



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 11, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 27, 2022 Regular Meeting
6. COMMUNICATIONS
 - A. Email from Mr. Lack re: SUP #22-071
 - B. Email from Ms. Ruonavaara re: SUP #22-071
 - C. Email from Ms. Brown re: SUP #22-071
7. PUBLIC HEARINGS
 - A. Special Use Permit #22-071 – Butterflies Group Childcare
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Text Amendment – RRA Deletion Discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
July 25, 2022

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. Special Use Permit #22-071 – Butterflies Group Childcare
 - B. Text Amendment – RRA Deletion

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

June 28, 2022

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

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Premoe, Richards, Shrewsbury, Snyder

ABSENT: Commissioner Cordill

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except Commissioner Cordill.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

**Commissioner McConnell moved to approve the agenda.
Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. June 13, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the June 13th, 2022 Planning Commission Regular Meeting as amended. Seconded by Commissioner Premoe.

Commissioner Shrewsbury noted a typo under Item 7.B, paragraph six, "waive" is spelled "wave". She also noted the motion under Item 9.A reads, "Vice-Chair Trezise moved Move to adopt". Should read, "Vice-Chair Trezise moved to adopt".

Commissioner McConnell noted on page two, the third to last paragraph reads, "Commissioner McConnell asked storm water runoff and retention." Should read, "Commissioner McConnell asked about storm water runoff and retention."

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS-NONE

8. UNFINISHED BUSINESS

A. Planned Unit Development #22-014 – 3560 Hulett Road

Senior Planner Shorkey outlined Planned Unit Development #22-014, 3560 Hulett Road.

Commissioner Richards moved to adopt the resolution recommending approval of Planned Unit Development #22-014. Seconded by Commissioner Premoe.

Commissioner McConnell asked if condition seven on page two of the resolution is a universal condition.

Senior Planner Shorkey replied it is.

Chair Blumer stated he found the presentation by the citizen with the historic family connection to this property was very beneficial to the discussion.

ROLL CALL VOTE: YEAS: Commissioners Richards, Shrewsbury, Premoe, McConnell, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS:

Motion carried: 7-0

B. Text Amendment 2022-8 – Traffic Impact Study Standards

Senior Planner Shorkey outlined Text Amendment 2022-8, Traffic Impact Study Standards.

Vice-Chair Trezise moved to adopt the resolution recommending approval of Zoning Amendment #2022-08 in accordance with the revised draft ordinance language. Seconded by Commissioner McConnell.

ROLL CALL VOTE: YEAS: Chair Blumer, Commissioner Snyder, Vice-Chair Trezise, Commissioners Shrewsbury, Richards, Premoe, McConnell

NAYS:

Motion carried: 7-0

C. Text Amendment 2022-12 – Refuse/Storage Container Regulations

Senior Planner Shorkey outlined Text Amendment 2022-12, Refuse/Storage Container Regulations.

Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment 2022-12 in accordance with the revised draft ordinance language dated June 13, 2022. Seconded by Commissioner Snyder.

ROLL CALL VOTE: YEAS: Commissioner Shrewsbury, Richards, Premoe, McConnell, Snyder,
Vice-Chair Trezise, Chair Blumer

NAYS:

Motion carried: 7-0

9. OTHER BUSINESS - NONE

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Senior Planner Shorkey reported there is nothing new to report from the Township Board.

Chair Blumer asked for information about the water main break.

Commissioner Premoe reported there is roadwork on Haslett Rd. and Park Lake Rd. and a water main was hit.

Vice-Chair Trezise noted the road being worked on collapsed onto a 24 inch water main impacting water across roughly two-thirds of the township.

B. Liaison reports

Commissioner Premoe

- Attended June 15th Zoning Board of Appeals meeting where the board denied a variance from an applicant on East Lake Dr.

Commissioner McConnell

- Attended June 16th Transportation Commission meeting where the Traffic Impact Study Draft Ordinance was discussed and there was a discussion to apply to become a bicycle friendly community and participated in an informal audit for a potential application for "safe route to school funding"

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:21 PM.

NONE

Chair Blumer closed Public Remarks at 7:21 PM.

13. ADJOURNMENT

Commissioner Premoe moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:21 pm.

Brian Shorkey

From: Lack, Bruce <lackb@msu.edu>
Sent: Thursday, June 23, 2022 4:08 PM
To: Brian Shorkey
Subject: 2149 Quarry Rd

Hello Mr. Shorkey,

I received your letter today regarding the July 11th public hearing regarding the Special Use Permit #22071. I want to express my full approval for the permit to be issued. This family has greatly improved the look of their home and the neighborhood. They have operated a daycare for some time and my assumption is that this request is an expansion in the licensed amount of children. There has not once been any noise or nuisance related to their business. Quite frankly they have been much better neighbors than the previous residents.

I also received a call from another neighbor to inquire about the letter. They called me as I live directly across from the Al Saedi family. They interpreted your letter to be a foster home where 12 children would be permanently living. I find that the letter issued 6/22/22 by your office is written in such a manner that would make it less likely for a township resident to make an educated opinion on the matter. I think it is appropriate to issue a new letter clarifying that the request is for children to be allowed to be there during the day and it will not be permanently living their home. I also think it is pertinent to the issue to note they already have a permit and license, and to detail the years and number of children allowed under those licenses. If you are allowing residents to provide opinion by email or mail, you should at least include those details. Ideally, you would allow the applicant to provide information and details about their request to the public so they have that information as if they were attending the meeting on July 11th.

Please call me if you have any questions.

Thank you,

Bruce Lack

Cell: 517-303-5100

2144 Quarry Rd, East Lansing MI 48823

Email: lackb@msu.edu

Brian Shorkey

From: Krista Ruonavaara <kristarenea@gmail.com>
Sent: Tuesday, June 28, 2022 3:56 PM
To: Brian Shorkey
Subject: Permit #22071

Hello!

My name is Krista Ruonavaara and I live at 2200 Quarry Rd. I wanted to write in support of permit #22071. The current daycare operating at 2149 Quarry Rd. does not cause any issues whatsoever in our neighborhood and I am sure adding more children will not change this. The homeowners/business owners have been nothing but polite and conscientious neighbors.

Thank you for your time!
Krista Ruonavaara

Sent from my iPhone

Brian Shorkey

From: Kari Ann Brown <kariann1963@gmail.com>
Sent: Tuesday, June 28, 2022 4:08 PM
To: Brian Shorkey
Subject: Special Use Permit Support

Dear Brian,

I am writing this email in support of the Special Use Permit #22071 (Al Saedi).

I am the homeowner at 2150 Quarry, and just wanted to contact you and tell you that I completely support increasing this existing childcare to 12.

If you have any questions, please feel free to contact me at this email or by phone at 517-896-5208.

Have a great day!

Best,

Kari Ann

Kari Ann Brown



To: Planning Commission
From: Brian Shorkey, Senior Planner
Date: July 8, 2022
Re: Special Use Permit #22071 (Al Saedi), establish group child care home for up to twelve children at 2149 Quarry Road.

Murooj Al Saedi (applicant) has requested a special use permit to operate a group child care home for up to twelve children at 2149 Quarry Road, East Lansing (subject site). The 0.29 acre, or 12,632 square foot, site is zoned RA (Single Family–Medium Density). The applicant currently operates a family child care home on the property for a maximum of six children. The license from the State of Michigan is effective retroactively to January 3, 2022. The Code of Ordinances allows group child care homes as a non-residential use in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is called a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are called group child care homes and are subject to local zoning approval. The applicant currently holds a family child care home license and is requesting to expand it to a group child care home license.

Zoning and Future Land Use

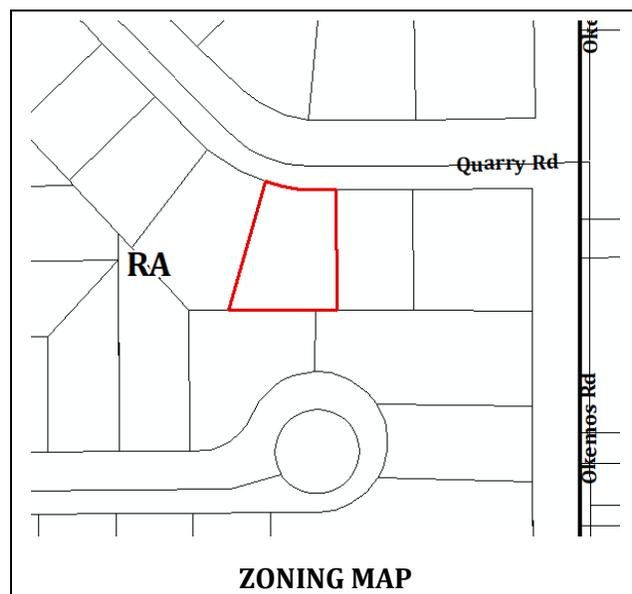
The 2017 Master Plan designates the subject site in the R2 – Residential 1.25 – 3.5 du/acre category. This designation covers all of the properties surrounding the subject property. The 0.29-acre subject site is located in the RA (Single Family – Medium Density) zoning district, as shown here. All of the properties surrounding the subject property are similarly zoned.

Physical Features

The subject property is developed with an 1,867 square foot single family house with landscaping around the side and rear yards. The rear yard is completely fenced in. There are no wetland or floodplain issues.

Streets & Traffic

The site has frontage and access on Quarry Road. Quarry Road is two lanes wide and classified as a local street. Five-foot sidewalks



are present on both sides of the street. The daily process for pick-up and drop-off traffic at the subject site starts at 7:00 am and ends at 5:00 pm. A typical morning drop-off extends from 7:00 am to 9:00 am. A typical afternoon pick-up extends from 3:30 pm to 5:00 pm.

Staff Analysis

The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to special use permit approval. The proposed group child care home will operate between the hours of 7:00 am and 5:00 pm, Monday through Friday. According to the applicant, two staff members, the owners of the subject site, will be on-site at all times during operation. According to the applicant, no further employees are going to be hired.

The applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans. An inspection report, dated March 7, 2022, reported that three violations had been found. A corrective action plan, dated March 8, 2022, was approved. No further violations have been reported and LARA issued an updated family child care home license, retroactive to January 3, 2022.

The Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff researched the State's online database and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

As noted, the back yard is completely fenced in and enclosed. Most of the fence consists of six-foot tall vinyl fencing. The vinyl fence connects to adjacent cedar fence.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

Based on a search of Township records, there are no unresolved property violations for the subject property. A visual inspection of the site confirms the property is well maintained.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 16 hours. The group child care home will operate Monday through Friday between the hours of 7:00 am and 5:00 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign existed on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allow one non-illuminated wall sign no more than two square feet in size.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

(e) Site location standards

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.

Only two properties separate the subject property from Okemos Road to the east. The subject property is close to the edge of the neighborhood.

2. All means shall be utilized to face any permitted nonresidential use on a major street.

The existing home on the subject property faces Quarry Road. As noted, the subject property is only separated from Okemos Road by two properties.

3. Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.

The subject property's driveway is 278 feet from Okemos Road and only separated from Okemos Road by two properties.

4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

The backyard is completely enclosed with opaque fencing that visually blocks any outdoor activity. No inside activity is visible and there is no signage on the subject property.

5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.

No extensions of any utilities are necessary.

(f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.
2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.
5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

The subject property meets the dimensional standards for the RA zoning district. The house on the property meets all development standards for single-family residential homes. Parking complies with the requirements of Article VIII. No concerns have been raised by township fire or building officials and there are no open violations for the subject property.

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 and supporting documents
2. Home floor plans
3. Sec. 125.3206 from the Michigan Zoning Enabling Act
4. Pictures of the subject site

**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 Murooj AlSaedi
 Address of Applicant 2149 Quarry Rd East Lansing
 Telephone - Work 517 894 6741 Home _____ Fax _____ Email muroojalsaedi@yahoo.com
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2149 Quarry Rd / East Lansing
 Legal description (please attach if necessary) _____
 Current zoning RA
 Use for which permit is requested / project name Family group Child care / Butterflies Childcare
 Corresponding ordinance number _____
- C. Developer (if different than applicant) N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 1 bedrooms 3 offices 0 parking spaces _____ carports _____ garages 1
 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
 Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. N/A Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- 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. Adding more slots to the day to hold more children.
(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption. Yes
(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. Yes
(4) The project will not adversely affect or be hazardous to existing neighboring uses. Yes
(5) The project will not be detrimental to the economic welfare of surrounding properties or the community. Yes
(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. Yes
(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project. Yes
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. Yes
(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. Yes

Part III

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

[X] Yes [] No (Please check one)

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

Murooj
Signature of Applicant

4-8-2022
Date

Murooj Al Saedi
Type/Print Name

Fee: _____

Received by/Date: _____

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

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

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

File No./Escrow No.: 17036974 Print Date & Time: 12/22/17 1:46 PM Officer/Escrow Officer: Settlement Location: Tri County Title Agency, LLC 3695 Okemos Road Okemos, MI 48864	Tri County Title Agency - Michigan, LLC ALTA Universal ID: 1065665 1020 S. Creyts Lansing, MI 48917
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Property Address:	Lot 26, Keystone, Township Meridian , Ingham County 2149 Quarry Rd. East Lansing, MI 48823
Buyer:	Alaa A. Al Abdali 2149 Quarry Rd East Lansing, MI 48823 See Addendum for Additional Buyer(s)
Seller:	Stephen J. Rhodes and Dorothy A. Kunisada, husband and wife 2149 Quarry Rd East Lansing, MI 48823
Settlement Date:	12/26/2017
Disbursement Date:	12/26/2017
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$249,000.00	Sale Price of Property	\$249,000.00	
		Deposit		\$2,000.00
		Prorations/Adjustments		
	\$77.23	Tax Proration 12/26/17-12/31/17	\$77.23	
		Title Charges & Escrow / Settlement Charges		
\$350.00		Title - Closing Fee to Tri County Title Agency - Michigan LLC		
		Title - Doc Prep Fee to Tri County Title Agency - Michigan LLC	\$75.00	
\$1,263.60		Title - Owner's Title Insurance \$1263.60 to Tri County Title Agency - Michigan LLC		
		Commission		
\$7,470.00		Real Estate Commission - Buyer's Realtor to Berkshire Hathaway HomeServices Tomie Raines, Incorporated		
\$6,970.00		Real Estate Commission - Seller's Realtor to Coldwell Banker Hubbell Briarwood		
\$250.00		Broker Fee to Coldwell Banker Hubbell Briarwood		
		Government Recording and Transfer Charges		
		Recording Fee (Mortgage) to Ingham County Register of Deeds	\$30.00	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 2149 QUARRY RD.		2. County INGHAM		3. Date of Transfer (or land contract signed) DECEMBER 26, 2017	
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village EAST LANSING Meridian				5. Purchase Price of Real Estate \$249,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 33-02-02-16-204-006				6. Seller's (Transferor) Name STEPHEN J. RHODES AND DOROTHY A. KUNISADA	
				8. Buyer's (Transferee) Name and Mailing Address Alaa A. Al Abdali 2149 Quarry Rd. East Lansing MI 48823	
				9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer: Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____					
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Amount of Down Payment \$249,000.00	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No			15. Amount Financed (Borrowed)		

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name 2		
Signature 		Date 12-26-17
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

P514866

License for the Care of Children

Facility Name:
Butterflies
2149 Quarry Road
East Lansing, MI 48823

Licensee:
Al-Saedi, Murooj
2149 Quarry Road
East Lansing, MI 48823

LICENSE NUMBER
DF330397849

CAPACITY
6

STATUS
REGULAR

EFFECTIVE DATE
01/03/2020

EXPIRATION DATE
01/02/2022

Issued in accordance with Act 116, Public Acts of 1973, as amended,
being the Child Care Organizations Act.

LOT SURVEY

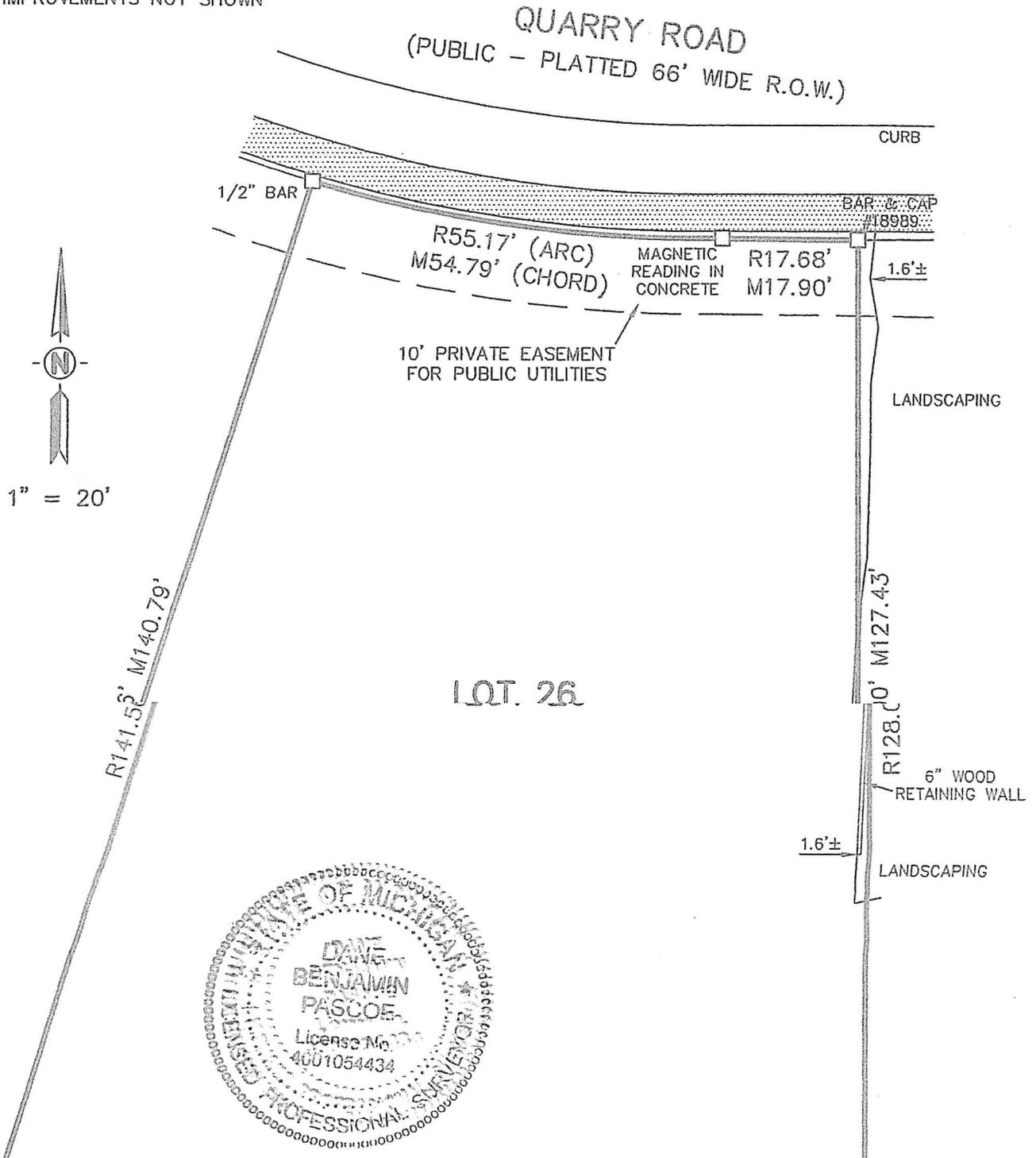
For:
Murooj Alsaedi
2149 Quarry Road
East Lansing, MI 48823

Survey Address:
2149 Quarry Road
East Lansing, MI 48823
ID: 33-02-02-16-204-006

Legal Description (as provided): Lot 26, Keystone, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 41 of Plats, Pages 20-23, Ingham County Records.

NOTES:

- 1. ALL EASEMENTS MAY NOT BE SHOWN
- 2. IMPROVEMENTS NOT SHOWN





DATE ORDERED 12/31/18
DATE SCHEDULED /
PHONE /
WK. PHONE /

NAME Murphy Abardo
STREET 2199 Quincy
CITY Chamblee STATE GA ZIP 30869
E-MAIL /

WARRANTY
CONTRACT
SERVICE CONTRACT
NORMAL
RES. COMM.

DESCRIPTION OF WORK
Mechanical Inspect for
Chilled Water
80

LABOR CHARGES _____ HRS. @ _____ /HR. = _____

TECHNICIAN SIGNATURE _____

TOTAL OTHER CHARGES
SUB-TOTAL _____
TRIP CHARGE _____
TAX _____
TOTAL AMOUNT DUE 480

TERMS: DUE UPON COMPLETION
I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

AUTHORIZED SIGNATURE _____
ABOVE ORDERED WORK HAS BEEN COMPLETED AND I ACKNOWLEDGE RECEIPT OF MY COPY. **X**

QUANTITY	ITEM OR PART DESCRIPTION	PRICE	AMOUNT
	Bath Fanzone + duct Hook		
	Vent Propriety and one in Good bed Safe		
	Working each Manual test Spurred 0.17M.		
	State Form # 71-143D		
	Robert D. Hagan		
	TOTAL PARTS		
	ADDITIONAL PARTS (OTHER SIDE)		
	SUBLET		
	OTHER		
	TOTAL OTHER CHARGES		
	OUR TRAINED PERSONNEL SUGGEST THE FOLLOWING IMPROVEMENTS:		
	LABOR WARRANTY		
	TRAVEL TIME		
	TIME ARRIVED		
	TIME DEPARTED		
	TRAVEL TIME		

HECK LIST	QUANTITY	ITEM OR PART DESCRIPTION	PRICE	AMOUNT
WATER HEATER				
ELEMENTS				
HERMOSTAT				
RELIEF VALVE				
PIPE TUBE				
ELECTRICAL CONN.				
WASHER HEATERS				
HERMO COUPLE				
CONTROL (GAS)				
RELIEF VALVE				
PIPE TUBE				
ELECTRICAL CONN.				
WASHER CLEANING				
ITCHEN SINK				
WASHER LINE				
ITCHEN SINK				
NK FAUCET				
NK DRAIN				
WASHER DISPOSAL				
WASHER GAP				
WASHER CONNECTIONS				
WASHER & SHOWER				
WASHER VALVE				
WASHER LEVER				
WASHER DIVERTER				
WASHER OR SHOWER DRAIN				
WASHER CONSTRUCTION				
WASHER SPACE ROUGH				
WASHER RAINAGE				
WASHER S.I.				
WASHER LAB ROUGH				
WASHER RAINAGE				
WASHER S.I.				
WASHER JF OUT				
WASHER RAINAGE				
WASHER S.I.				
WASHER SWER OR SEPTIC				
WASHER RAINAGE				
WASHER WATER				
WASHER S.I.				
WASHER PRESSURE REGULATOR				
WASHER JOSTER PUMP				
WASHER VAL				
WASHER COMMERCIAL REPAIR				
WASHER COOR DRAINS				
WASHER WASHER BOOSTER				
WASHER REASE TRAP				



RADON REPORT
TEST / INVOICE #
10145

Michigan Radon Agency
6116 Bishop Rd
Lansing MI 48911

TEST NAME: Alaa AlAbdali
TEST ADDRESS: 2149 Quarry
East Lansing, mi
TEST START DATE: 11-27-17 TIME: 3:30
TEST END DATE: 11-29-17 TIME: 2:00
THE RADON AVERAGE DURING
THE TIME OF TESTING WAS: 2.5 pCi/L
TEST LOCATION: BASEMENT 1ST FLOOR
SPECIFIC

Living room

This property was OCCUPIED VACANT

RECOMMENDATIONS:
The U.S.EPA action level is 4.0 pCi/L
(pCi/L = pico Curie per Liter is a unit of
measurement of radiation in the air).

Less than 4.0 pCi/L: No further action is
required. You may want to consider using a
home monitor for long term testing. The EPA
recommends testing every 2 years.

Equal to and greater than 4.0 pCi/L: a radon
reduction system is recommended.

Radon levels will generally decrease by about one
half per floor.

Comments: Acceptable level
Paid in Full

Signed: Brandi Smith

Date: 11-29-17 Certification #: 103733 RT

Professional
Radon Monitor

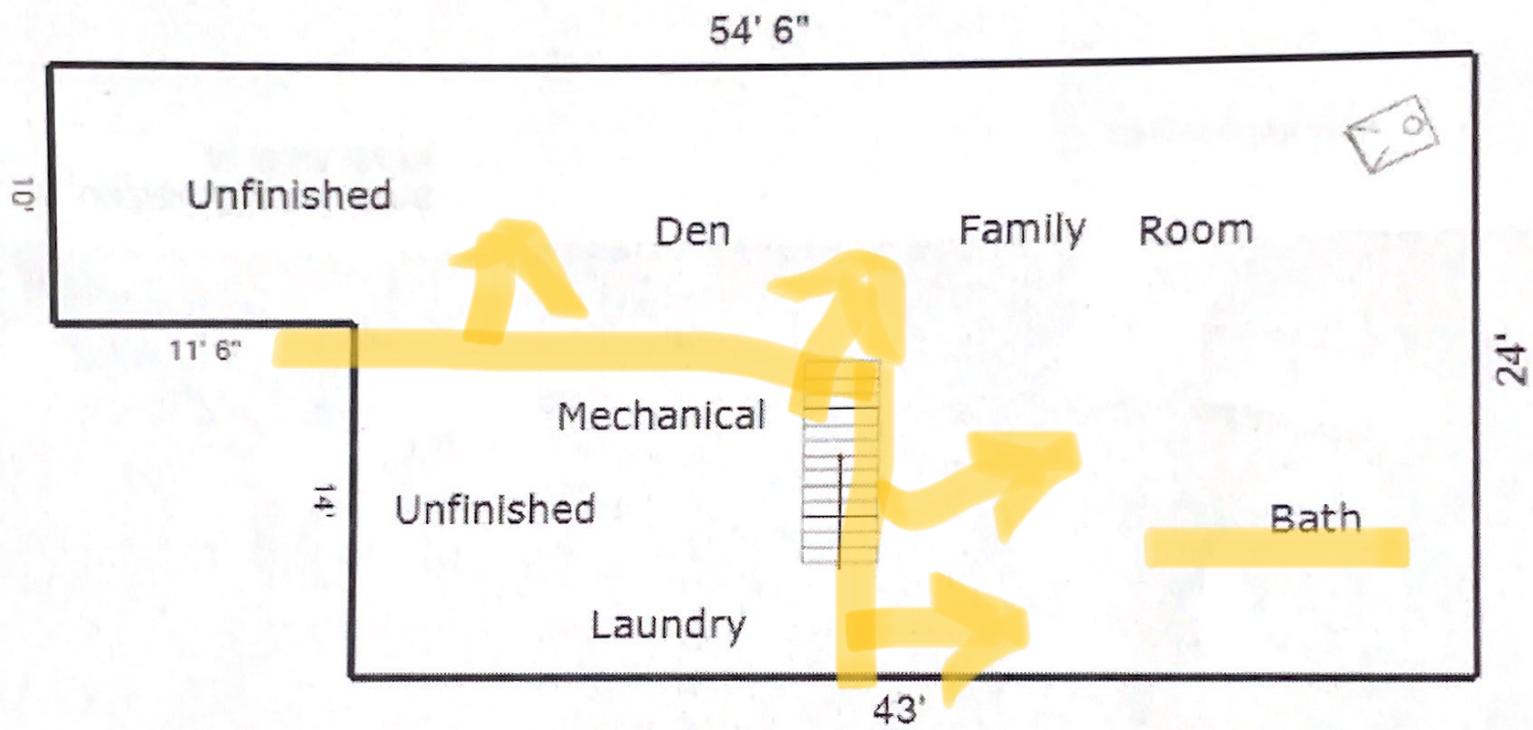
Start Date
Start Time
Serial #
Location:

Signature:

Data in pCi/L
Time Interval 1 Hr

1.4	2.1	1.0
2.1	2.5	1.4
1.8	1.8	2.5
3.2	3.2	3.2
2.9	0.3	1.8
2.9	2.9	3.2
2.5	4.0	2.5
1.4	1.4	1.4
2.9	1.4	1.4
3.6	2.5	2.5
3.2	2.1	3.2
3.6	3.6	2.5
3.2	1.8	4.0
2.1	3.6	1.4
1.4	2.5	1.8
2.9	1.7	

Overall Avg. = 2.4
EPA Protocol Avg. = 2.5



Basement
[Area: 1147 ft²]

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: July 8, 2022

Re: Proposed Rezoning – RRA to RA

Planning staff began analyzing the residential zoning districts for potential streamlining earlier this year. During the analysis, it was discovered that the RRA – One-Family Suburban Estate zone only applies to seven parcels in the township. Staff is proposing that the Township administratively rezone the parcels to RA – One-Family Medium Density and delete Section 86-370 – RRA District and all references to it throughout the ordinances.

Six of the subject parcels are all in one development, north of the northeast corner of Van Atta Road and Grand River Avenue, and range in size between 6,800 square feet and 29,000 square feet. The last parcel is an approximate one-acre parcel located on the northwest corner of Cornell Road and Ethel Street, south of Grand River Avenue.

Deleting the RRA district would comply with one of the 2017 Master Plan’s recommendations to simplify and consolidate the one-family residential districts and help to uncomplicate the zoning ordinance. The proposed rezoning would bring five of the six Van Atta parcels into lot size conformity. The rezoning would not materially affect any of the subject parcels and would not result in any non-conformities.

If the Planning Commission is interested in pursuing this issue, then Staff will finalize the ordinance and schedule a public hearing at a future Planning Commission meeting. Staff will also reach out to the seven affected property owners to make sure that they are comfortable with the proposed changes.

Enforcement Totals By Category

<u>SIDEWALK OBSTRUCTION</u>	<u>Total Entries:</u> 11
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<u>SIGHT TRIANGLE</u>	<u>Total Entries:</u> 1
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<u>STREET NUMBERS</u>	<u>Total Entries:</u> 2
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<u>TALL GRASS/VEGETATION</u>	<u>Total Entries:</u> 166
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<u>VACANT OR ABANDONED BUILI</u>	<u>Total Entries:</u> 8
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<u>ZONING</u>	<u>Total Entries:</u> 7
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Total Records: 267