



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
August 27, 2018 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. August 13, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Helen Stonehouse RE: PUD #18014
 - B. Randy Kindy RE: PUD #18014
 - C. John & Kristen Hood RE: PUD #18014
 - D. Rich Patterson RE: REZ #18110
 - E. John Garcia RE: PUD #18014
 - F. Janet Oberst RE: REZ #18110
6. PUBLIC HEARINGS
 - A. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.
 - B. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).
7. UNFINISHED BUSINESS
 - A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.
8. OTHER BUSINESS
 - A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – 6365 Newton Road
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved
 1. Site Plan Review #18-82-4 (Carlin), 116 square foot building addition at 1841 Newman Road.
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: NONE

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
August 27, 2018 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA

September 10, 2018

1. PUBLIC HEARINGS - NONE
2. UNFINISHED BUSINESS
 - A. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.
 - B. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).
 - C. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.
3. OTHER BUSINESS
 - A. Future Land Use Map review.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**August 13, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Cordill, Ianni, Scott-Craig, Trezise, Shrewsbury, Premoe, and Lane
ABSENT: Commissioners Richards and Stivers
STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Assistant Planner Justin Quagliata

1. Call meeting to order

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

2. Public Remarks - None

3. Approval of Agenda

Commissioner Lane moved to approve the agenda as written.
Supported by Commissioner Scott-Craig
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

July 23, 2018 Regular Meeting

Vice-Chair Scott-Craig asked to revise the minutes to include the missing name of a Commissioner on one item and amend an incorrect vote count on another item.
Commissioner Cordill moved to accept the minutes as revised
Supported by Vice-Chair Scott-Craig.
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Michael & Betty Casby RE: PUD #18014
- B. Craig O'Neill RE: PUD #18014
- C. Christina Morey RE: PUD #18014
- D. Dawn Kettinger & Denise Kane RE: PUD #18014

Principal Planner Menser noted four communications were received after the meeting packet was sent out but will be included in the next meeting packet for the August 27, 2018 Planning Commission meeting. Peter further noted that hard copies of the four communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting.

6. Public Hearing

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Cree PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

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

Principal Planner Menser presented an overview of Planned Unit Development #18014 and provided multiple visual documents to support the discussion.

Representative for the applicant Mr. David Straub, 1650 Boulevard in Lansing, noted his company has owned the property under discussion for five years

Jeff Kyes, from the applicant's engineer Kebs, Inc., 2116 Haslett Road, noted Creekwood Lane would initially be used for utility work but construction traffic would use Haslett Road.

Principal Planner Menser stated a second means of access for the proposed project is required.

Public Comments:

Mr Randy Kindy, 5642 Creekwood Lane, shared concerns regarding green space, land preservation, safety for residents, and the construction of a pathway.

Mr. John Hood, 5636 Creekwood Lane, shared concerns with lots 79-81, preservation of the tree row, concern of no setbacks, and inquired as to the location of the second access road.

Ms. Sheila Saliganan, 5648 Creekwood Lane, shared that her lot backs up to proposed lot 81 and that privacy and preservation of land is a great concern and keeping construction to a minimum in the current neighboring areas for the safety of children.

Mr. Michael Casby, 5624 Creekwood Lane, shared concerns of increased traffic flow on Creekwood Lane and Woodknoll, Haslett Road turn lane issues, Meridian Road increased traffic issues, and location of secondary access.

Mr. Terry Taliaferro (832 Spring Mill Drive) shared concerns with the Jeffries Drain and involvement by the Township with trees down in the area, concerns of dredging the drain, issues with the care of local roads and reducing the lanes, the sewer sub-station infrastructure, lack of quick response to snow removal, and having the response times be delayed further by the proposed development. He stated Meridian Township may be too busy with future projects to handle the current concerns and issues that residents have.

Mr. Ned Krouse, 5413 Meridian Road, shared concerns with the northeast corner of Meridian Township being a beautiful wooded and scenic area currently but the landscape will change with the future proposed development and many issues of concern in the future for roads, lights and traffic. He is opposed to the proposal

Mr. Dany Rothfeld, 5634 Wood Valley, shared concerns with Green Road traffic. He stated there is heavy traffic from Green Road to Haslett Road and traffic coming from Williamston and it is only going to get worse and suggested installing a roundabout.

Ms. GERALYN SUE THELEN, 5548 Wood Valley Drive, shared concerns about Jeffries Drain as her property is 100% in the 100 year flood plain. She also expressed concern regarding the water run-off from neighboring rooftops, plans to dredge Jeffries drain, and sewer line problems to the lift station.

Commissioner Premoe expressed concerns with the zero foot rear yard setbacks mentioned in the proposed project.

Commissioner Cordill expressed the same concerns with the zero foot rear yard setbacks and also the five foot side yard setbacks.

Commissioner Scott-Craig asked a question regarding the "Big Picture" for future development, noting this meeting is only addressing a quarter of the property that intends to be developed in the future. Questions were raised regarding fire department regulations, future traffic, and flood issues. He said access points would need to be added if the future development involves 400 homes. He also shared questions regarding the kind of housing being proposed, price range, and the need for affordable housing.

Commissioner Trezise expressed concern with the proposed yard setbacks.

Principal Planner Menser suggested reviewing any submitted revised plans at the next meeting on August 27, 2018.

A straw poll conducted indicated the Planning Commission would like to revisit the proposal at the next meeting prior to voting on the project.

Chair Ianni closed the public hearing at 8:34 p.m. and a brief recess was taken until 8:40pm.

7. Unfinished Business

- A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, discussed water and sewer availability at the site. He stated there is approved sewer service to the site but there is currently no public water however negotiations are underway with the Department of Public Works and Engineering for service.

Commissioner Premoe moved to approve the rezoning, with changes to the resolution as discussed. Supported by Commissioner Trezise.

ROLL CALL VOTE FOR APPROVAL WITH CORRECTION TO RESOLUTION:

YEAS: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Shrewsbury, Lane, and Ianni

NAYS: None

Motion carried 7-0

- B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, stated there is currently no water or sewer service to the parcel.

Commissioner Trezise moved to approve the rezoning, with changes to the resolution as discussed.. Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0.

8. Other Business-None

9. Township Board, Planning Commission Officer, Committee Chair, and Staff Comments or Reports - None

10. Project Updates

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
 - 1. Site Plan Review #18-97-31, renovation of existing Arby's restaurant at 2214 Jolly Road.

11. Public Remarks - None

12. Adjournment

Commissioner Shrewsbury moved to adjourn the meeting.
Supported by Commissioner Lane.
VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:47p.m.

Respectfully Submitted,

Deborah Budzynski
Recording Secretary

August 10, 2018

RECEIVED

AUG 13 2018

Meridian Township Planning Commission Members

Dear Mr. Menser,

Good Afternoon Sir my name is Helen Stonehouse, I live at 5645 Creekwood Lane Haslett, Michigan. I would like to express a concern about the Copper Creek Project that is being proposed east of my residence. Although my property is not located adjacent to the project I have spoken with my neighbors and echo their concerns. I would like to request that there be minimal removal to any trees and foliage. My home is adjacent to property that is entirely wooded and this certainly has added to my enjoyment of the home and to my flower gardens. I would like to have my neighbors enjoy nature as I do when sitting on my deck with my morning coffee. I also believe that as a close community we all share a concern for safety. I am an independent older woman who enjoys my workouts at the YMCA each morning. When I leave my subdivision I must turn westbound onto Haslett Rd. This area is very close to a curve in the roadway, and the traffic traveling west is still maintaining the 50 mph speed. The increased amount of traffic from the Copper Creek Project will only increase my trepidation when making this turn. I would appreciate attention being given to this area to accommodate the traffic as well as improvements for the children's safety as there are many young people living in the area.

I hope to attend the meeting on Monday August 13, 2018 in support of Woodridge community.

Sincerely,



Helen Stonehouse

August 8, 2018

RECEIVED
AUG 13 2018

Dear Mr. Menser and Planning Commission Members,

First allow me to introduce myself, my name is Randy R. Kindy and I live with my wife Vicki at 5642 Creekwood Lane Haslett, Michigan. I write you today reference to the Copper Creek Condominium project that is proposed on the property adjacent and east of Woodridge Subdivision. This is not a letter of opposition but is one of concerns and requests.

I have lived in Meridian Township since 1979. I have four adult children whom I have raised, and who have graduated from Haslett High School, all of my children are now raising families of their own. I retired from the Meridian Township Police Department in 2008. I have lived in four different homes within the township and have no intentions of moving, this is where I CHOOSE to live. One of the factors in my choosing to live here have been based on decisions made by my planning commission and township board members relative to building projects. I believe a great deal of thought goes into your decisions particularly how projects will affect wetlands, natural areas, and residents. I believe that Meridian Township Master Plan is based on these aforementioned areas. The Land Preservation Tax, which helps to preserve natural areas, reinforces all of this, more specifically not removing trees. If I am not mistaken I believe we have an ordinance that prohibits the removal and clearing of trees without a permit. This is where my concerns are based. I respect the fact that the project may move forward but would request that the Planning Commission require that the existing natural area between Copper Creek Condominiums (lots numbered 79-81) and Woodridge Subdivision be undisturbed. I believe that preserving this area would not only benefit current residents in Woodridge but would also benefit future residents of Copper Creek. The area that the development occupies is primarily open farmland that has been used for that purpose for years. I don't believe the request to leave the natural area that I have mentioned to be unreasonable. It is a small area of the whole, and one of the only areas with mature trees other than wetland areas that will be undisturbed. More importantly it maintains a natural area in a development project that Meridian Township is known for "preservation of our natural areas."

In discussions with my neighbors they too share the concerns and requests above. Many have expressed concern about the project generating more traffic, and were pleased that there did not appear to be an extension of Woodknoll Drive for vehicular traffic. We have many young families with younger children and safety is of the utmost importance. I do feel that more traffic on Haslett Rd between VanAtta Road and the Bird Farm Lane will necessitate the extension of the sidewalk east

from Creekwood Lane. By extending the sidewalk the relocation of the crosswalk at Haslett Road and VanAtta Road further east would make crossing the roadway safer. The current crosswalk is dangerous at best; located within the curve of Haslett Rd. it is difficult to see traffic eastbound when crossing Haslett Rd. My daughter and her husband live in Strawberry Farms across from the proposed entrance to Copper Creek and she too is concerned with traffic at that location.

Thank you for your time and consideration of my concerns. I will be at the Planning Commission meeting Monday August 13, 2018 and would respectfully request to be placed on the agenda to speak.

Sincerely,

A handwritten signature in cursive script that reads "Randy R. Kindy". The signature is written in black ink and is positioned above the printed name.

Randy R. Kindy

Dear Meridian Township Planning Commission:

Thank you for your consideration of community input regarding the proposed Planned Unit Development \Copper Creek development off of Haslett Road and east of Creekwood lane. Please submit this to the planning commission record for the planned meeting of August 13, 2018. As long time residents of Creekwood Lane (at 5636), we respectfully request your consideration of the following:

- Maintain the existing tree line along the entire length of Creekwood Lane on the eastern side as one contiguous greenspace. Current plans suggest that Copper Creek lots 79, 80, 81 and possibly lot 82 would remove the existing tree line and create segmented and isolated open/green spaces in the plan. The treeline contains large, mature trees which are irreplaceable resources if destroyed, and maintaining the continuity of the entire treeline also creates a more natural green space corridor and habitat for existing wildlife. Maintaining the entire treeline would also better maintain current drainage patterns, and allows for a natural sight and sound barrier which is to the benefit of both current Creekwood Lane residents and any future Copper Creek residents and aligns with the township's consistent vision of preserving green space.
- Extend a reduced speed limit east along Haslett Road, and create a center turn lane to allow for safe traffic flow of the increased volume of traffic with the new development.
- Move the existing crosswalk on Haslett Road near Van Atta, as the current crosswalk does not have clear sightlines and is a very dangerous crossing when traversing from the north side to the south. Increased daily traffic will only make this more dangerous.
- Create/extend the sidewalk on Haslett Road to connect Copper Creek to Haslett Road sidewalks. Current plans do not show a sidewalk connecting future Copper Creek residents to current sidewalks on Haslett Road. The only sidewalk access to Haslett Road on the plan is through Creekwood Lane.
- Prohibit construction vehicles and construction traffic on Creekwood Lane for the duration of the development.
- Maintain communication with current residents as to the outcomes and decisions of the planning commission, so that residents are fully aware of any finalized plans and construction timelines.

Thank you for your consideration of the requests outlined above. Incorporation of these factors allows for the development while at the same time best providing for the health, safety, and well-being of current residents, as well residents of any future development.

Sincerely,

John and Kristen Hood
5636 Creekwood Lane
517-339-0449

Peter Menser

From: Rich Patterson <rich_patterson@meridianlandgroup.com>
Sent: Monday, August 13, 2018 2:38 PM
To: Peter Menser
Cc: nathanreimer41@gmail.com; richp309@gmail.com
Subject: Rezoning #18110 (Buckley)
Attachments: 20180814022757947.tif

Importance: High

Mr. Peter Menser,

I am in receipt of your Notice of Public Hearing for tonight, August 13th. I am also a signor on the Petition circulated by the Buckley's related to their Rezoning request, which I assume they will present at the Meeting.

I was the most recent Owner of the Martinus Properties and was certainly unaware of their supposed Zoning as Commercial, as I know the Seller to me in 2016 was as well. My office has been located at 6009 Marsh since the mid 90's and there has always been a single family home located on those lots. I have also attached copies of the most recent 2018 Property Classification reports indicating both the current and prior years classification as RESIDENTIAL (401).

I am also the Owner of 6019 Marsh, 6009 Marsh, 5999 Marsh and 5997 Marsh, all adjoining the Buckley Martinus properties. I am unable to attend this evening but please consider this my request and approval for the Township to rezone the properties at 5998 Martinus (2 lots) as requested by the Buckley's. Hopefully the Township will proceed with all due haste, as it is my understanding that the Buckley's were given a Demo Permit by the Township and had arranged for construction of their planned single family residence to commence ASAP. Their building plans will certainly be an improvement to the prior building, will be a positive addition to the area and should be allowed to proceed immediately.

Thank you for your consideration. Please advise should you have any questions.

Rich Patterson, Member
MARSH ROAD PROPERTIES LLC
517-339-8444

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

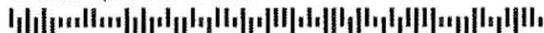
ASSESSING DEPARTMENT
MERIDIAN TOWNSHIP
5151 MARSH ROAD
OKEMOS MI 48864

PARCEL CODE NUMBER:
33-02-02-10-205-001

PROPERTY ADDRESS:
5998 MARTINUS ST

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

33-02-02-10-205-001
MARSH ROAD PROPERTIES LLC
PO BOX 319
OKEMOS, MI 48805-0319



PRINCIPAL RESIDENCE EXEMPTION
 % Exempt As "Homeowners Principal Residence": 0.00
 % Exempt As "Qualified Agricultural Property":
 % Exempt As "MBT Industrial Personal":
 % Exempt As "MBT Commercial Personal":
 Exempt As "Qualified Forest Property": Yes No
 Exempt As "Development Property": Yes No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: **401 (RESIDENTIAL)**

PRIOR YEAR'S CLASSIFICATION: **401 (RESIDENTIAL)**

This change in taxable value will increase/decrease your tax bill for this year by approximately: **\$ 0**

	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	28,700	28,700	0
2. ASSESSED VALUE:	28,700	28,700	0
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	28,700	28,700	0
5. There Was / Was Not a transfer of ownership on this property in 2017. Was Not			

The 2018 Inflation Rate Multiplier is: **1.021**

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035), *Petition to the Board of Review*.

March Board of Review Information:

THE BOARD OF REVIEW WILL MEET AT MERIDIAN TOWNSHIP HALL, 5151 MARSH ROAD, OKEMOS, MI 48864 ON MONDAY, 3/12/18, FROM 10 AM TO NOON AND 1 PM TO 5 PM; ON TUESDAY, 3/13/18, FROM 9 AM TO NOON AND 2 PM TO 5 PM; AND ON THURSDAY, 3/15/18, FROM 6 PM TO 9 PM.

PLEASE CALL 517-853-4400 FOR AN APPOINTMENT BY 5 PM ON TUESDAY, 3/13/18. WRITTEN APPEALS MUST BE RECEIVED BEFORE 9 PM ON THURSDAY, 3/15/18.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see Line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. This number indicates the change in the Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2017 Taxable Value by 1.021 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY PA 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

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ASSESSING DEPARTMENT
MERIDIAN TOWNSHIP
5151 MARSH ROAD
OKEMOS MI 48864

PARCEL CODE NUMBER:
33-02-02-10-205-002

PROPERTY ADDRESS:
MARTINUS ST

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

33-02-02-10-205-002
MARSH ROAD PROPERTIES LLC
PO BOX 319
OKEMOS, MI 48805-0319



PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence": 0.00

% Exempt As "Qualified Agricultural Property":

% Exempt As "MBT Industrial Personal":

% Exempt As "MBT Commercial Personal":

Exempt As "Qualified Forest Property": Yes No

Exempt As "Development Property": Yes No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL VACANT)

PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL VACANT)

This change in taxable value will increase/decrease your tax bill for this year by approximately: \$ 0	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
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2. ASSESSED VALUE:	7,500	7,500	0
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	7,500	7,500	0
5. There Was / Was Not a transfer of ownership on this property in 2017. Was Not			

The 2018 Inflation Rate Multiplier is: 1.021

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HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY PA 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

August 8, 2018

RE: Rezoning #18110 (Buckley)

Dear Property Owner/Occupant:

This is to notify you that the Planning Commission of the Charter Township of Meridian will hold a public hearing regarding a request from Don and Pat Buckley to rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

The public hearing will be held during the Planning Commission's regular meeting on **Monday, August 27, 2018**. The meeting will begin at 7:00 p.m. in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48864.

The purpose of the public hearing is to give the Planning Commission an opportunity to hear all persons interested or involved in the request. Your comments may be made in writing addressed to Peter Menser, Principal Planner, 5151 Marsh Road, Okemos, Michigan, 48864, by email to menster@meridian.mi.us, or at the meeting.

If you have any questions about the proposed rezoning please contact me at (517) 853-4576.

Sincerely,

Peter Menser
Principal Planner

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18110 (Buckley)\Notices\REZ 18110 owner.doc

Peter Menser

From: Garcia, John <Garcia11@msu.edu>
Sent: Monday, August 13, 2018 2:27 PM
To: Peter Menser
Subject: Planning Commission Meeting August 13th, 2018

Mr. Menser,

My name is John Garcia and I, my daughter and wife live at 5603 Creekwood Lane, Haslett, MI 48840. I would like to submit the following comments for the record regarding the Planned Unit Development #18090 (M&J Management LLC), east of Creekwood Lane in section 12 of the Township. I ask that you please submit this to the Planning Commission record.

Our kids enjoyed a wonderful childhood on our quiet cul-de-sac riding bikes in summer and trick-or-treating at Halloween. The street has not changed much since we moved here in 2000; we still have children riding bikes in summer and kids trick-or-treating at Halloween, but we are the ones handing out candy now. I hope that we can preserve these experiences for the children on our street today.

We also hope that construction traffic is routed from Creekwood Lane/Wood Knoll Lane. We do not have a lot of room for big trucks. Furthermore, it's a very active area with young children day and night. Finally any entrance to the new development should exclude our street and Wood Knoll for the same reasons.

Thank you, and the Planning Commission, for your consideration.

John Garcia, Financial Aid Director
Michigan State University College of Law
648 N. Shaw Lane, Room 316
East Lansing, MI 48824
517-432-6810
517-432-0098 FAX
finaid@law.msu.edu
STU-INFO: <https://stuinfo.msu.edu/AppLogin.Asp?>
** Please include PID in correspondence. **
Statement on Loan Indebtedness:
www.law.msu.edu/finaid/Statement1.html

"Law College programs, activities and facilities shall be available to all without regard to race, color, genetic information, gender, gender identity, religion, national origin, political persuasion, sexual orientation, marital status, disability, height, weight, veteran status, age or familial status."

Aug 14-18

Hello Mr Mensch,

I am writing to you
about the Rezoning of
5998 Martinus Street for
Mr. + Mrs. Buckley.

Please pass or OK the
Rezoning From Commercial
back to Residential.

this is a small Sub. and
we need all the permanent
residents possible!

Thank You

Janet oberst

5989 Harley St

Haslett, Mich

29 years Res.



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

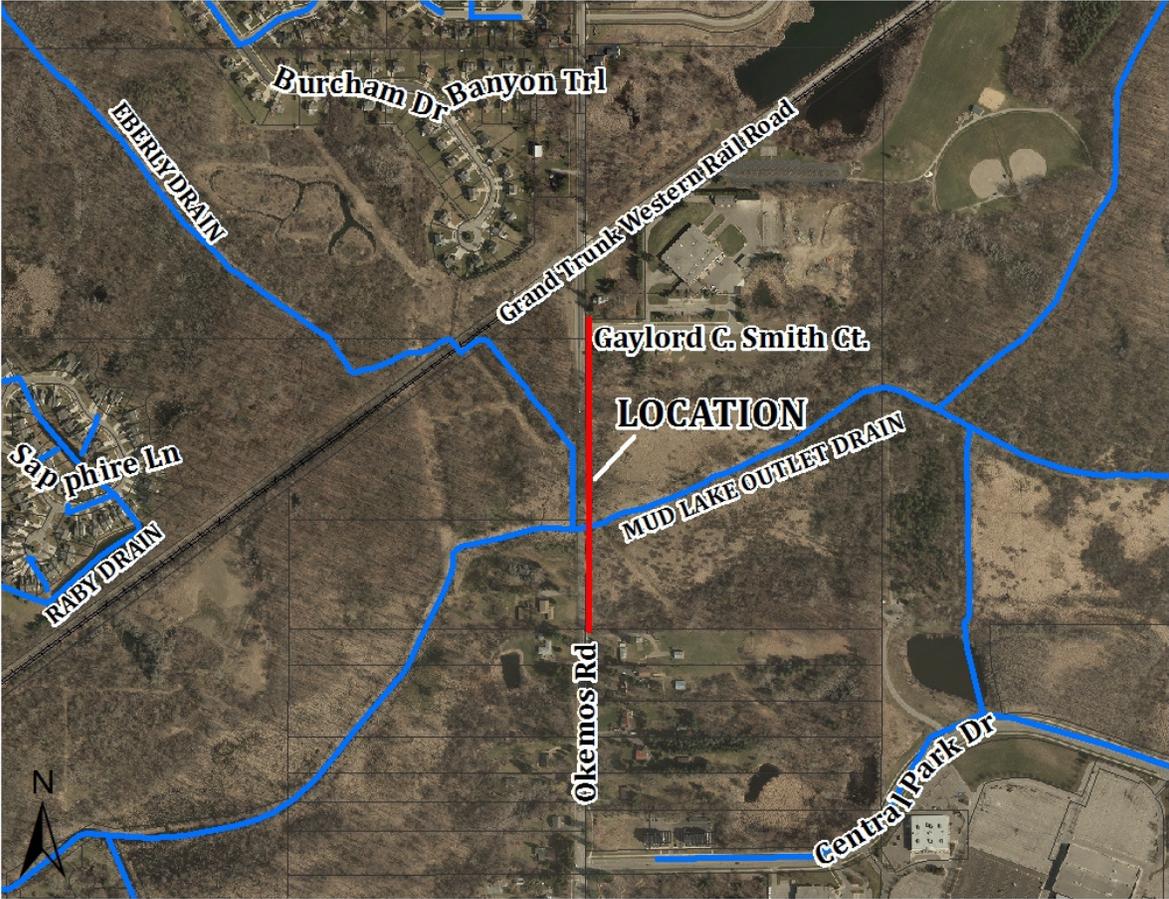
Date: August 22, 2018

Re: Special Use Permit #18071 (Meridian Township), work in the floodplain of the Mud Lake Outlet Drain to construct a pedestrian boardwalk located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.

The Department of Public Works and Engineering of the Charter Township of Meridian has applied for a special use permit to work in the 100-year floodplain (floodway fringe) to construct a 14 foot wide pedestrian boardwalk over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.

The proposed boardwalk is 14 feet wide and approximately 1,200 feet in length. In order to construct the boardwalk fill material is proposed to be added to the floodway fringe at the north and south ends of the boardwalk, where new 7 foot wide segments of concrete pathway would meet the existing pathway, to stabilize the banks of the pathway and support the proposed boardwalk. A total of 269.5 cubic yards of fill will be added to the floodway fringe. A compensating cut (excavation) in the floodway fringe equal to or greater than the amount of fill is required to compensate for the placement of fill in the floodway fringe. A total of 289 cubic yards is proposed to be cut from the floodway fringe to accommodate the boardwalk; the project includes a net cut of 19.5 cubic yards from the floodway fringe.

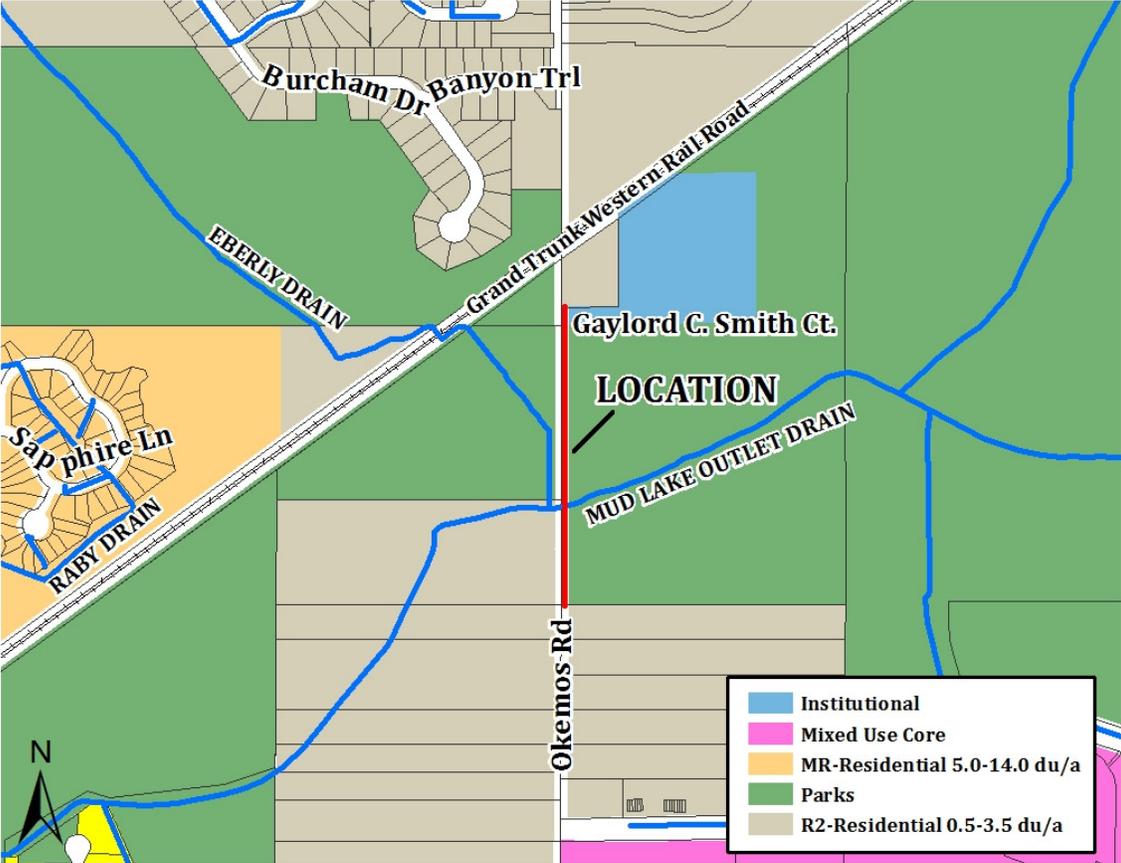
LOCATION MAP



Master Plan

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

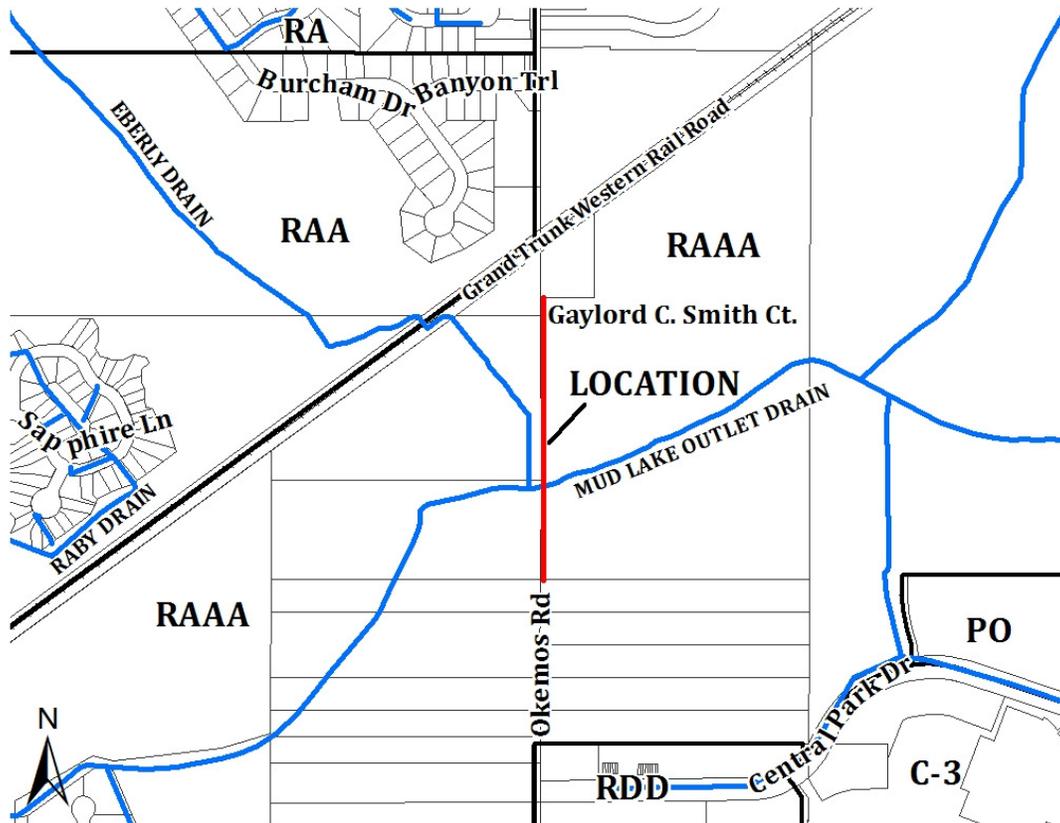
FUTURE LAND USE MAP



Zoning

The subject site is zoned RAAA (Single Family-Low Density).

ZONING MAP



Physical Features

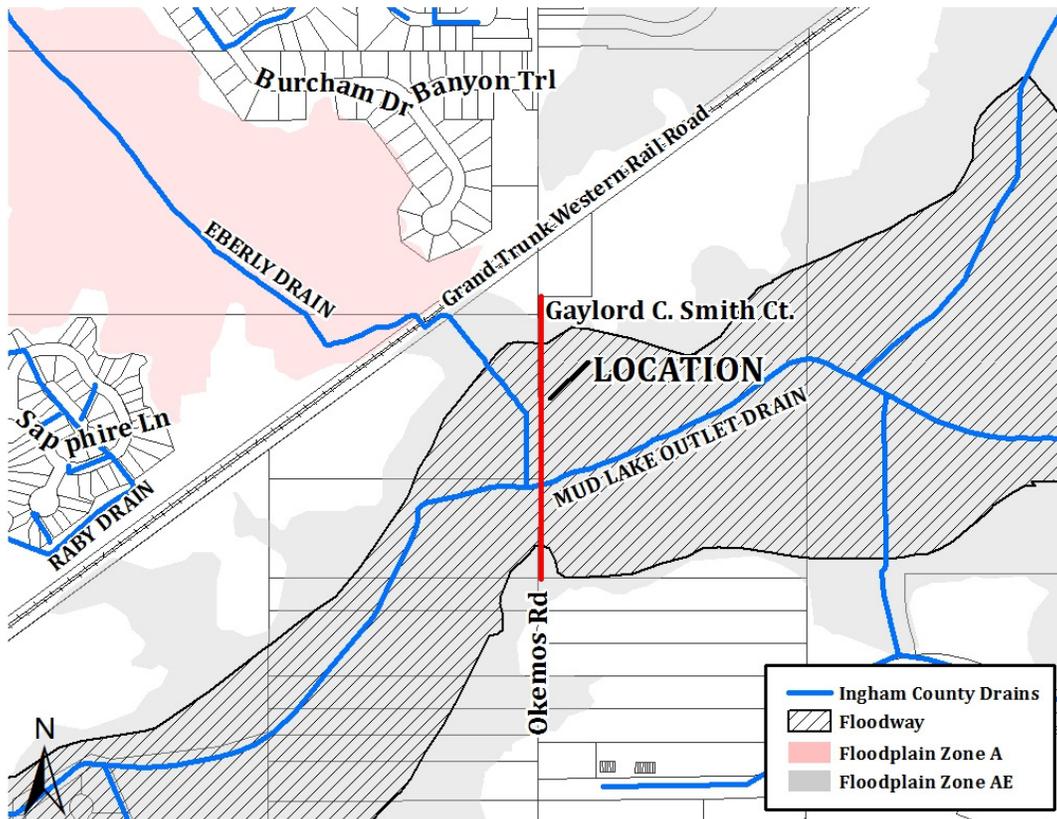
The site is one portion of a larger two-park system that includes Nancy Moore Park and Central Park South. The proposed boardwalk will be adjacent to the Mud Lake Outlet Drain which flows from east to west at the project site. The site elevation is relatively level, ranging from approximately 843 feet to 835 feet above mean sea level.

Floodplain

The site is located within the 100-year floodplain of the Mud Lake Outlet Drain. The applicant proposes to fill 269.5 cubic yards in the floodway fringe to facilitate the project. A compensating cut (excavation) of 289 cubic yards is proposed in the floodway fringe. The 100-year floodplain (floodway fringe) is present on the site, the elevation of which is approximately 842.1 feet above mean sea level. The project is also located within the floodway. A floodway is the channel of the watercourse and portions of the adjoining floodplains which carry water and discharge the base flood. Floodway fringe is the portion of the base flood area located outside of the floodway and is generally considered as the backwater area of the base flood. Collectively the floodway and floodway fringe are commonly referred to as floodplain.

The project is subject to the special use permit review criteria for both the floodway fringe (for fill and compensating cut) and the floodway (for a structure in the floodway). The Staff Analysis section of this report details the standards for both sets of review criteria.

FLOODPLAIN MAP



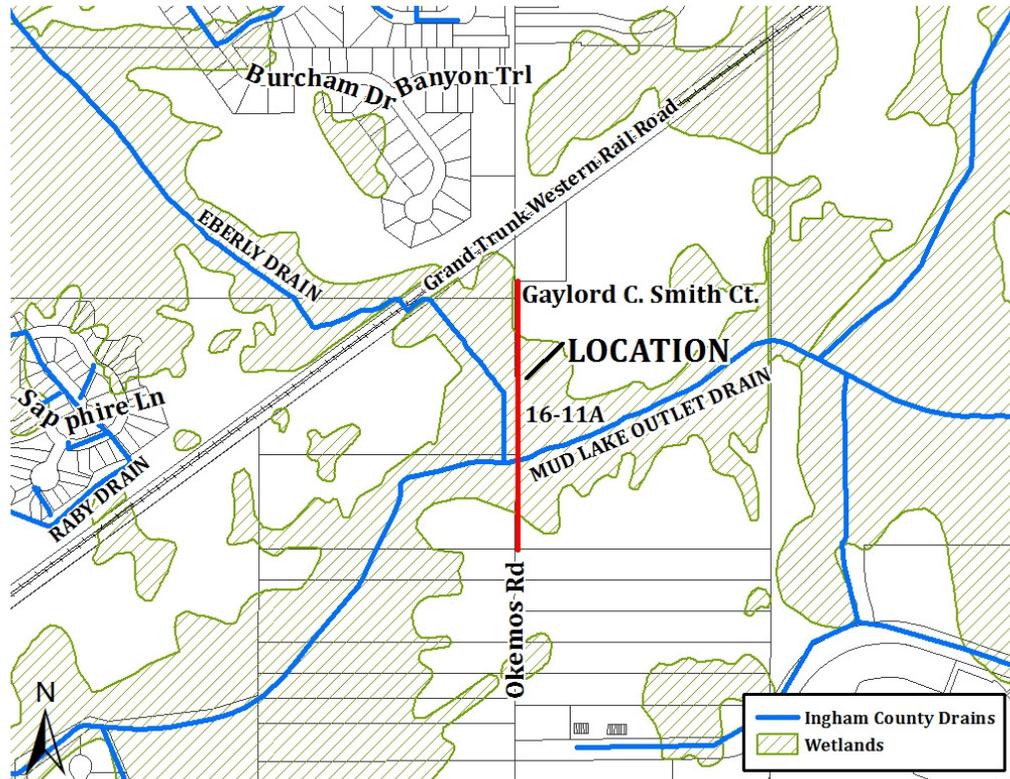
Public Utilities and Storm Water Management

The Mud Lake Outlet Drain flows east to west through the project area. In addition to the required special use permit, the applicant has also applied for a Michigan Department of Environmental Quality (MDEQ) permit for the work in the floodplain.

Wetlands

The Township Wetland Map shows Wetland #16-11A located on the subject site. The wetland in this area is associated with the Mud Lake Outlet Drain. As proposed, only the support beams of the boardwalk would be located in the wetland, which does not require a wetland use permit from the Township. The wetland is regulated jointly by the Township and Michigan Department of Environmental Quality (MDEQ). In addition to the MDEQ's review of the proposed work in the floodplain its permit approval is also subject to approval of placement of the support beams in the wetland.

WETLANDS MAP



Staff Analysis

The applicant proposes to fill 269.5 cubic yards in the floodway fringe at the north and south ends of the proposed boardwalk to stabilize the banks of the pathway and support the proposed boardwalk. Township regulations require a special use permit to fill within the 100-year floodplain. The special use permit criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-436(n) of the Code of Ordinances provides additional standards for projects in the floodway fringe, which are as follows:

1. All new residential structures and residential structures requiring substantial improvement shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation.
2. All new nonresidential structures and nonresidential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation or shall be floodproofed to one foot above the level of the base flood elevation.

3. Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

As proposed, with net excavation of 19.5 cubic yards this project will improve the impoundment capacity of the floodway fringe. Additionally, the boardwalk deck will be elevated 2.5 feet above the base flood elevation.

Township regulations require a special use permit for pedestrian/bicycle pathways and bridges (boardwalks) located within the floodway. Section 86-436(i) of the Code of Ordinances provides additional standards for projects in the floodway, which are as follows:

1. Structures shall not be designed for human habitation and shall have a low flood damage potential.
2. Structures, if permitted, shall be constructed and placed on the site so as to offer the minimum obstruction to the flow of floodwaters and whenever possible shall be constructed with the longitudinal axis parallel to the direction of the flood flow.
3. No special use permit shall be issued for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood level associated with the base flood elevation.
4. Excavation and shaping of the floodway shall be conducted in such a manner as to maintain or improve the flow of the base flood elevation. In no case shall the flow or impoundment capacity of the floodway be reduced. Excavation of soil, sand, gravel, and other materials for the sole purpose of providing a compensating excavation in the floodway for the placement of fill in the floodway fringe is prohibited.

The boardwalk will be situated above the floodplain elevation, minimizing impact to flood waters. Additionally, the fill for the project (269.5 cubic yards) is being placed outside of the floodway, in the floodway fringe. With 289 cubic yards of compensating excavation proposed, the project exceeds the 1:1 cut/fill ratio requirement stated in Section 86-436 (Conservancy District) of the Code of Ordinances.

**Special Use Permit #18071 (Meridian Township)
Planning Commission (August 27, 2018)
Page 8**

Planning Commission Options

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

Attachments

1. Special use permit application.
2. Special use permit application supplement.
3. Review Criteria Letter.
4. Site photos.
5. Michigan Department of Environmental Quality (MDEQ) application.
6. Site Plan prepared by the Meridian Township Engineering Department dated July 16, 2018 (revision date August 1, 2018), received by the Township on August 15, 2018.

G:\Commun Plng & Dev\Plng\Special Use Permits (SUP)\2018\SUP 18071 (Meridian Township)\SUP 18071.pc1.docx

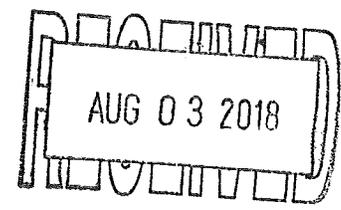
**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

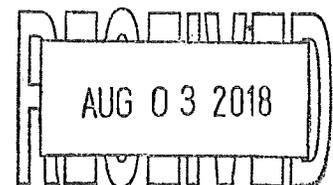
Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application.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

Part I

- A. Applicant Meridian Township
Address of Applicant 5151 Marsh Road, Okemos, MI 48864
Telephone - Work (517)853-4468 Home n/a Fax (517)853-4095 Email nunn@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other _____
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2100 Gaylord C. Smith Ct.; 33-02-02-16-400-028
Legal description (please attach if necessary) (attached)
Current zoning RAAA
Use for which permit is requested / project name Okemos Road Pedestrian Boardwalk
Corresponding ordinance number 86-436 CV District
- C. Developer (if different than applicant) n/a
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name n/a
Address _____
Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 63 Net _____
- F. Explain the project and development phases: Construction of a 14 foot wide pedestrian boardwalk over the Mud Lake Outlet Drain to create a non-motorized connection along Okemos Road. The project includes a net cut of 19.5 CY from the floodplain.
- G. Total number of:
Existing: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 0
Usable Floor area: existing buildings 0 proposed buildings 0
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: n/a
- J. Existing Recreation: Type Trails Acreage 0.35
Proposed Recreation: Type Boardwalk Acreage 0.42
Existing Open Space: Type Woodlands Acreage 22.2
Proposed Open Space: Type Woodlands Acreage 22.2
- K. If Multiple Housing: n/a
Total acres of property _____



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



Part II

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

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

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

Part III

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

Yes No (Please check one)

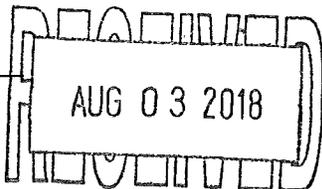
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

08/03/2018
Date

Nyal Nunn
Type/Print Name

Fee: N/A



Received by/Date: Nyal Nunn 8-3-18



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

08/03/2018

Mr. Peter Menser
Principal Planner
Community Planning & Development
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Menser:

Subject: Okemos Road Pedestrian Boardwalk – SUP Application

33-02-02-16-400-028: THAT PART OF THE SE 1/4 OF SE 1/4 OF SEC. 16 LYING SOUTH OF THE G.T.W. RR. EXC. BEG. @ THE INT. OF S. R/W LN. G.T.W. RR & C/L OKEMOS RD. -SOUTH ON C/L 235 FT. -N 87 DEG 54'E, 270 FT. -N. 422 FT. -SW'LY ALONG RR R/W 422 FT. TO THE P.O.B. ALSO THE NE 1/4 OF SE 1/4 OF SEC. 16. ALL IN SEC. 16 T4NR1W 63 AC M/L

Part II Responses:

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

This project will create access to these natural areas while both improving safety for non-motorized users and increasing the capacity of the floodplain.

(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

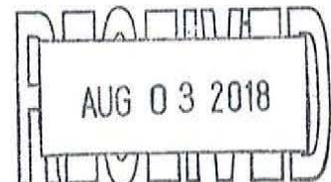
This project has long been identified on Meridian Township's Pathway/Bicycle Master Plan. Additionally, it strongly supports the Township's goals of non-motorized transportation, walkability, and recreational opportunities. Moreover, this project will **significantly** enhance the safety for non-motorized users in this area by moving them off of this very constricted section of Okemos Road.

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

The existing parcel is one portion of a larger two-park system (Nancy Moore & Central Park South). There are numerous trails, both paved and non-paved, which currently wind their way through both parks. This project will create a low-impact addition to this trail system, allowing access to a desirable area which was previously inaccessible. Additionally, by increasing the capacity of the floodplain, the community as a whole will benefit.

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

All existing uses will remain the same with this project. All neighboring parcels have existing pathway in place.



(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
By enhancing non-motorized transportation through this very busy section of Okemos Road, near the heart of Meridian Township, this project will increase the economic and recreational opportunities for all users.

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

As enhancement to an existing trail system, the only facilities which are utilized by this project are those for stormwater drainage. By increasing the floodplain capacity this project is increasing the drainage facilities.

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

There are no sanitary sewer or potable water systems involved in this project. The stormwater requirements for both the Ingham County Drain Commissioner and the Michigan Department of Environmental Quality are being met. The appropriate permits are being obtained from each agency.

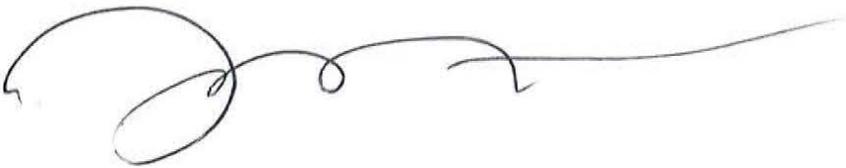
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

This project involves standard construction practices with the minimum necessary equipment. Such practices and equipment are commonplace in the proposed areas and throughout the community. Additionally, Township requirements for working hours will be enforced.

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

This project will have a positive impact on the Township's natural resources by increasing the capacity of the floodplain. Moreover, by supporting the Township's priority of non-motorized transportation, this project strives to reduce the impact of automotive congestion in the community.

Sincerely,



Nyal Nunn, CFM

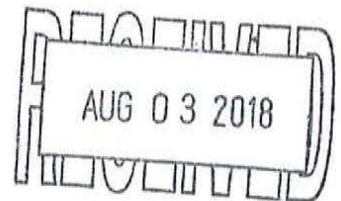
Senior Project Engineer/DPW

nunn@meridian.mi.us

W 517.853.4468 | F 517.853.4095

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us





Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

08/15/2018

Mr. Peter Menser
Principal Planner
Community Planning & Development
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Menser:

Subject: Okemos Road Pedestrian Boardwalk – SUP Application

Section 86-436 (i) Responses:

(1) Structures shall not be designed for human habitation and shall have a low flood damage potential.

The proposed boardwalk is not subject to human habitation and is designed to be used in wet situations.

(2) Structures, if permitted, shall be constructed and placed on the site so as to offer the minimum obstruction to the flow of floodwaters and whenever possible shall be constructed with the longitudinal axis parallel to the direction of flood flow.

The boardwalk will be situated above the 1%-chance (100-year) floodplain elevation, thus minimizing impact to flood waters.

(3) No special use permit shall be issued for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood level associated with the base flood elevation.

Floodplain compensation is included in this project such that there will be a net increase in the floodplain storage capacity – actually reducing flood risk.

(4) Excavation and shaping of the floodway shall be conducted in such a manner as to maintain or improve the flow of the base flood elevation. In no case shall the flow or impoundment capacity of the floodway be reduced. Excavation of soil, sand, gravel, and other materials for the sole purpose of providing a compensating excavation in the floodway for the placement of fill in the floodway fringe is prohibited.

All of the fill for the project is being placed outside of the floodway, in the floodplain fringe.

Section 86-436 (n) Responses:

(1) All new residential structures and residential structures requiring substantial improvement shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation.

While not a residential structure, the boardwalk deck will be elevated 2.5 feet above the base flood elevation (BFE).

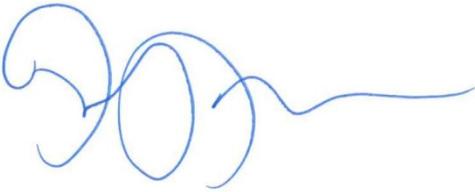
(2) All new nonresidential structures and nonresidential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation or shall be floodproofed to one foot above the level of the base flood elevation.

While this section typically refers to commercial and industrial structures, as mentioned above, the boardwalk deck will be elevated 2.5 feet above BFE.

(3) Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

Floodplain compensation is included in this project such that there will be a net increase in the floodplain storage capacity – actually reducing flood risk.

Sincerely,



Nyal Nunn, CFM

Senior Project Engineer/DPW

nunn@meridian.mi.us

W 517.853.4468 | F 517.853.4095

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

P1: Sta. 10+00 - Ex. unpaved trail; trail-head looking N-NE.



P2: Sta. 14+00 - Drain crossing, looking E.

AUG 03 2018

P3: Sta. 17+00 - Typ. wetland view, looking E.



P4: Sta. 21+00 - N end of wetlands, looking S-SE.

AUG 03 2018



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

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

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

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

Project Address (road, if no street address) 2100 Gaylord C. Smith Ct.	Zip Code 48840	Municipality (Township/Village/City) Meridian Township	County Ingham
Property Tax Identification Number(s) 33-02-02-16-400-028	Latitude 42.731871 N	Township/Range/Section (TRS) T 4N N or S; R 1W E or W; Sec 16 OR Private Claim # _____	
Subdivision/Plat and Lot Number	Longitude - 84 427284 W		

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) Meridian Township	Agent/Contractor (firm name and contact person) Meridian Township - Younes Ishraidi, P.E.
Mailing Address 5151 Marsh Road	Mailing Address (same)
City Okemos State MI Zip Code 48864	City State Zip Code
Contact Phone Number Fax (517)853-4460 (517)853-4095	Contact Phone Number Fax
Email ishraidi@meridian.mi.us	E-mail
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (If different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

3 Project Description

Project Name Okemos Road Pedestrian Boardwalk	Preapplication File Number - - -P
Name of Water body Mud Lake Drain	Date project staked/flagged
The proposed project is on, within, or involves (check all that apply)	
<input type="checkbox"/> an inland lake (5 acres or more) <input type="checkbox"/> a pond (less than 5 acres) <input type="checkbox"/> a stream, river, ditch or drain <input checked="" type="checkbox"/> a legally established County Drain Date Drain was established <input type="checkbox"/> a channel/canal <input type="checkbox"/> 500 feet of an existing water body	<input type="checkbox"/> a Great Lake or Section 10 Waters <input checked="" type="checkbox"/> a wetland <input checked="" type="checkbox"/> a 100-year floodplain <input type="checkbox"/> a dam <input type="checkbox"/> a designated high risk erosion area <input type="checkbox"/> a designated critical dune area <input type="checkbox"/> a designated environmental area
Project Use	
<input type="checkbox"/> private <input type="checkbox"/> commercial <input checked="" type="checkbox"/> public/government <input type="checkbox"/> project is receiving federal/state transportation funds <input type="checkbox"/> Wetland Restoration <input type="checkbox"/> other	

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

Written Summary of All Proposed Activities **Installation of approximately 1,200 feet of timber boardwalk across wetlands, floodplain, and a County drain. There will be concrete shared use paths at either end of the boardwalk.**

Construction Sequence and Methods **Remove trees; place SESC measures; install boardwalk; install concrete path; perform compensating cut, restore disturbed areas; remove SESC measures.**

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

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

The project performs two primary functions: expansion of a recreational trail system, and safety improvement for non-motorized users. The proposed boardwalk will complete a trail loop within the park property (on which the project is sited) and will complete a non-motorized path along Okemos Road (11,000 AADT). The existing property contains two parks with both paved and non-paved trail, including several bridges and boardwalks.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

A boardwalk structure was selected as it will have the smallest impact on the surrounding natural resources. The alternative would be to either install a shared use path at grade, or to expand the road to create a side path, both of which have very significant impacts.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*Names of roads of closest intersection **Okemos Road & Gaylord C. Smith Ct.**Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body **Beginning 0 feet from the intersection, in the southeast quadrant. The Mud Lake Drain is approximately 900 south of the intersection.**Description of buildings on the site (color; 1 or 2 story, other)
n/aDescription of adjacent landmarks or buildings (address; color; etc)
5130 Okemos, red brick house, at the south end of the project.How can your site be identified if there is no visible address? **The north end of the project ends at the intersection; the project runs parallel with Okemos Road, heading south.****6 Easements and Other Permits** No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

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

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Ingham County Drain Commissioner	Drain Crossing	1			
Meridian Township	Special Use Permit	1			

7 ComplianceIf a permit is issued, when will the activity begin? (M/D/Y) **November, 2018**Proposed completion date (M/D/Y) **June, 2019** No Yes Has any construction activity commenced or been completed in a regulated area?

➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

➔ If Yes, list the permit numbers

 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

➔ If Yes, attach explanation.

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

Contact Person

Mailing Address

City

State and Zip Code

 Lake Association

List all adjoining property owners.

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

Property Owner's Name	Mailing Address	City	State and Zip Code
Suehr, Cynthia	2010 Raby Road	Haslett	MI, 48840
McKane, Richard H & Lorraine, Trustees	2195 Hamilton Road	Okemos	MI, 48864



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



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

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

Water Level Elevation
 On inland waters NGVD 29 NAVD 88 other Observed water elevation (ft) **831.8** date of observation (M/D/Y) **07/09/2018**
 On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

A. PROJECTS REQUIRING FILL (See All Sample Drawings)
 ➔ Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
 ➔ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose	<input type="checkbox"/> bioengineered shore protection	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> crib dock
	<input type="checkbox"/> riprap	<input type="checkbox"/> seawall	<input type="checkbox"/> swim area	<input checked="" type="checkbox"/> other Boardwalk	
Dimensions of fill (ft) Length 250 Width 22 Maximum Depth 3.5	Total volume (cubic yards) 230	Volume below OHWM (cubic yards) 0			
Maximum water depth in fill area (ft) 0	Area filled (sq ft) 3,080	Will filter fabric be used under proposed fill? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, type) Geotextile Separator			

Fill will extend **0** feet into the water from the shoreline and upland **140** feet out of the water.

Type of clean fill peastone % sand **100%** gravel % other
 Source of clean fill commercial on-site ➔ If on-site, show location on site plan.
 other ➔ If other, attach description of location.

B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)
 • Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.
 ➔ Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.
 ➔ For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> maintenance dredge
	<input type="checkbox"/> navigation	<input type="checkbox"/> pond/basin	<input checked="" type="checkbox"/> other Boardwalk	
Dimensions (ft) Length 140 Width 10 Maximum Depth 6.25	Total volume (cu yds) 324.5	Volume below OHWM (cu yds) 0		
Has this same area been previously dredged?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:		
Will the previously dredged area be enlarged?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?		
Is long-term maintenance dredging planned?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?		

Dredge or Excavation Method Hydraulic Mechanical other

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

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

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



<input type="checkbox"/> D. SHORE PROTECTION PROJECTS (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.)			
➔ For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input type="checkbox"/> seawall/bulkhead (ft)
Structure is <input type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure		Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)		Distance of project from adjacent property lines (ft)	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input type="checkbox"/> E. DOCK - PIER – MOORING PILINGS (See Sample Drawing 10)			
➔ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Show parcel property lines on the site plan.			
Proposed structure dimensions (ft) length width		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft) length width		Distance of dock from adjacent property lines (ft)	
<input type="checkbox"/> F. BOAT WELL (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft) length width depth		Number of boats	
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> G. BOAT RAMP (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type <input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft) length width depth		Type of construction material <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other	
Proposed overall ramp dimensions (ft) length width depth		Proposed ramp dimensions (ft) below ordinary high water mark length width depth	
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width		Distance of ramp from adjacent property lines (ft)
<input type="checkbox"/> H. BOAT HOIST – ROOFS (See EZ Guide)			
Type <input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other		Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, how is the roof supported?		Maximum Roof Dimensions (ft): length width height	
<input checked="" type="checkbox"/> I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13)			
➔ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
Wetlands		Floodplains	
Boardwalk <input checked="" type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input checked="" type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft) length 1,200 width 14	Dimensions (ft) length width	Dimensions (ft) length 1,200 width 14	Dimensions (ft) length width
<input type="checkbox"/> J. INTAKE PIPES (See Sample Drawing 16) or OUTLET PIPES (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input type="checkbox"/> wetland <input type="checkbox"/> other			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input type="checkbox"/> No <input type="checkbox"/> Yes
		Is the water treated before discharge?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Type <input type="checkbox"/> headwall <input type="checkbox"/> end section <input type="checkbox"/> other		Dimensions of headwall OR end section (ft) length width height	



K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)			
➔ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location. ➔ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.			
Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> scientific structures <input type="checkbox"/> swimming <input type="checkbox"/> other			
Number of buoys	Dimensions of buoys (ft) width height swing radius chain length		Boat Lengths Type of anchor system
Buoy Location: Latitude N Longitude -- W. ➔ Provide a table for multiple buoys.			
Do you own the property along the shoreline?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
Do you own the bottomlands?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
L. FENCES			
➔ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains. ➔ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.			
Purpose of fence <input type="checkbox"/> Airport <input type="checkbox"/> Cervidae <input type="checkbox"/> Livestock <input type="checkbox"/> Residential <input type="checkbox"/> Security <input type="checkbox"/> Other			
Total length (ft) of fence through streams wetlands floodplains		Fence height (ft)	Fence type and material
M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.			
Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.			
11 Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 15)			
➔ Complete Section 10J for outlets and Section 17 for water control structures. ➔ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.			
Which best describes your proposed water body use (check all that apply)			
<input type="checkbox"/> mining <input type="checkbox"/> recreation <input type="checkbox"/> storm water retention basin <input type="checkbox"/> wastewater basin <input type="checkbox"/> wildlife <input type="checkbox"/> other			
Water source for lake/pond			
<input type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> storm water runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other			
Location of the lake/basin/pond <input type="checkbox"/> floodplain <input type="checkbox"/> wetland <input type="checkbox"/> stream (inline) <input type="checkbox"/> upland			
Maximum dimensions (ft) length width depth		Maximum Area: <input type="checkbox"/> acres <input type="checkbox"/> sq ft	
Has the there been a hydrologic study performed on the site?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy.
Has the DEQ conducted a wetland assessment for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets.
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site		
	For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.		



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

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

Has the DEQ conducted a wetland assessment for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:		
Has a professional wetland delineation been conducted for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets		
Is there a recorded DEQ easement on the property?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide the easement number		
Did the applicant purchase the property before October 1, 1980?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide documentation.		
Is any grading or mechanized land clearing proposed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan.		
Has any of the proposed grading or mechanized land clearing been completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan		
Proposed Activity	<input checked="" type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> dewatering <input type="checkbox"/> draining surface water <input type="checkbox"/> fences (Section 10L) <input type="checkbox"/> fill or dredge <input type="checkbox"/> septic system <input type="checkbox"/> stormwater discharge (Section 10J)	<input type="checkbox"/> designated environmental area <input type="checkbox"/> driveway / road <input type="checkbox"/> restoration <input type="checkbox"/> other		
FILL	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
DREDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input checked="" type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			
Septic System	The proposed project will be serviced by: <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system ➔ Show system on plans.	If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Provide a copy of the permit.		
Describe the wetland impacts, the proposed use or development, and the alternatives considered: Impact to the existing wetlands will be limited by the use of a boardwalk, as only the support piles will disturb the ground. The alternative would be to install the trail at-grade and disturb the entire footprint.				
Does the project impact more than 1/3 acre of wetland? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands				
Describe how impacts to waters of the United States will be avoided and minimized: SESC measures will be installed to contain any sediment on-site.				
Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts. Based on the use of a boardwalk structure, there are basicall no impacts to the wetlands.				



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

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

Proposed Activity	<input checked="" type="checkbox"/> fill	<input checked="" type="checkbox"/> excavation or cut	100-year floodplain elevation (ft) (if known) 842.1
	<input type="checkbox"/> other		Datum <input type="checkbox"/> NGVD 29 <input checked="" type="checkbox"/> NAVD 88 <input type="checkbox"/> other

Site is **14.7** feet above ordinary high water mark (OHWM) OR observed water level. Date of observation (M/D/Y) **07/09/2018**

Fill volume below the 100-year floodplain elevation (cu yds) 269.5	Compensating cut volume below the 100-year floodplain elevation (cu yds) 289
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Buildings and/or Additions	Type of construction is <input type="checkbox"/> residential <input type="checkbox"/> garage/pole barn <input type="checkbox"/> non residential <input type="checkbox"/> other	
	Construction is <input type="checkbox"/> new <input type="checkbox"/> addition AND Serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic <input type="checkbox"/> other	
	Lowest adjacent grade (ft): existing proposed datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other	
	Existing Structure Information	Proposed Structure Information
	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other
	Foundation floor elevation (ft)	Foundation floor elevation (ft)
	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)
	Elevation of 1st floor above basement floor/crawl space (ft)	Elevation of 1st floor above basement floor/crawl space (ft)
	For enclosed areas below the flood elevation, such as a crawl space, garages and accessory structures: Area of proposed foundation (sq ft) Elevation of proposed enclosed area (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other	
	Number of flood vents	net opening of each vent (sq inches)



- 14 Bridges and Culverts** Including Foot and Cart Bridges. (See EZ Guides and Sample Drawings 5, 14A, 14B, 14C, 14D.)
- Complete other applicable Sections, including 10A-C.
 - A hydraulic analysis or hydrologic analysis may be required to fully assess impacts. → Attach hydraulic calculations.
 - High Water Elevation - describe reference point and highest known water level above or below reference point and date of observation.
 - Attach additional sheets for multiple bridges and/or culverts.
 - Provide detailed site-specific drawings of existing and proposed Plan and Elevation View at a scale adequate for detailed review.
 - Provide all information in the boxes below; do not write in a reference to plan sheets. Show reference datum used on plans.

Stream Information	The site has a high water elevation (ft) <input type="checkbox"/> above or <input type="checkbox"/> below the Reference Point of _____ Date observed _____	
	Reference datum used <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> other	
	Average stream width (ft) at the ordinary high water mark (OHWM) outside the influence of any ponding or scour holes around the structure	Upstream _____ Downstream _____
	Cross-sectional area of primary channel (sq ft) _____ (See Sample Drawing 14C for more information)	
	The width of the stream where the water begins to overflow its banks. Bankfull width (ft)	
	The invert of the stream 100-feet from structure (ft)	Upstream _____ Downstream _____
	Is the existing culvert perched? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide a profile of the channel bottom at the high and low points for a distance of 200 feet upstream and downstream of the culvert.	

Complete this form for each bridge / culvert location.		Existing	Proposed
--	--	----------	----------

Bridge	Number of bridge spans		
	Bridge type (concrete box beam, concrete I-beam, timber, etc.)		
	Bridge span (length perpendicular to stream) (ft)		
	Bridge width (parallel to stream) (ft)		
	Bottom of bridge beam (ft)	Upstream _____ Downstream _____	
	Stream invert elevation at bridge (ft)	Upstream _____ Downstream _____	
	Bridge rise from bottom of beam to streambed (ft)		

Culvert	Number of culverts		
	Culvert type (arch, bottomless, box, circular, elliptical, etc.)		
	Culvert material (concrete, corrugated metal, plastic, etc.)		
	Culvert length (ft)		
	Culvert <input type="checkbox"/> width <input type="checkbox"/> diameter (ft)		
	Culvert height prior to any burying (ft)		
	Depth culvert will be buried (ft)		
	Elevation of culvert crown (ft)	Upstream _____ Downstream _____	
	Higher elevation of <input type="checkbox"/> culvert invert OR <input type="checkbox"/> streambed within culvert (ft)	Upstream _____ Downstream _____	

Complete for both Bridges and Culverts	Entrance design (mitered, projecting, wingwalls, etc.)		
	Total structure waterway opening above streambed (sq ft)		
	Total structure waterway area below the 100-year elevation (sq ft) (if known)		
	Elevation of road grade at structure (ft)		
	Elevation of low point in road (ft)		
	Distance from low point of road to mid-point of bridge crossing (ft)		
	Length of approach fill from edge of bridge/culvert to existing grade (ft)		
	A Licensed Professional Engineer may certify that your project will not cause a harmful interference for a range of flood discharges up to and including the 100-year flood discharge. The "Required Certification Language" is found under "forms" on the "maps, forms and documents" link from the www.mi.gov/jointpermit page or a copy may be requested by phone, email, or mail. A hydraulic report supporting this certification may also be required.		
Is Certification Language attached? <input type="checkbox"/> No <input type="checkbox"/> Yes			



15 Stream, River, or Drain Construction , Relocation and Enclosure Activities

- Complete Section 10C for riprap activities.
- If side casting or other proposed activities will impact wetlands or floodplains, complete Sections 12 and 13, respectively.
 - ➔ Provide a scaled overall site plan showing existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures and land change activities.
 - ➔ Provide scaled cross-section (elevation) drawings necessary to clearly show existing and proposed conditions.
 - ➔ For activities on legally established county drains, provide original design and proposed dimensions and elevations.

Stream Information	Water elevation (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> other ➔ Show elevation on plans with description.
	Dimensions (ft) of existing stream/drain channel (ft) length width depth
	Existing channel average water depth in a normal year (ft)

Proposed Activity enclosure improvement maintenance new drain relocation wetlands other

If an enclosed structure is proposed, check material type concrete corrugated metal plastic other

Dimensions (ft) of the structure: diameter length	Volume of fill (cu yds)
---	-------------------------

Will old/enclosed stream channel be backfilled to top of bank grade? No Yes

Length of channel to be abandoned (ft)	Volume of fill (cu yds)
--	-------------------------

Dimensions (ft) of improved, maintained, new, relocated or wetland stream/drain channel. length width depth	Volume of dredge/excavation (cu yds)
--	--------------------------------------

How will slopes and bottom be stabilized?	Proposed side slopes (vertical / horizontal)
---	--

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

16 Drawdown of an Impoundment

- If wetlands will be impacted, complete Section 12.

Type of drawdown over winter temporary one-time event annual event permanent (dam removal) other

Reason for drawdown

Has there been a previous drawdown? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide date (M/D/Y)	Previous DEQ permit number, if known
--	--------------------------------------

Does waterbody have established legal lake level? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not Sure	Dam ID Number, if known
--	-------------------------

Extent of vertical drawdown (ft)	Impoundment design head (ft)	Number of adjoining or impacted property owners
----------------------------------	------------------------------	---

Date drawdown would start (M/D/Y)	Date drawdown would stop (M/D/Y)	Rate of drawdown (ft/day)
-----------------------------------	----------------------------------	----------------------------

Date refilling would start (M/D/Y)	Date refill would end (M/D/Y)	Rate of refill (ft/day)
------------------------------------	-------------------------------	-------------------------

Type of outlet discharge structure to be used <input type="checkbox"/> surface <input type="checkbox"/> bottom <input type="checkbox"/> mid-depth	Impoundment area at normal water level (acres)	Sediment depth behind impoundment discharge structure (ft)
--	--	--



17 Dam, Embankment, Dike, Spillway, or Control Structure Activities (See Sample Drawing 15)

- For more information go to www.mi.gov/damsafety. If wetlands will be impacted, complete Section 12.
- Information on removing a dam is available at www.mi.gov/damsafety and following the Related Link –Dam Management.
 - ➔ Attach detailed signed and sealed engineering plans for a Part 315 dam repair, dam alteration, dam abandonment, or dam removal.
 - ➔ Part 315 Dam Safety application fees are added to all other application fees.
 - ➔ Mail applications for dams regulated under Part 315 to DEQ, WRD, P.O. BOX 30458, LANSING, MI 48909-7958, attention Dam Safety.

Proposed Activity	<input type="checkbox"/> abandonment	<input type="checkbox"/> alteration	<input type="checkbox"/> enlargement of an existing dam
	<input type="checkbox"/> removal	<input type="checkbox"/> repair	<input type="checkbox"/> reconstruction of a failed dam
	<input type="checkbox"/> new dam construction	<input type="checkbox"/> other	

Dam ID Number, if known	Type of outlet discharge structure <input type="checkbox"/> surface <input type="checkbox"/> bottom <input type="checkbox"/> mid-depth
-------------------------	--

Will proposed activities require a drawdown of the waterbody to complete the work? No Yes ➔ If Yes, complete Section 16.

Structural height (difference between embankment top elevation and streambed elevation at downstream embankment toe) (ft) _____

Hydraulic Height (difference between design flood elevation and streambed elevation at downstream embankment toe) (ft) _____	Impoundment size at design flood elevation (acres)
--	--

Does dam meet the criteria for regulation under Part 315? (i.e. hydraulic height of 6 feet or more and an impoundment size at the design flood of 5 surface acres or more) No Yes

Dredging/excavation volume (cu yd)	Fill volume (cu yd)	Riprap volume (cu yd)
------------------------------------	---------------------	-----------------------

Will a water diversion during construction be required? No Yes

If Yes, describe how the stream flow will be controlled through the dam construction area during the proposed project activities:

Complete the following for a new dam, reconstruction of a failed dam or enlargement of an existing dam

For Part 315 regulated dams, the following must be attached:

- ➔ Site-specific conceptual plans of the dam for resource impact review (An engineering report and detailed engineering plans are not required until the project has been determined to be permitable).
- ➔ A description and evaluation of the loss of natural resources associated with the project.
- ➔ A description of the natural resources that are associated with or created by the impoundment and how they offset the natural resources lost by the creation of the impoundment.
- ➔ An assessment of all known existing and potential adverse effects within the scope of the project.

Embankment dimensions	length (ft)	top width (ft)	bottom width (ft)	slopes (vertical / horizontal)	Upstream Downstream
-----------------------	-------------	----------------	-------------------	--------------------------------	------------------------

Have soil borings been taken at dam location? No Yes ➔ If Yes, attach results.

Do you have flowage rights to all proposed flooded property at the design flood elevation? No Yes ➔ If No, provide a letter of authorization from the property owner.

Applications for Part 315 regulated dam removal projects must also include the following:

- An evaluation of the capacity of the remaining structure to pass flood flows.
- An evaluation of the quantity and quality of the sediments behind the impoundment.
- A description of the methods to be employed to control sediments.
- An assessment of all known existing and potential adverse impacts within the scope of the project.



18 Utility Crossings (See Sample Drawings 12 and 13, and EZ Guide)

- If side casting is proposed, complete Sections 10A and 10B. If spoils will be placed in or impact wetlands, complete Section 12.
 - ➔ Attach additional sheets or tables with the requested information as needed for multiple crossings.
 - ➔ For wetland crossings using the open trench method show clay plugs at the wetland/upland boundaries on the plans.

Crossing of Inland Lake or Stream floodplain Great Lake wetlands (also complete Section 12)

What method will be used to construct the crossings? directional boring jack and bore open trench plow / knife flume

Utility Type	Number of lake or stream crossings	Number of wetland crossings	Pipe diameter with casing (in)	Pipe length per crossing (ft)	Distance below streambed or wetland (in)	Trench width (ft)
<input type="checkbox"/> sanitary sewer						
<input type="checkbox"/> storm sewer						
<input type="checkbox"/> watermain						
<input type="checkbox"/> cable						
<input type="checkbox"/> electric						
<input type="checkbox"/> fiber optic cable						
<input type="checkbox"/> oil/gas pipeline						

19 Marina Construction, Expansion and Reconfiguration (See Sample Drawing 21)

- For more information go to www.mi.gov/marinas
- Marinas located on the Great Lakes, including Lake St. Clair, may be required to secure leases or conveyances from the state of Michigan to place structures on the bottomlands. If a conveyance is necessary, an application must be submitted before the Joint Permit Application can be determined complete.
 - ➔ Fully complete Section 10 E. For multiple structures provide a table with the requested information.
 - ➔ Enclose a copy of any current pump-out agreement with another marina facility, if on-site sanitary pump out facilities are not available.
 - ➔ Attach a copy of the property legal description, mortgage survey, or a property boundary survey to your application.
 - ➔ The WRD may require a riparian interest area (RIA) estimate survey, sealed by a licensed surveyor, in order to determine whether the proposed project will adversely impact riparian rights. Include any available sealed RIA estimate survey and/or written authorizations from affected adjoining riparian owners with your application.

Proposed Marina Activity New construction Expansion Reconfiguration

Do you have an existing Great Lake Conveyance? No Yes For more information visit www.mi.gov/deggreatlakes.

Are sanitary pump-out facilities available? No Yes Is there a pump out agreement? No Yes If Yes, provide a copy.

Marina Description	Current Count	Final Count
Number of boat slips/wells (do not include broadside dockage or mooring buoys)		
Lineal feet of broadside dockage		
Maximum number of boats at broadside dockage		
Number of mooring buoys		
Number of launch ramps/lanes		



20 Critical Dune Areas and High Risk Erosion Areas (See Sample Drawings 19 and 20)

Critical Dune Areas (See Sample Drawing 20)

- Although not required, submitting **PHOTOGRAPHS** of the site may provide for a faster application review.
- For more information go to www.mi.gov/jointpermit, select "Sand Dune Protection" under "Related Links."
- All property boundaries and proposed structure corners, including decks, septic systems, water wells, driveways, grading, and terrain alteration locations must be staked before the WRD site inspection.
- Scaled overhead and cross-section plans must include all property boundaries, locations, and dimensions of all existing structures and impacted areas, and all proposed structures, terrain alterations, and construction access. Cross-sections must show existing and proposed grades, including foundations.
- Construction in critical dune areas on slopes greater than 33 percent (1 vertical: 3 horizontal) is prohibited without a special exception.
- Construction in critical dune areas on slopes that measure from 25 percent (1 vertical: 4 horizontal) to less than 33 percent requires sealed plans prepared by a registered architect or licensed professional engineer.

High Risk Erosion Areas (See Sample Drawing 19)

- For more information go to www.mi.gov/jointpermit, select "HREA" under "Related Links."
- All property boundaries, proposed structure corners, and septic system locations must be staked before the WRD site inspection.
- Scaled overhead plans must include all property boundaries, and the location and dimensions of all structures and septic systems must be included.
- Additional information, including the building construction plans, may be required to complete the application review.

Critical Dune Areas	Parcel dimensions (ft) width depth		Date project staked (M/D/Y)	
	Property is a <input type="checkbox"/> platted lot <input type="checkbox"/> unplatted parcel		Year current property boundaries created	
	Dune habitat present in Building Site and access route (check all that apply): <input type="checkbox"/> Wooded <input type="checkbox"/> Open Dune <input type="checkbox"/> Shrubs <input type="checkbox"/> Bare Sand <input type="checkbox"/> Lakefront Lot <input type="checkbox"/> MNFI Community if known: _____			
	Type of construction activities <input type="checkbox"/> addition <input type="checkbox"/> driveway <input type="checkbox"/> garage <input type="checkbox"/> new home <input type="checkbox"/> renovation <input type="checkbox"/> septic <input type="checkbox"/> deck(s) <input type="checkbox"/> other			
	<input type="checkbox"/> Provide a sand relocation plan with location and dimensions of disposal area. Indicate <input type="checkbox"/> on-site OR <input type="checkbox"/> off-site If on-site show location and how the disposal site will be accessed on the plans. Indicate the depth of the disposed sand on the plans.			
	<input type="checkbox"/> Provide the permit or letter from the County Enforcing Agent stating the project complies with Part 91 (Soil Erosion and Sedimentation Control).			
	The proposed project will be serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system. ➔ On the plans, show the location and dimensions of the private septic system. If a private septic system is proposed, has a permit been issued by the health department? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, provide a copy of the permit for all Critical Dune Area projects.			
	<input type="checkbox"/> Provide a copy of the vegetation assurance letter. <input type="checkbox"/> Provide a re-vegetation plan, including # _____ of trees to be removed and # _____ of trees to be replanted.			
	Proposed Utility Installation		Proposed New Construction	
	Utility Installation Method <input type="checkbox"/> directional bore <input type="checkbox"/> plowing in <input type="checkbox"/> open trench <input type="checkbox"/> other		Foundation type <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other	
	➔ Show utility locations and dimensions on the site plan.		Area of existing structure (sq ft)	
	➔ Show construction access route on the site plan.		Area of proposed structure (sq ft)	
	➔ Show existing and proposed grades on the cross-section.		Area of existing deck (sq ft)	
	➔ Show locations of vegetation to be removed on the site plan.		Area of proposed deck (sq ft)	
	Provide the following information for special use projects: (a) Lot size, width, density, and front and side setbacks. (b) Storm water drainage that provides for disposal of drainage water without serious erosion. (c) Methods for controlling erosion from wind and water. (d) Re-stabilization plan. (e) Environmental Impact Statement.			
Parcel dimensions (ft) width depth		Date project staked (M/D/Y)		

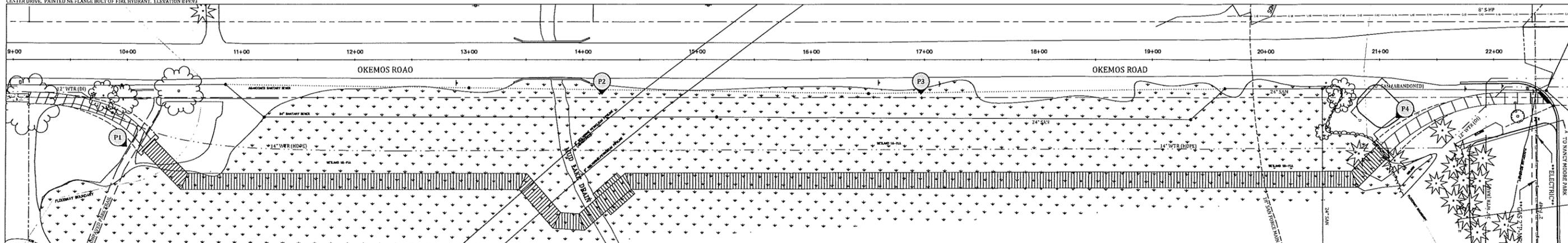


Existing Structure Information		Proposed New Construction	
Foundation type	<input type="checkbox"/> basement	Foundation type	<input type="checkbox"/> basement
<input type="checkbox"/> concrete slab	<input type="checkbox"/> pilings	<input type="checkbox"/> concrete slab	<input type="checkbox"/> pilings
<input type="checkbox"/> crawl space	<input type="checkbox"/> other	<input type="checkbox"/> crawl space	<input type="checkbox"/> other
Material above foundation wall		Material above foundation wall	
<input type="checkbox"/> block	<input type="checkbox"/> log	<input type="checkbox"/> block	<input type="checkbox"/> log
<input type="checkbox"/> stud frame	<input type="checkbox"/> other	<input type="checkbox"/> stud frame	<input type="checkbox"/> other
Siding material		Siding material	
<input type="checkbox"/> block	<input type="checkbox"/> vinyl	<input type="checkbox"/> block	<input type="checkbox"/> vinyl
<input type="checkbox"/> wood	<input type="checkbox"/> other	<input type="checkbox"/> wood	<input type="checkbox"/> other
Area of the foundation, excluding attached garage (sq ft)		Area of the foundation, excluding attached garage (sq ft)	
Area of the garage foundation (sq ft)		Area of the garage foundation (sq ft)	
If renovating or restoring an existing structure, indicate the renovation or restoration cost \$			
Current structure replacement value \$			
Tax assessed value of existing structure excluding land value \$		Assessment Year	
Provide the number of individual living units in the proposed building			

OKEMOS ROAD PEDESTRIAN BOARDWALK



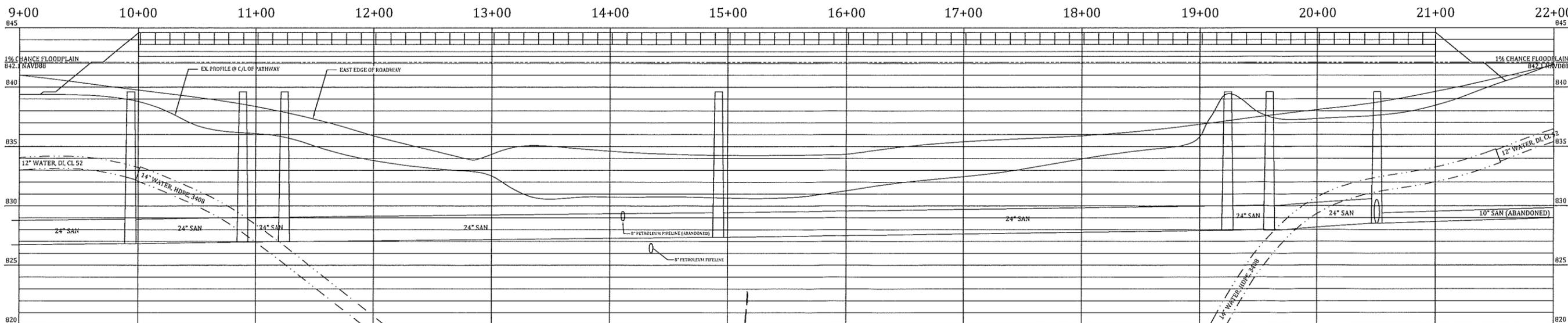
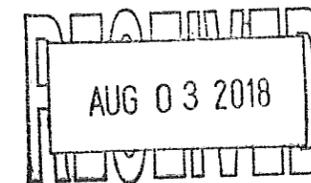
BENCHMARK #102 NE CORNER OF GAYLORD C. SMITH COURT AND SERVICE CENTER DRIVE. PAINTED NE FLANGE BOLT OF FIRE HYDRANT. ELEVATION 819.93



- 9+11 33' R. TELEPHONE BOX
- 9+11 33' R. EMBANK CORNER
- 9+06 23' R. SAN. MH
- 9+01 24' R. 12\"/>
- 10+46 27' R. 24\"/>
- 10+34 30' R. 4.5\"/>
- 10+28 20' R. 12\"/>
- 11+21 50' R. SAN. MH
- 10+96 22' R. SAN. MH
- 13+00 20' R. SIGN
- 13+00 20' R. SAN. MH
- 14+04 97' R. PETROLEUM MARKER
- 14+68 46' R. PETROLEUM MARKER
- 15+18 50' R. SAN. MH
- 15+58 23' L. PETROLEUM MARKER
- 16+10 51' R. SAN. CROSS BRACING
- 15+86 50' R. SAN. CROSS BRACING
- 15+88 20' L. PETROLEUM MARKER
- 16+60 20' R. SIGN
- 16+51 21' R. SAN. MH - ABANDONED
- 17+14 21' R. SIGN
- 19+67 22' R. SAN. MH - ABANDONED
- 19+34 52' R. SAN. MH
- 20+66 20' R. 15\"/>
- 20+66 36' R. 2 X 12\"/>
- 20+53 21' R. SAN. MH
- 20+53 20' R. POST
- 20+50 03' R. 8\"/>
- 21+55 62' R. PINE
- 21+77 25' R. SIGN
- 22+08 65' R. 12\"/>
- 22+19 42' R. SIGN
- 22+35 25' R. SIGN
- 22+30 26' R. LIGHT
- 22+52 41' R. CATCH BASIN

P* PICTURE LOCATION (W/ DIRECTION)

PAY ITEMS & QUANTITIES (THIS SHEET)			
1500001	Mobilization, Max. \$100,000	1	LS
2020002	Tree, Rem, 19 inch to 36 inch	4	EA
2020004	Tree, Rem, 6 inch to 18 inch	20	EA
2040020	Curb and Gutter, Rem	20	FT
2050016	Excavation, Earth	60	CY
2050041	Subgrade Undercutting, Type II	70	CY
2080016	Erosion Ctrl, Gravel Access Approach	2	EA
2080020	Erosion Ctrl, Inlet Protection, Fabric Drop	2	EA
2080036	Erosion Control, Silt Fence	400	FT
3080005	Geotextile, Separator	400	SY
7050002	Pile Driving Equipment, Furn	1	LS
7057001	_Boardwalk Pile	7,700	FT
7067050	_Concrete Abutment	2	EA
7097001	_Treated Timber Boardwalk, 14 foot wide	1,200	FT
8020037	Curb and Gutter, Conc, Det F3	20	FT
8030036	Sidewalk Ramp, Conc, 6 inch	130	SF
8060020	Shared Use Path, Conc	300	SY
8060030	Shared Use Path, Grading	300	FT
8120022	Barricade, Type III, High Int, Lighted, Furn	4	EA
8120023	Barricade, Type III, High Int, Lighted, Oper	4	EA
8120170	Minor Traffic Devices	1	LS
8120370	Traf Regulator Control	1	LS
8160020	Fertilizer, Chemical Nutrient, Cl A	10	LB
8160027	Mulch Blanket	500	SY
8160039	Seeding, Mixture THM	16	LB
8167051	_Root, Inhibitor	1	LS
8167051	_Environmental Mitigation	1	LS



- PINE
- DECID.
- BUSH
- STUMP
- C.B.
- F.H.
- SAN. MH
- CATV BOX
- TELE. MH
- U.P. W/ GUY WIRE
- STREET SIGN
- SIGN
- C.M.P.
- SAN. MH
- STM. MH
- TELE. BOX
- WTR. MH
- CATV MH
- LIGHT
- SITE BORING
- MAILBOX
- P.I.
- C.M.P.
- C.B.
- G.V.
- F.H.
- CATV (COMCAST)
- Q. OF ROADS
- ELEC. (CONSUMERS)
- GAS (CONSUMERS)
- TELE. (SBC)
- PROPERTY LINE
- R.O.W. (I.C.R.C., MDOT)
- EX. SAN. MAIN
- EX. STM. (I.C.D.C.)
- EX. WTR. MAIN
- PROPOSED SAN.
- PROPOSED STM.
- PROPOSED WTR.
- PROPOSED 7' PATHWAY

- LESS BOLD
- LESS BOLD
- LESS BOLD
- BOLD
- BOLD
- BOLD



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(TOLL FREE)

WOLVERINE PIPE LINE COMPANY 219-844-9510

Meridian Charter Township
Ingham County, Michigan

BOARDWALK

OKEMOS ROAD
CENTRAL PARK - GAYLORD C. SMITH CT.
EAST SIDE

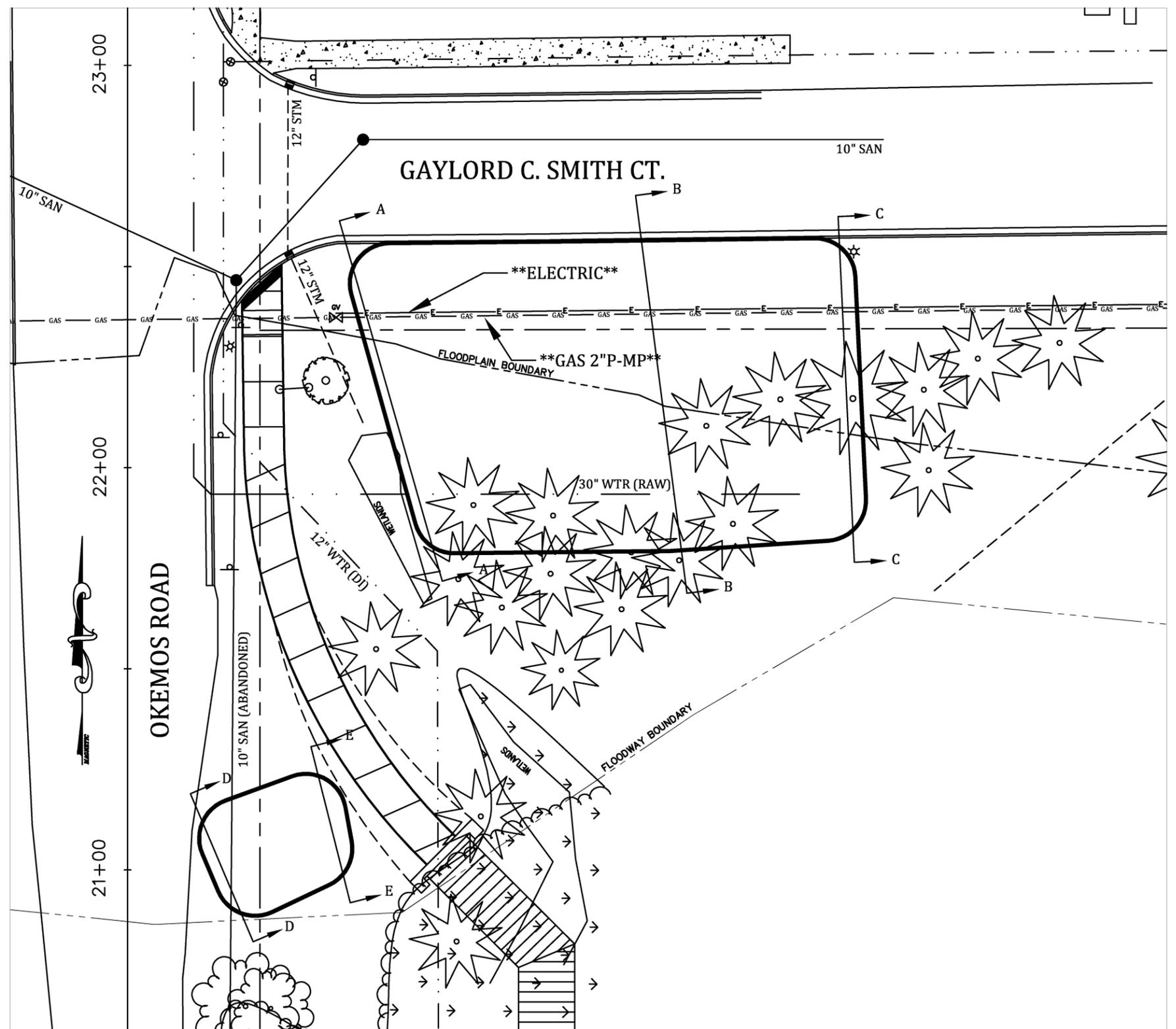
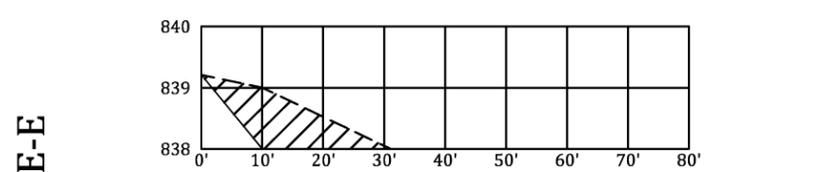
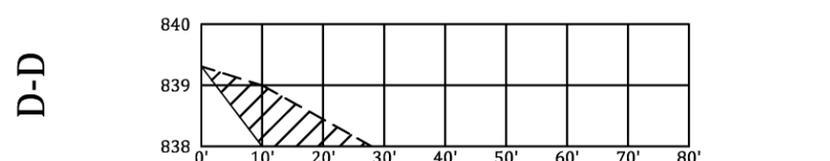
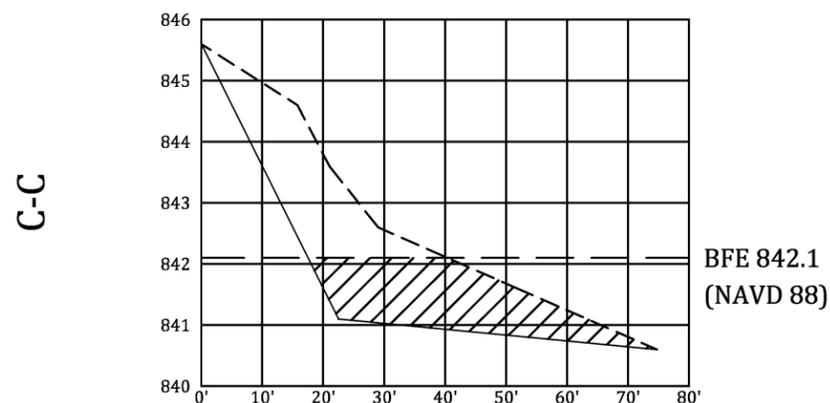
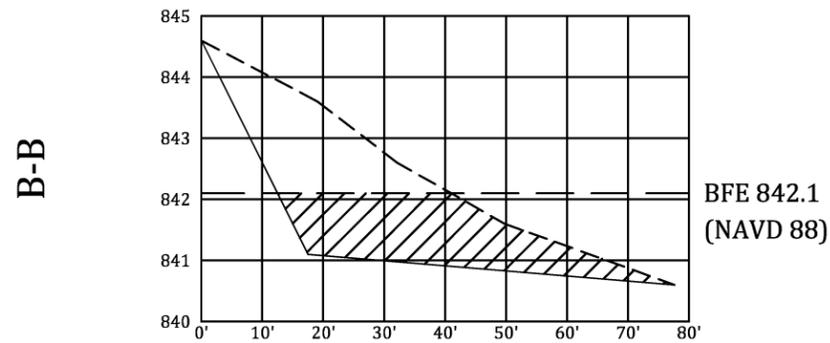
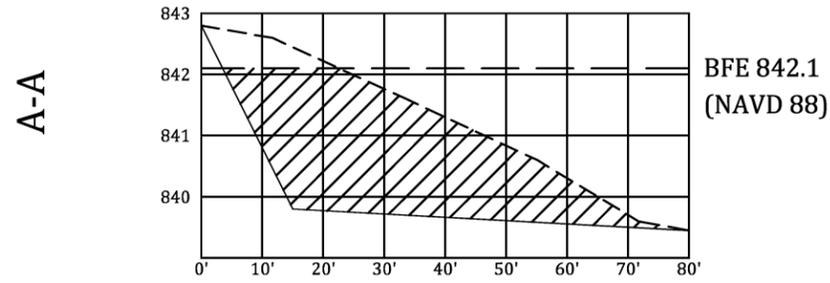
REVISIONS:		
DATE	BY:	COMMENTS:
01/26/11	NN	INITIAL DESIGN
08/21/17	NN	TRAIL MILLAGE APPLICATION
08/03/18	NN	Permit Applications

SCALE:
1" = 40' HOR.
1" = 4' VERT.

SHEET 1 OF 1

DRAWN BY: CHECKED BY:

FLOODPLAIN COMPENSATING CUT CROSS-SECTIONS



COMPENSATING CUT VOLUME:
TOTAL EARTH EXCAVATION - 418 CY
TOTAL CUT BELOW BFE - 289 CY

Meridian Charter Township Ingham County, Michigan Trail System		REVISIONS:		
		DATE: 08/01/18	BY: NN	COMMENTS: Permit Plan
OKEMOS ROAD BOARDWALK COMPENSATING CUT DETAIL		SCALE:	PAGE:	FILE:
		1" = 30' HOR 1" = 3' VERT	4 of 4	
DRAWN BY: NN 07/16/18		CHECKED BY:		



To: Planning Commission

From: Peter Menser, Principal Planner

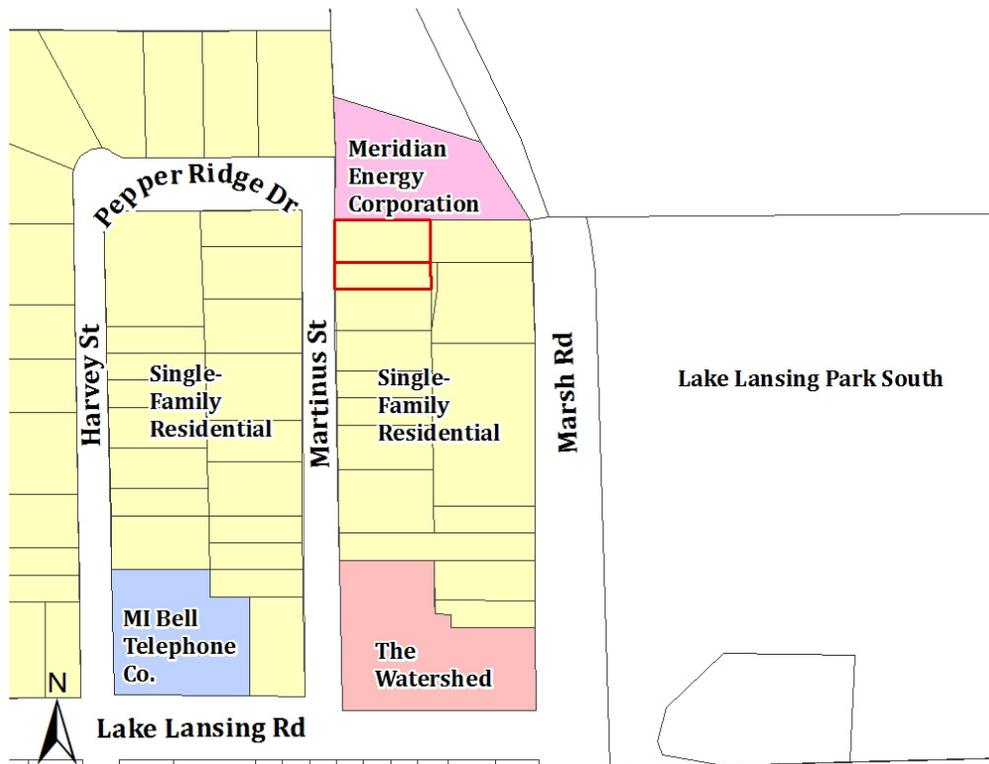
Justin Quagliata, Assistant Planner

Date: August 22, 2018

Re: **Rezoning #18110 (Buckley)**, rezone approximately 0.18 acres located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

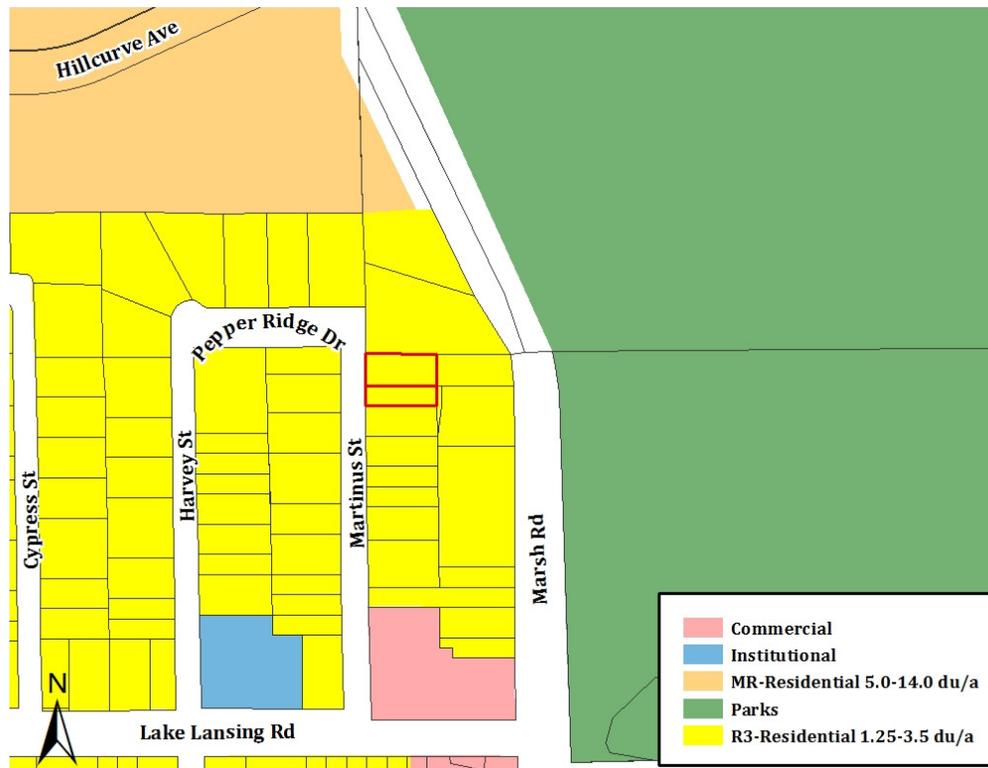
Don and Pat Buckley have requested the rezoning of two platted lots, approximately 0.18 acres in total size, located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density). The site is located on the east side of Martinus Street, north of Lake Lansing Road, and west of Marsh Road. The two lots have a combined 75 feet of frontage on Martinus Street. The platted lot recognized as Tax I.D. #10-205-002 is Lot 34 of Oak Grove Park, and has 30 feet of frontage on Martinus Street and is 105 feet in depth. The platted lot recognized as 5998 Martinus Street is Lot 35 of Oak Grove Park, and has 45 feet of frontage on Martinus Street and 105 feet of lot depth.

LOCATION MAP



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

2017 FUTURE LAND USE MAP

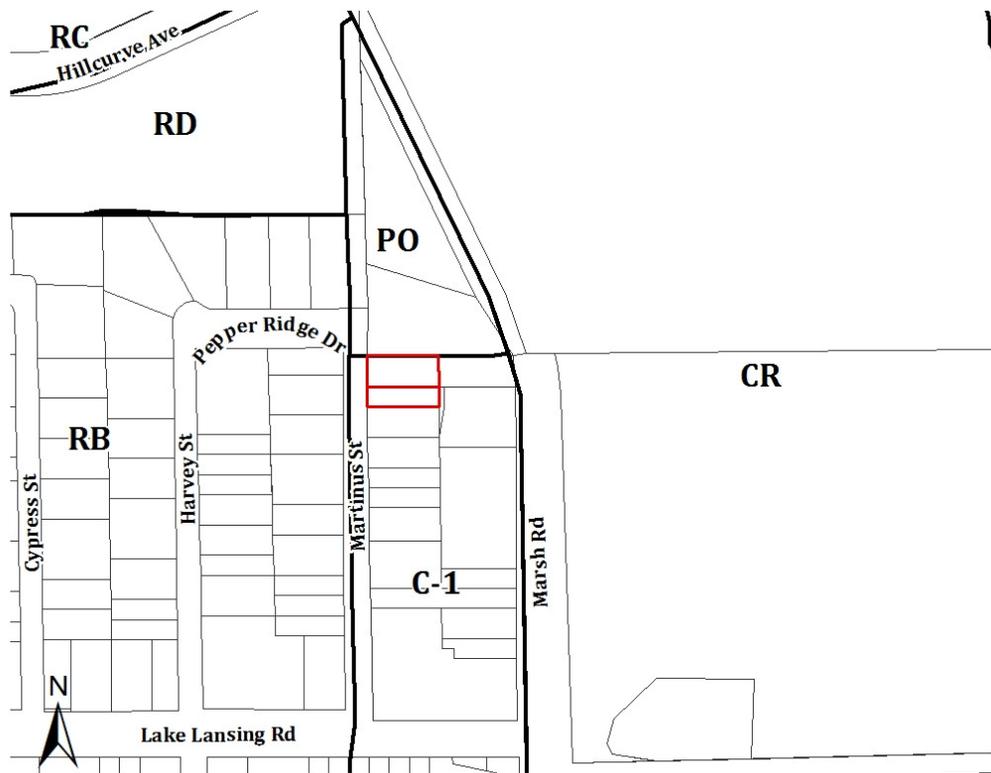


Zoning

The subject site (two platted lots) is located in the C-1 (Commercial) zoning district, which requires a minimum of 50 feet of lot width and 4,000 square feet of lot area. The requested RB zoning district requires a minimum 65 feet of lot width and 8,000 square feet of lot area. With 45 feet of lot width on Martinus Street and 0.108 acres (4,704.48 sq. ft.) of lot area the parcel addressed as 5998 Martinus Street meets the minimum standard for lot area for the current C-1 zoning district, but does not meet the minimum standard for lot area of the proposed RB zoning district or the minimum standard for lot width of both the current and proposed zoning districts. With 30 feet of lot width on Martinus Street and 0.072 acres (3,136.32 sq. ft.) of lot area the parcel recognized as Tax I.D. #10-205-002 does not meet the minimum standards for either lot area or lot width of the current C-1 and proposed RB zoning districts. The following table illustrates the lot width and lot area standards for the existing C-1 and proposed RB zoning districts:

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

ZONING MAP



Physical Features

The subject site is currently vacant. A demo permit was issued in June 2018 for a 995 square foot single-family home built in 1935 that was located at 5998 Martinus Street. If a structure or structure and land in combination devoted to a nonconforming use is removed or destroyed, the nonconforming use cannot be reestablished and the land must be used in conformance with the zoning district in which it is located.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and there are no wetlands located on the site. The site does not have any special designation on the Township Greenspace Plan.

Streets & Traffic

The site fronts on Martinus Street, which is a two-lane Local road without curb and gutter or sidewalks. The Ingham County Road Department (ICRD) does not have traffic count information for Martinus Street.

The table below compares estimated traffic generation resulting from potential development of the property under the existing C-1 zoning and proposed rezoning to RB. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is a 1,568 square foot *Pharmacy/Drugstore without Drive-Through Window* in the C-1 district (using a 5:1 ratio or 20% of the total area (of the two lots combined) as a guideline for the maximum building footprint for Commercial zoning) and one single-family house in the RB district.

	Existing C-1 zoning	Proposed RB zoning	Change
Peak Hour trips	11.98 (a.m.)	0.77 (a.m.)	-11.21
	17.36 (p.m.)	1.02 (p.m.)	-16.34
Weekday trips	141.21	9.57	-131.64

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 0.18 acres (two parcels) from C-1 to RB. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

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



Rezoning #18110 (Buckley)
Planning Commission (August 27, 2018)
Page 5

Until 2005 the Future Land Use Map designated locations both north and south of Lake Lansing Road at the Marsh Road intersection as Commercial. Development of commercial uses with services for people visiting Lake Lansing Park South, and adjoining residential neighborhoods, were anticipated. In 2005, the designation for residential lots north of Lake Lansing Road was changed to Residential 1.25 – 3.5 du/a. Those parcels south of Lake Lansing Road remained Commercial. The Future Land Use Map from the 2017 Master Plan is consistent with the 2005 Future Land Use Map’s residential designation for the area.

Rezoning from C-1 to RB will impact the PO-zoned non-residential use to the north by imposing greater setbacks and potential nonconforming status. The office building to the north, and any future commercial redevelopment to the east and south, would be subject to a 50 foot setback from a residential district line. Nonconforming structures may be altered, expanded, or modernized provided structural alterations or extensions do not increase the extent of the structure, therefore any renovation or redevelopment that increases the extent of the nonconformity would require approval from the Zoning Board of Appeals (ZBA). The following chart outlines the differences in lot area, lot width, and building setbacks between the C-1 and RB zoning districts:

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

The RB zoning district requires a minimum of 8,000 square feet in lot area. The two lots proposed for rezoning to RB, if combined, total approximately 7,840.80 square feet in size. If rezoned a variance from the Zoning Board of Appeals would be required to construct a house on the property.

Planning Commission Options

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

Attachments

1. Rezoning application.
2. Letter from the applicant, received by the Township August 8, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18110 (Buckley)\REZ 18110.pc1.docx



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 Don & Pat Buckley
Address of applicant 3914 Calypso Rd Holt MI
Telephone: Work 517-908-0654 Home 517-896-3623 or 517-231-0416
Fax _____ Email pat.buckley@premierthermal.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 same
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location 5998 Martinus Rd. Haslett
Legal description (Attach additional sheets if necessary) _____
Parcel number 33-02-02-10-205-001 Site acreage total is
33-02-02-10-205-002

D. Current zoning C-1 Requested zoning residential RB

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: N/A?
- 2) The conditions of the surrounding area have changed in the following respects: This area is surrounded by single family homes even though its zoned commercial.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: The future land use map shows this area as residential.
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 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: Over the years the economy & conditions have changed this area remains a very residential area.
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: There are families & children walking & bike riding, playing basketball - A commercial company would disturb all local residents.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: It is consistent because it shows residential on the future land use map.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: There is a large area to the west & northwest of this property that is residential.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: A new home would be a huge improvement over the condemned house that we removed.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Can't imagine there would be any negative impact we already have access to sewer & water.
- 5) Requested rezoning addresses a proven community need, specifically: We took a condemned home down and plan to build a nice home that will improve everyone's property value.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: It seems logical that there is residential across the streets and the land use map shows residential.
- 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: A better use of this land would be residential to extend the family atmosphere that already exists.

Part III

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

Yes No (Please check one)

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

Donald Buckley Pat Buckley
Signature of Applicant

8-2-18
Date

Donald Buckley Pat Buckley
Type/Print Name

Fee: \$700

Received by/Date: Justin Quagliata 8/2/18

Don and Pat Buckley
Rezone 5998 Martinus Rd. Haslett
Lots 35 and VL34

Our journey began a few years ago with great interest looking for a home in the Haslett community. We were particularly looking for something near our daughter who lives on Martinus Road. I have taken some classes through the rec department with my daughter and between her living in Haslett and my own experience with the people I met in the area we felt it might be a good retirement fit for us. The community seems to have a lot to offer their seniors. But as this journey started our personal life got a little bit more complicated. Don was diagnosed with Parkinson's 2 years ago. Our course took a bit of a nose dive. Now I felt it was even more important to be near my daughter and fiancée in order to have their support.

We approached the owner of the property at 5998 Martinus and asked him if he would be willing to sell. After some negotiations he agreed. His main concern was that the condemned and vacant house on the property was torn down. We of course intended to do that and agreed we would take on the task. This endeavor ate into quite a bit of our retirement we hadn't planned to use. We knew the house was a huge eye sore and also posed a danger in the neighborhood as it was unsafe. We still felt spending the extra money was worth it. We would be across the street from our daughter and fiancée and have their support since we don't know what the future holds.

We followed procedures and got a permit to tear the house down. During that time we contacted a local builder and architect to design a small ranch. This home would be perfect with 36 inch doorways and a few other amenities that would make us comfortable and allow me to care for my husband and prolong any outside medical care that might be needed. With my daughter and fiancée across the street I knew I would have their support emotionally and physically. We couldn't ask for a more perfect situation.

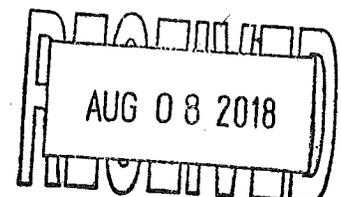
When our builder went to apply for the building permit we found out the property (once the house was tore down) would now be considered commercial. We had just spent over \$60,000 to purchase the double lots, remove the condemned house and take trees down that were in the way. Not once did we consider that this property was anything other than what it appeared to be which is residential. We are asking the zoning and planning committee to reconsider this property as residential. **The future use plan map at the township shows this property as residential.**

We are not rich people. We have worked hard all our lives. Don just retired in June at the young age of 69. He struggled the last two years with some issues working so that we could rebuild our retirement from the crash we experienced in 2009 and 2010. I still work and now with this news I don't even have a retirement date in mind. We can't afford a loss like this. We are devastated.

We would still like to build this perfect home and spend our remaining years in this neighborhood and the Haslett community. We would like to have our grandchildren over and entertain them at Lake Lansing. We would like to enjoy the Haslett community and have family support nearby. I have faith that you will all agree with us and please rezone this property at 5998 Martinus lots 35 and VL34 back to residential.

Thank you for hearing our story.

Don and Pat Buckley
3914 Calypso Road
Holt, MI 48842
517-896-3623 – 517-231-0416



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: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 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: _____

- 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: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: August 24, 2018

Re: Planned Unit Development #18014 (Haslett Holding LLC), develop Copper Creek PUD consisting of 91 single family residential lots on the north side of Haslett Road, east of Creekwood Lane.

The public hearing for PUD #18014 was held at the August 13, 2018 Planning Commission meeting. Since the public hearing the applicant has submitted a revised site plan that includes several changes, including the addition of a 25 foot buffer from properties to the west and north and revisions to yard setbacks, among others. Additional review of the revisions to the site plan and comments from staff will be provided at the August 27, 2018 Planning Commission meeting and included in a future memorandum.

Planning Commission Options

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

Attachments

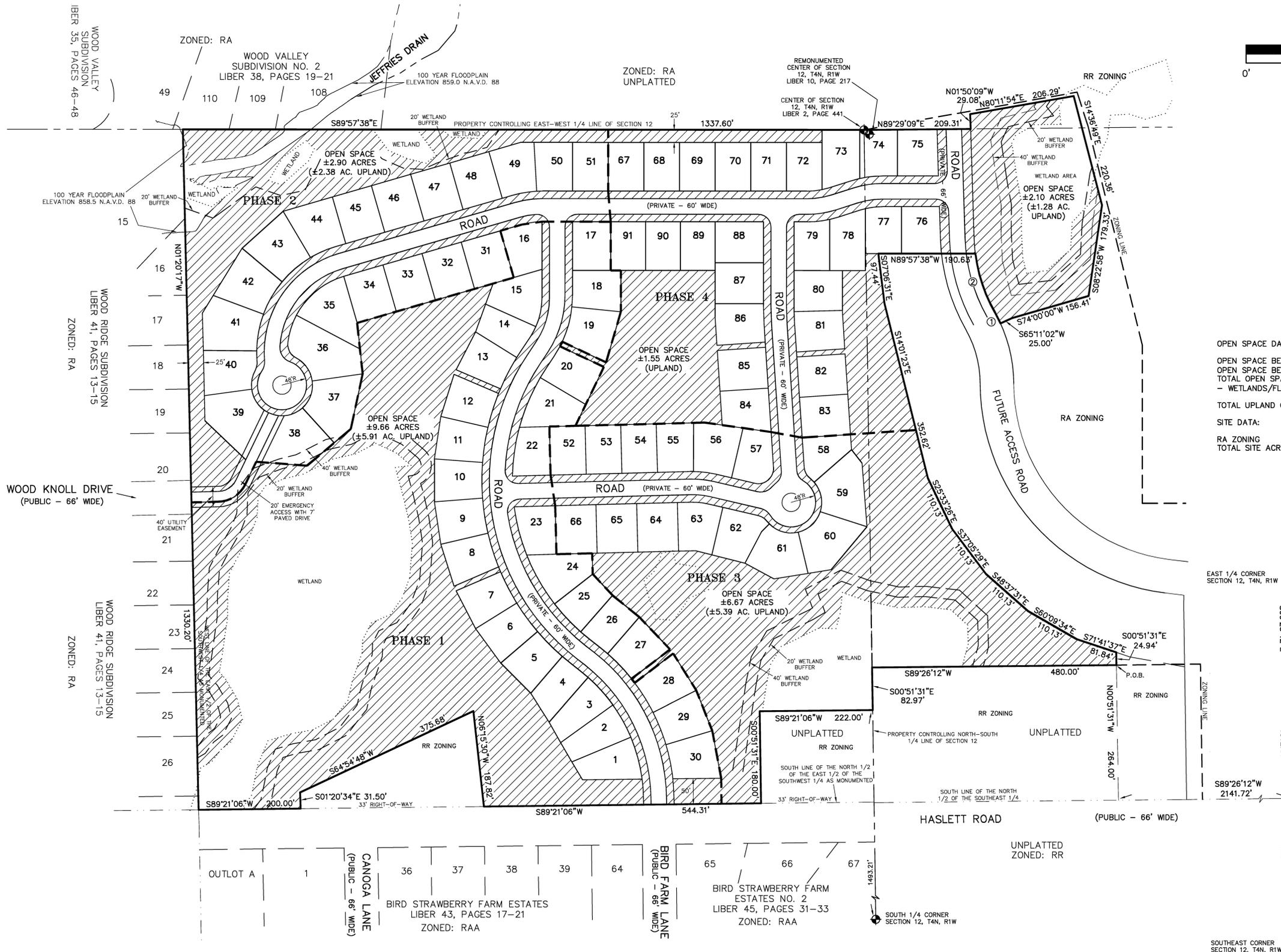
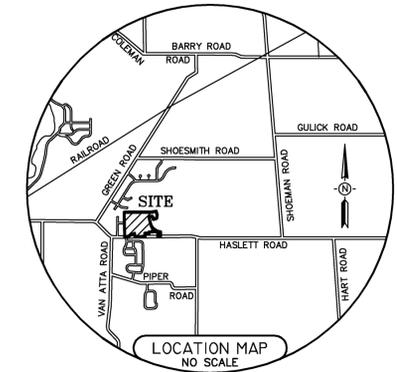
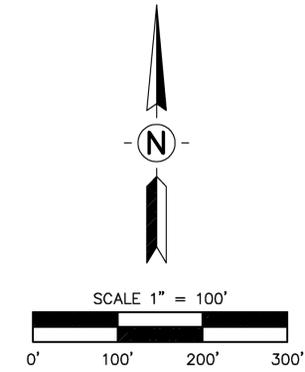
1. Revised site plan prepared by Kebs, Inc. dated February 1, 2018 (Revision Date August 22, 2018) and received by the Township on August 22, 2018.
2. Letter from David Straub at Mayberry Homes dated August 22, 2018.

OWNER/DEVELOPER:
MAYBERRY HOMES
1650 KENDALE BOULEVARD
EAST LANSING, MI 48823
(517) 371-5000
CONTACT: BOB SCHROEDER

ENGINEER/SURVEYOR:
KEBS, INC.
2116 HASLETT RD.
HASLETT, MI, 48840
PH: (517) 339-1014
FAX: (517) 339-8047

P.U.D. PLAN
COPPER CREEK CONDOMINIUM
A SUBDIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 & SOUTHWEST 1/4 OF SECTION 12, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

NOTE:
CURRENT 100 YEAR FLOOD ELEVATION = 863.0 N.A.V.D.88
PROPOSED 100 YEAR FLOOD ELEVATION = 858.5-859.0 N.A.V.D.88



- LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = BOUNDARY LINE
 - = PHASE LINE
 - - - = CURRENT ZONING LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = WETLAND LINE
 - = SANITARY SEWER
 - = STORM SEWER
 - = WATER LINE
 - = GAS LINE
 - = OVERHEAD WIRES
 - = EDGE OF WOODS
 - ⊙ = SANITARY MANHOLE
 - ⊕ = DRAINAGE MANHOLE
 - ⊖ = ELECTRIC MANHOLE
 - ⊗ = TELEPHONE MANHOLE
 - ⊙ = CATCHBASIN
 - ⊙ = SANITARY CLEANOUT
 - ⊙ = FIRE HYDRANT
 - ⊙ = VALVE
 - ⊙ = UTILITY POLE
 - ⊙ = LIGHT POLE
 - ⊙ = GUY WIRE
 - ⊙ = UTILITY PEDESTAL
 - ⊙ = TRANSFORMER
 - ⊙ = HANDHOLE
 - ⊙ = SIGN

OPEN SPACE DATA:
OPEN SPACE BETWEEN LOTS AND ROAD = ±2.74 ACRES
OPEN SPACE BEHIND LOTS = ±22.88 (±16.51 AC. UPLAND)
TOTAL OPEN SPACE = ±25.62 ACRES
- WETLANDS/FLOODPLAIN ±6.37 ACRES

TOTAL UPLAND OPEN SPACE = ±19.25 ACRES

SITE DATA:
RA ZONING
TOTAL SITE ACREAGE = ±44.70 ACRES

NOTE: WETLANDS AS SHOWN ARE BASED ON DELINEATION BY ELISE TRIPP OF FISBECK, THOMPSON, CARR & HUBER, INC. COMPLETED ON 11-20-17.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	23.56'	283.00'	4°46'11"	23.55'	N27°12'04"W
2	122.15'	317.00'	22°04'43"	121.40'	N18°32'48"W

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING			
2/1/18	ORIGINAL	KEBS, INC. ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM Marshall Office - Ph. 269-781-9800			
2/27/18	REVISE OPEN SPACE HATCHING				
7/16/18	REVISE LAYOUT				
8/22/18	ADD BUFFERS, REVISE LAYOUT				
		DRAWN BY	KDB	SECTION	12, T4N, R1W
		FIELD WORK BY	---	JOB NUMBER:	90535.SUB-PUD
		SHEET	2 OF 2		



August 22, 2018

Community Planning and Development
Meridian Township
5151 Marsh Road
Okemos, MI 48864

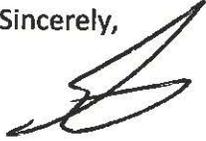
RE: Copper Creek Condominium P.U.D.

This document summarizes the revisions to the Copper Creek PUD in response to the August 13, 2018 Planning Commission Meeting.

1. Sensitivity to preservation of natural areas and increased rear yard setbacks. Close attention was paid to our neighbors to the west and north:
 - a. A 25' natural buffer will be maintained adjacent to both the western border (Creekwood Lane Neighbors) and to the northern border
 - b. Rear setbacks have been increased to 10' to the home and 5' for a deck or patio
2. Setbacks:
 - a. Front Setback (originally proposed as 10' to include both the home and garage)
 - i. 5' from property line to the home, 11' from Right-of-Way("ROW")
 - ii. 14' from property line to the garage, 20' from ROW
 - b. Side Setback (originally proposed as 5')
 - i. 5' from property line to the home
 - c. Rear Setback (originally proposed as 0')
 - i. 10' from property line to the home
 - ii. 5' from property line to a deck or patio
3. Secondary Access:
 - a. The previous proposal included only the primary access point off Haslett Rd.
 - b. The revised PUD includes the provision for a 20' emergency access with 7' paved drive between lots 38 and 39. A crash gate will be provided for access to Wood Knoll Drive
4. Revised Road Right-of-Way
 - a. The Right-of-Way was increased from 50' to 60'. The detail includes a 30' road, 4' green space, 5' sidewalk, an additional 6' green space, then the property line

5. Lot widths were increased to a minimum of 65', thus increasing the minimum sized lot from 5,022 sq. ft. to 6,329 sq. ft.
6. The east-west cul-de-sac was removed from the center of the property and replaced with a connector road to the north end of the parcel
7. Mid-Block access easements were added to promote community access to the open space

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Straub', with a stylized flourish at the end.

David Straub
Mayberry Homes

NEWTON / SAGINAW MUPUD CONCEPT NARRATIVE

M78 Insite Ventures, LLC (M78 Insite), acquired the subject Property in January, 2016, from National Amusement, Inc. National Amusement owned the property for over 40 years and were the operators of the drive in theater which first opened in 1969 with 2 screens and later added a third screen. The property had a capacity of almost 2,100 cars and operated from 1969-1992. Then for a short period of year, National Amusement opened and ran a 12 screen, second run movie theater until closing for good early 2000's. The building was demolished and the property has sat vacant, overgrown and unsightly ever since.

The property consist of 41.04 acres and is currently zoned C2.

M78 Insite now comes before the Township Board and Planning Commission with the logical request to rezone the Property to Mixed Use Planned Unit Development (MUPUD) which is ideal for the area and the Township as well as all of the neighboring residential.

The purpose of the MUPUD is to create a more walkable pedestrian oriented development by promoting mixed use within one development. All PUD's in Meridian Township require the incorporation of amenities to benefit the community.

The proposed MUPUD plan combines both multifamily residential and commercial uses within one large overall project that re-develops a site that has sat idle/vacant for many years. An amenity to the environment, this project would rehabilitate a degraded site. The site is a prime location for a "gateway" type of development at the beginning of the Saginaw Highway corridor that offers the opportunity to incorporate numerous amenities that would be beneficial to both the residents, customers, and the township. The combination of multiple uses within a single development will allow for a comprehensive and cohesive overall design.

The multifamily component is approximately 20 acres with 288 units in low-rise buildings (14.5 du/acre).

The larger retailer component provides regional draw for customers, and provides opportunities for out-lot ancillary retail development. This occupies the remaining 20 acres of the site.

There appears to be pockets of existing wetlands on the site that has potential to be incorporated into a water features linking pedestrian and bicycle friendly recreation system. These linkages provide opportunities for other recreation activities such as ball courts, picnic areas, dog parks and play grounds. Access to Township recreation opportunities would be provide where appropriate, including pedestrian-ways within the retail development.

Modern and technological amenities being considered include electric car charging, low-impact site design elements, LED site lighting and charging stations for wireless technology. New storm water management facilities will be incorporated into the design framework. Use of current BMP's would help increase perviousness in paved areas, and allow for greater infiltration opportunities.

Other site designs being considered are extensive landscaping and use of canopy style street trees would help reduce the "heat island" effect, and increase shade for parked cars. Park-like areas and additional landscape would enhance and extend the surrounding woodlands, and buffer the impacts of the development from surrounding residents and uses.

Access management and traffic control onto and along Saginaw Highway are improved with the use of shared, existing curb cuts to the west. Additional access to the property is diverted to Newton Road, a secondary collector road, and off the main flow of through traffic.

Collection points within the retail component would provide linkages to public transit systems, and provide areas for covered/enclosed bicycle storage. Pedestrian friendly connections between retail uses will be incorporated, as well as outdoor seating/gathering spaces.

Requested zoning is consistent with the Townships Master Plan:

The Master Plan calls for MR-Residential, 5-14 units per acre. A C2/MUPUD zoning is consistent with the current residential allowance but would also generate the opportunity to add retail services, office and other commercial uses all of which are fitting in this area.

Requested rezoning is compatible with other existing and proposed uses surrounding the site:

Saginaw/M78 is a main County artery road running east-west. The area surrounding the subject property is primarily residential. With Meijer approximately 1.0 mile east and a new Cosco approximately 1.5 mile to the west, the area has proved to be low on supply of retail services. Dividing the property into commercial/retail on the road frontage with a residential buffer to the Neighborhood on the north is a compatible use for the surrounding area.

Requested rezoning would not result in significant adverse impacts on the natural environment:

Based on initial inspections by design professionals, mapping, local knowledge, and a survey work, there appears to be small pockets of wetlands located through-out the site, most notably, the detention basin located along the perimeter of the site.

The majority of the site has been impacted by a parking lot that covered almost the entire site to provide parking for the theater operation. Experts have concluded that most if not all of the quality of the plant life has been diminished by past commercial uses and the proliferation of invasive species.

Based on the available information, there does not appear to be any concern for re-development of the site as all of the possible wetland areas are along the perimeter and of those, only one would possibly be a regulated wetland. Prior to site plan approval, an updated wetland delineation will be performed to determine if the wetlands shown on the original survey are still present or if any additional wetland areas have emerged and what if any wetlands would be regulated.

Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services:

UTILITIES:

The site has adequate space to provide above ground detention. Domestic Water is provided along the east side of Newton Road. Sanitary Sewer is provided in the ROW along the north side of Saginaw Street and at a depth suitable to the proposed development. All other private utilities appear to be adequate and available to the site without offsite improvements.

STORM WATER:

- There are multiple potential outlet locations
- The site is not located within a FEMA floodplain
- Detention and water quality will be required and engineered for the site.
- The existing detention ponds could be utilized for detention if desired. New outfall structures would need to be designed and installed.

WATER:

- Water is currently on-site and located in a loop around the former Cinema Building location.
- The existing system will need to be relocated to accommodate the location of the proposed buildings.

SANITARY SEWER:

- The sanitary sewer in the Saginaw Street ROW is 10" and approximately 12 feet deep.
- The existing system is sized to accommodate the proposed development.

TRAFFIC STUDY:

- A traffic impact study will be required with the scope to determine the impacts on Newton Road and the intersection with Saginaw Street.
- MDOT has performed its own studies due to the increase in traffic from current and existing proposed developments.
- The TIS will dictate the offsite roadway improvements, necessary turn lanes, light or signal improvements, and the potential reconstruction of Newton Road, entrances tapers and/or bypass lanes.

Requested rezoning addresses a proven community need:

There is a strong need for retail and community services as well as multi-family residential product that can be offered in this northern portion of the Township.

Requested rezoning results in logical and orderly development in the Township:

The area of the subject site is significantly under developed from a standpoint of road improvements, lighted intersection, curb, gutters, street lights, and other natural landscaping effects that would support the significant neighborhoods in close proximity. The C2/MUPUD zoning requested would allow the right mix of uses such as a multi-family complex, small to medium, and large big box retail and office.

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:

1. Increase tax basis from the development
2. Increase draw from the regional population
3. Increase in overall population
4. Better services
5. One-of-a-kind development to help make Meridian Township's northern boundary area, and the Saginaw Highway gateway more attractive.



LEGEND

- ① PROP. MULTIFAMILY BUILDINGS
- ② PROP. CLUB HOUSE
- ③ PROP. LARGE RETAILER
- ④ PROP. OUT LOTS (TOTAL AND TYPE TBD)
- ⑤ PROP. STORM WATER DETENTION
- ⑥ EX. WETLANDS
- ⑦ SHARED ACCESS DRIVE OFF PROPERTY

NOTES

Site Location:	6365 Newton Road East Lansing, MI 48823
Total Site Area	= 40.2 ac.
Residential Site Area	= 20.8 ac.
Commercial Site Area	= 19.4 ac.
Residential Unit Total	= ±280
Commercial Bldg Area	= 250,000 sf

