings in the quiet zone be reviewed by a diagnostic team: A diagnostic team typically consists of representatives from the public authority, railroad, and State agency responsible for crossing safety and FRA grade crossing managers.

## Public Safety Considerations continued

### Examples of SSMs



**Wayside Horns** The train horn rule also provides another method for reducing the impact of routine locomotive horn sounding when trains approach public highway-rail grade crossings. A wayside horn may be installed at highway-rail grade crossings that have flashing lights, gates, constant warning time devices (except in rare circumstances), and power out indicators. The wayside horn is positioned at the crossing and will sound when the warning devices are activated. The sound is directed down the roadway, which greatly reduces the noise footprint of the audible warning. Use of wayside horns is not the same as establishing a quiet zone although they may be used within quiet zones.

## Cost Considerations

The enabling Federal statute did not provide funding for the establishment of quiet zones. Public authorities seeking to establish quiet zones should be prepared to finance the installation of SSMs and ASMs used. Costs can vary from \$30,000 per crossing to more than \$1 million depending on the number of crossings and the types of safety improvements required.

## Legal Considerations

The courts will ultimately determine who will be held liable if a collision occurs at a grade crossing located within a quiet zone, based upon the facts of each case, as a collision may have been caused by factors other than the absence of an audible warning. FRA's rule is intended to remove failure to sound the horn as a cause of action in lawsuits involving collisions that have occurred at grade crossings within duly established quiet zones.

## The Quiet Zone Establishment Process

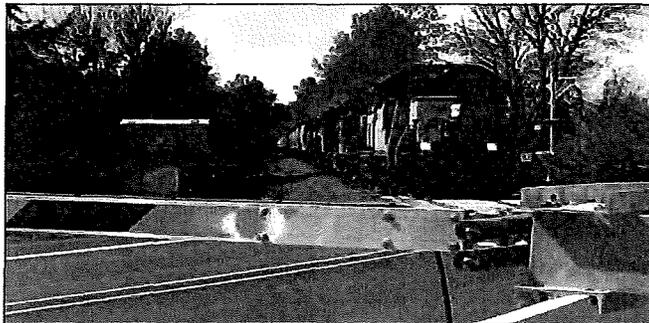
Under the Train Horn Rule, only public authorities are permitted to establish quiet zones. Citizens who wish to have a quiet zone in their neighborhood should contact their local government to pursue the establishment of a quiet zone. The following is a typical example of the steps taken to establish a quiet zone:

1. **Determine** which crossings will be included in the quiet zone. All public highway-rail crossings in the quiet zone must have, at a minimum, an automatic warning system consisting of flashing lights and gates. The warning systems must be equipped with constant warning time devices (except in rare circumstances) and power out indicators. The length of the quiet zone must be at least one-half mile in length.
2. **Identify** any private highway-rail grade crossings within the proposed quiet zone. If they allow access to the public or provide access to active industrial or commercial sites, a diagnostic review must be conducted and the crossing(s) treated in accordance with the recommendations of the diagnostic team.
3. **Identify** any pedestrian crossings within the proposed quiet zone and conduct a diagnostic review of those crossings too. They also must be treated in accordance with the diagnostic team's recommendations. *NOTE:* While it is not required by the regulations, FRA recommends that every crossing within a proposed quiet zone be reviewed for safety concerns.
4. **Update** the U.S. DOT Crossing Inventory Form to reflect current physical and operating conditions at each public, private, and pedestrian crossing located within a proposed quiet zone.
5. **Provide** a Notice of Intent (NOI) to all of the railroads that operate over crossings in the proposed quiet zone, the State agency responsible for highway safety and the State agency responsible for crossing safety. The NOI must list all of the crossings in the proposed quiet zone and give a brief explanation of the tentative plans for implementing improvements within the quiet zone. Additional required elements of the NOI can be found in 49 CFR 222.43(b). The railroads and State agencies have 60 days in which to provide comments to the public authority on the proposed plan.
6. **Alternative Safety Measures** – If ASMs are going to be used to reduce risk, an application to FRA must be made. The application must include all of the elements provided in 49 CFR 222.39(b)(1) and copies of the application must be sent to the entities listed in 49 CFR 222.39(b)(3). They will have 60 days to provide comments to FRA on the application. FRA will provide a written decision on the application typically within three to four months after it is received.

## The Quiet Zone Establishment Process continued

7. **Determine** how the quiet zone will be established using one of the following criteria: (Note that Options 2 through 4 will require the use of the FRA Quiet Zone Calculator available at <http://safetydata.fra.dot.gov/quiet/>.)

1. Every public highway-rail crossing in the proposed quiet zone is equipped with one or more SSMs.
2. The Quiet Zone Risk Index (QZRI) of the proposed quiet zone is less than or equal to the Nationwide Significant Risk Threshold (NSRT) without installing SSMs or ASMs.
3. The QZRI of the proposed quiet zone is less than or equal to the Nationwide Significant Risk Threshold (NSRT) after the installation of SSMs or ASMs.
4. The QZRI of the proposed quiet zone is less than or equal to the Risk Index with Horns (RIWH) after the installation of SSMs or ASMs.



8. **Complete** the installation of SSMs and ASMs and any other required improvements determined by the diagnostic team at all public, private, and pedestrian crossings within the proposed quiet zone.

9. **Ensure** that the required signage at each public, private, and pedestrian crossing is installed in accordance with 49 CFR Sections 222.25, 222.27, and 222.35, and the standards outlined in the Manual on Uniform Traffic Control Devices. These signs may need to be covered until the quiet zone is in effect.

10. **Establish** the quiet zone by providing a Notice of Quiet Zone Establishment to all of the parties that are listed in 49 CFR Section 222.43(a)(3). Be sure to include all of the required contents in the notice as listed in 49 CFR Section 222.43(d). The quiet zone can take effect no earlier than 21 days after the date on which the Notice of Quiet Zone Establishment is mailed.

**\*\*\*Appendix C to the Train Horn Rule provides detailed, step by step guidance on how to create a quiet zone.\*\*\***

## Required Documentation

Public authorities interested in establishing a quiet zone are required to submit certain documentation during the establishment process. FRA has provided checklists for the various documents that can be found at <http://www.fra.dot.gov/Elib/Details/L03055>.

FRA's Regional Grade Crossing Managers are available to provide technical assistance. A State's department of transportation or rail regulatory agency also may be able to provide assistance to communities pursuing quiet zones.

Public authorities are encouraged to consult with the agencies in their State that have responsibility for crossing safety. Some States may have additional administrative or legal requirements that must be met in order to modify a public highway-rail grade crossing.

## Role of Railroads

Communities seeking to establish a quiet zone are required to send a Notice of Intent and a Notice of Quiet Zone Establishment to railroads operating over the public highway-rail grade crossings within the proposed quiet zone. Railroad officials can provide valuable input during the quiet zone establishment process and should be included on all diagnostic teams. Listed below are links to the Class I Railroads and Amtrak.

<a href="#"><u>BNSF Railway (BNSF)</u></a>	<a href="#"><u>Canadian Pacific (CP)</u></a>
<a href="#"><u>CSX Transportation (CSX)</u></a>	<a href="#"><u>Norfolk Southern (NS)</u></a>
<a href="#"><u>Canadian National (CN)</u></a>	<a href="#"><u>Union Pacific (UP)</u></a>
<a href="#"><u>Kansas City Southern (KCS)</u></a>	<a href="#"><u>Amtrak (ATK)</u></a>

## FINAL NOTE

*The information contained in this brochure is provided as general guidance related to the Quiet Zone Establishment Process and should not be considered as a definitive resource. FRA strongly recommends that any public authority desiring to establish quiet zones take the opportunity to review all aspects of safety along its rail corridor. Particular attention should be given to measures that prevent trespassing on railroad tracks since investments made to establish a quiet zone may be negated if the horn has to be routinely sounded to warn trespassers.*

## **POINTS OF CONTACT**

### **General Questions:**

Inga Toye, 202-493-6305

Debra Chappell, 202-493-6018

Ron Ries, 202-493-6285

### **Regional Contacts**

**Region 1** Connecticut, Maine, Massachusetts, New Hampshire, New Jersey,  
New York, Rhode Island, and Vermont

1-800-724-5991

**Region 2** Delaware, Maryland, Ohio, Pennsylvania, Virginia, West Virginia,  
and Washington, D.C.

1-800-724-5992

**Region 3** Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina,  
South Carolina, and Tennessee

1-800-724-5993

**Region 4** Illinois, Indiana, Michigan, Minnesota, and Wisconsin

1-800-724-5040

**Region 5** Arkansas, Louisiana, New Mexico, Oklahoma, and Texas

1-800-724-5995

**Region 6** Colorado, Iowa, Kansas, Missouri, and Nebraska

1-800-724-5996

**Region 7** Arizona, California, Nevada, and Utah

1-800-724-5997

**Region 8** Alaska, Idaho, Montana, North Dakota, South Dakota, Oregon,  
Washington, and Wyoming

1-800-724-5998



## **Rail – Moving America Forward**

The mission of the Federal Railroad Administration is to enable the safe, reliable, and efficient movement of people and goods for a strong America, now and in the future.

### **U.S. Department of Transportation Federal Railroad Administration**

1200 New Jersey Avenue S.E.

Washington, DC 20590

Telephone: 202-493-6299

**[www.fra.dot.gov](http://www.fra.dot.gov)**

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September 2013

**MEMORANDUM**

**TO:** Township Board

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

Peter Menser  
 Peter Menser  
 Associate Planner

**DATE:** November 12, 2015

**RE:** Sale of Township property adjacent to 4444 River Glen Drive

Mr. Brian Fleming is interested in purchasing a portion (0.09 acres) of a Township owned parcel adjacent to his property at 4444 River Glen Drive. River Glen Drive is located south of Grand River Avenue, east of Van Atta Road in Section 25 of the Township. In 2005, the Township acquired the 5.09 acre parcel from the State of Michigan via tax foreclosure. The Park Commission then bought the property from the Township using Park millage funds. The Braemoor Subdivision is also adjacent; however both 4444 River Glen Drive and the Township parcel are not within the platted subdivision.

In March 2009 the Township Board agreed to sell a portion (0.23 acres) of the 5.09 acre parcel to the then owner of 4444 River Glen Drive to facilitate installation of a septic system. Mr. Fleming purchased 4444 River Glen Drive in September 2009. The driveway to 4444 River Glen Drive runs through the landlocked 0.09 acre Township parcel.

The George F. Eyde Limited Family Partnership owns property north and south of the Township parcel. If the Township was willing to sell a portion a portion of its parcel to Mr. Fleming the partnership would be willing to provide additional property in exchange for an easement Mr. Fleming has across their property. The transaction would give Mr. Fleming approximately 60 feet of frontage along River Glen Drive.

The Township paid \$7,274.53 for 6.16 acres in 2005, which included a parcel (Tax I.D. #17-746-004) located northeast of the Park Lake Road/Grand River Avenue intersection. The 0.23 acre portion was sold by the Township for \$271.64. The low sale price was due to a deed stipulation limiting the re-sale price of the property to no more than what the Township paid for it. A dollar per acre ratio was used to determine the sale price. Using the same formula, the price of the 0.09 acre parcel under consideration would be \$106.29. The Township Attorney has reviewed the proposal and did not have any concerns. At its meeting on November 10, 2015 the Park Commission recommended approval of the property transfer.

**Attachments**

1. Site maps
2. Property map submitted by Eyde Company
3. Deed for property
4. Braemoor plat map



Grand River Ave

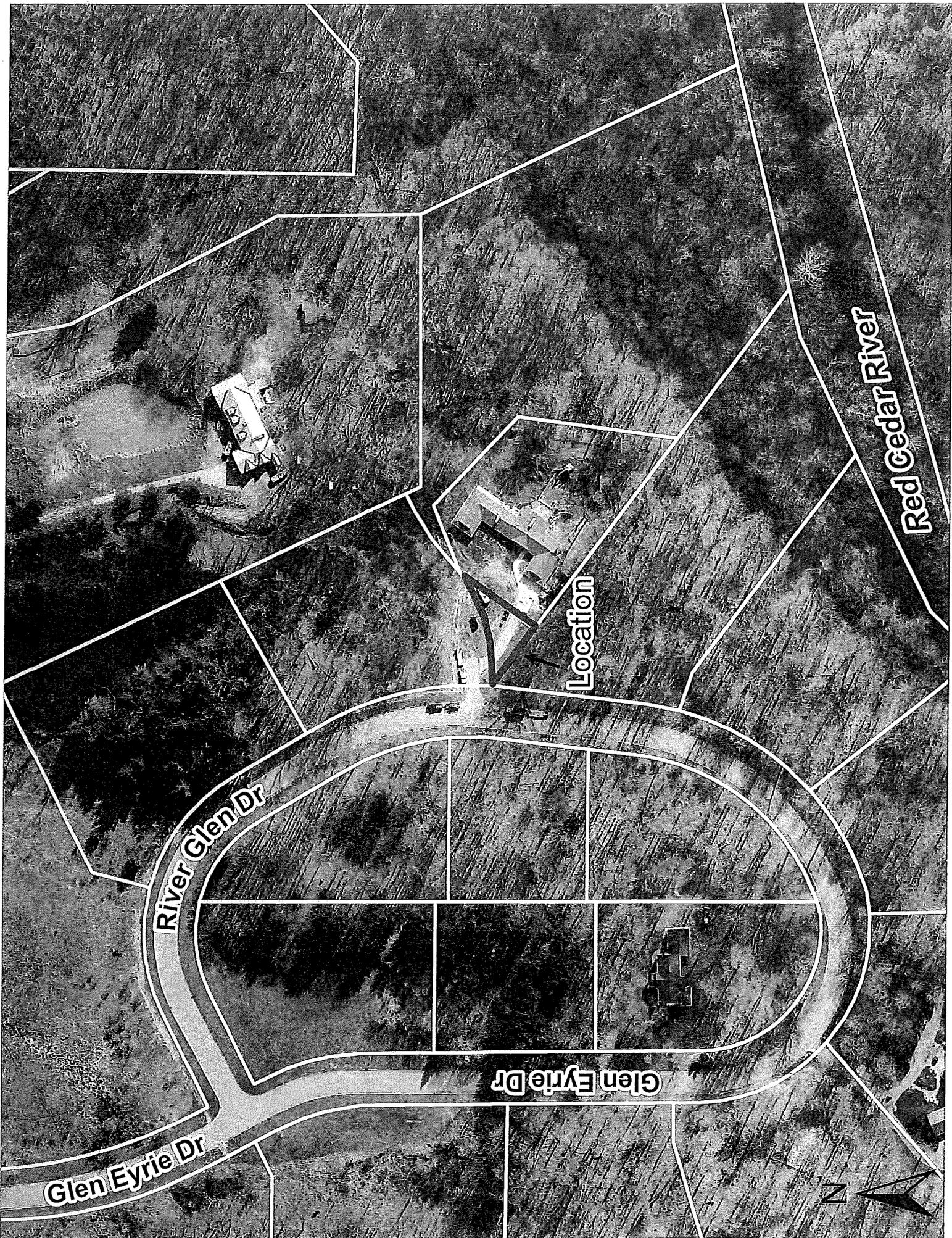
Red Cedar River

Location

River Glen Dr

Glen Eyrie Dr

Glen Eyrie Dr



Red Cedar River

Location

River Glen Dr

Glen Eyrie Dr

Glen Eyrie Dr



CH=259.81'  
=S12° 11'42"E

▭ = PART OF EYDE PARCEL  
LISTED IN PROVIDED  
TITLE COMMITMENT

▭ = PROP OWNED BY  
MER TWP PER  
TAX MAPS

= FLEMING DESCRIPTION  
(AS PROVIDED)

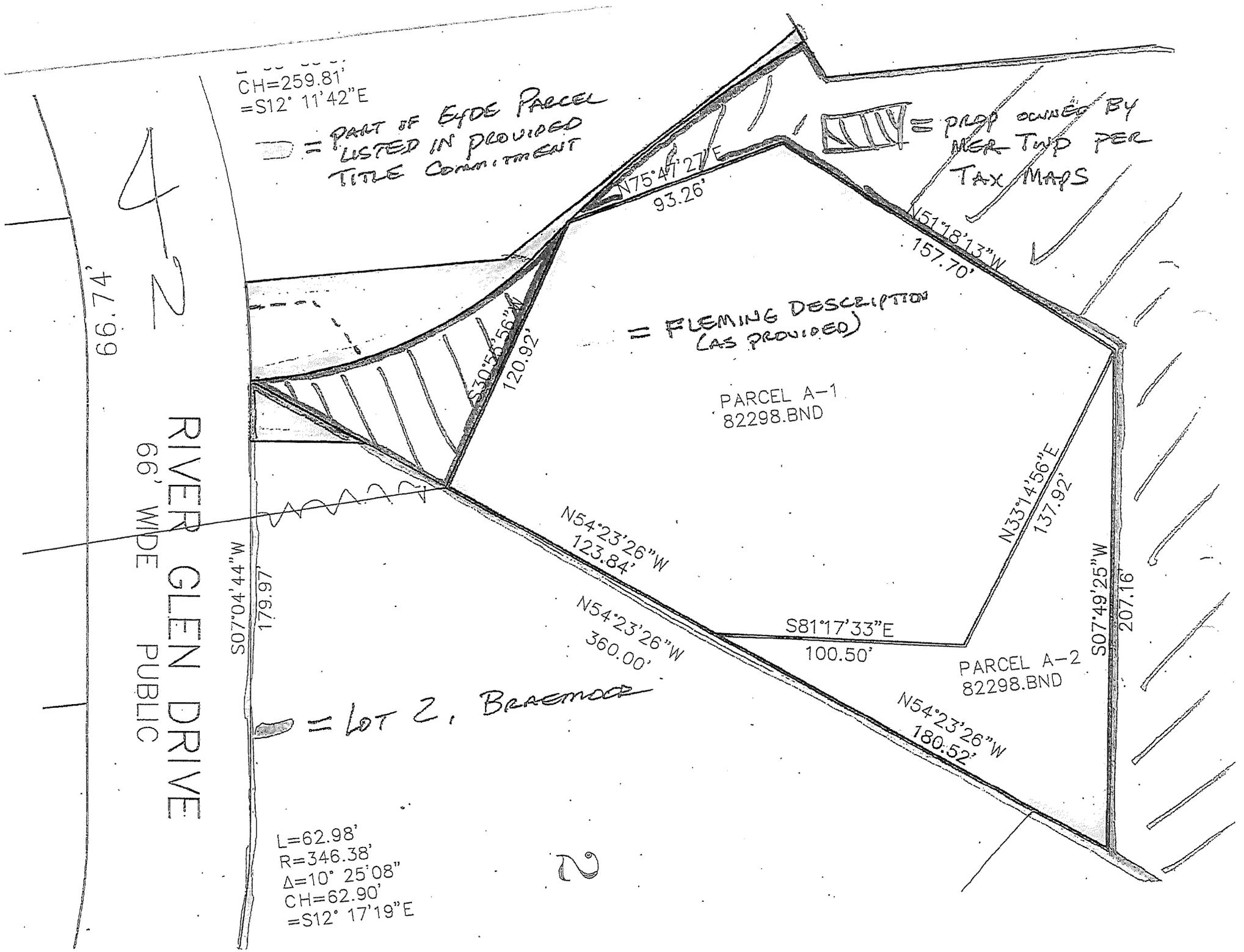
PARCEL A-1  
82298.BND

PARCEL A-2  
82298.BND

▭ = LOT 2, BREMOOR

L=62.98'  
R=346.38'  
Δ=10° 25'08"  
CH=62.90'  
=S12° 17'19"E

2



66.74'

RIVER GLEN DRIVE  
66' WIDE PUBLIC

S07°04'44"W

179.97'

S30°56'56"W  
120.92'

N54°23'26"W  
123.84'

N54°23'26"W  
360.00'

S81°17'33"E  
100.50'

N54°23'26"W  
180.52'

N33°14'56"E  
137.92'

S07°49'25"W  
207.16'

N51°18'13"W  
157.70'

N75°47'27"E  
93.26'

25-251-010

102

RECEIVED SEP 09 2005

INGHAM COUNTY  
REGISTERED DEEDS  
RECEIVED

2005 JUL 21 11:19 AM

2005-039027 Page: 2  
QUIT CLAIM DEED Receipt 8236  
TAX JUL 28 11:12:09 EDT 2005  
Paula Johnson, Ingham County, Michigan

B:3175 P:1025



**Quit Claim  
Governmental Sale Deed - Minerals Conveyed**

No.510003

Issued under authority of Public Act 206 of 1893, as amended.

THIS DEED, made this 6th day of July, 2005 BY AND BETWEEN, the DEPARTMENT OF TREASURY for the STATE OF MICHIGAN, hereafter called "Grantor", by authority of Act 206 of Public Acts of 1893, as amended, MCL 211.78m(1), 211.78m(3) and 211.78m(11), and

Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864-1198

hereafter called "Grantee".

WITNESS, that the Grantor, acting for and in behalf of the State of Michigan by authority of Act 206, P.A. 1893, as amended, and for the sum of Seven Thousand Two Hundred Seventy Four Dollars and Fifty Three Cents (\$7,274.53) paid to it by Grantee, hereby grants, conveys, and quit-claims unto the Grantee and to Grantee's successors and assigns, all the right, title and interest acquired by the State of Michigan in and to the following described land located in the County of Ingham, State of Michigan:

**Township of MERIDIAN**

Town 04 North, Range 01 West, Section 17  
M17-41-4 COM AT PT 844 FT N OF S 1/8 POST OF SE 1/4 -N 217 FT -E 175 FT - N 132 FT - E 207 FT -S 321 FT - SW'LY ALONG PRIVATE ROAD 385 FT TO BEG EXC BEG 475 FT S & 282.71 FT N 85 DEG 38 1/2' E FROM CEN. OF SE 1/4 OF SEC 17 - N 85 DEG 38 1/2' E 100.29 FT - N 217.8 FT - S 85 DEG 38 1/2' W 100.29 FT - S 217.8 FT TO BEG ON SE 1/4 OF SEC 17, T4N,R1W, EXC COM 475 FT S OF CEN. OF SE 1/4 OF SEC 17, TH N 85 DEG 38 1/2' E 175.6 FT TH N 204.2 FT, TH W 175 FT, TH S 217 FT TO PT OF BEG.  
33-02-02-17-476-004

**Town 04 North, Range 01 West, Section 25**

M25-10, 25-11 COM @ THE N 1/4 COR SEC 25 -S 02 DEG 51'35" W ON NS 1/4 LN 286.13 FT -S 74 DEG 22'00" E ALONG S RW LN M-43 594.50 FT -S 02 DEG 50'00" W 505.60 FT -S 22 DEG 30'26" E 720.71 FT TO POB -S 22 DEG 30'26" E 160 FT -S 87 DEG 51'32" E 348.31 FT -S 36 DEG 07'56" E 478.78 FT TO A PT 20 FT NW'LY OF RED CEDAR RIVER -ALONG TRAVERSE LN S 76 DEG 00'17" W 365.90 FT -N 52 DEG 18'26" W 456.16 FT -S 79 DEG 12'33" E 100.50 FT -N 35 DEG 19'56" E 137.92 FT -N 49 DEG 13'13" W 157.70 FT -N 87 DEG 51'32" W 93.26 FT -S 33 DEG 00'56" W 120.92 FT -N 52 DEG 18'26" W 90 FT -N 40 DEG 32'20" E 297.84 FT TO POB INCL LANDS BETWEEN TRAVERSE LINE & RED CEDAR RIVER (DOES NOT INCL PCL 251-002) SEC 25 T4NR1W 5.09 AC M/L  
33-02-02-25-251-010

It is expressly understood that when the above described land is no longer needed by the Grantee and sold for a valuable consideration, the proceeds from any such sale, in excess of the tax-foreclosure minimum bid and all costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the land reutilization fund created by the State of Michigan under MCL 211.78n.

Exemption from State Transfer Tax is claimed under authority of Section 6(h)(1), Act 255, P.A. 1994 (MCL 207.526).

Exemption from County Real Property Transfer Fee is claimed under authority of Section 5(h), Act 134, P.A. 1966 (MCL 207.505).

= pg 2

