



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
May 3, 2016
6:00 P.M.



1. CALL MEETING TO ORDER⁺
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. PUBLIC REMARKS^{*}
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Bills
 - C. Lake Lansing Watershed Advisory Committee Reappointments
 - D. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16 - Resolution No. 5
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. MUPUD #15024 (Okemos Pointe)
 - B. WUP #16-02 (Okemos Pointe)
12. ACTION ITEMS (PINK)

**Public Comment

 - A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Final Adoption
 - B. Tentative Preliminary Plat #16012 (Mayberry)
 - C. MNRTF Grant Acceptance
 - D. Ingham County Trails Millage Grant Application
 - E. Pathway Millage Renewal
 - F. Medical Marijuana - Introduction
 - G. Summer Tax Collection Agreements
 - H. Annual Township Manager Performance & Employment Agreement
13. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment

 - A. MUPUD #15024 (Okemos Pointe)
 - B. WUP #16-02 (Okemos Pointe)
 - C. SUP #15101 (Okemos Pointe)
 - D. Essential Wetland Determination Towner Road Park
14. FINAL PUBLIC REMARKS^{*}
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – JOHN VEENSTRA

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

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

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

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

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

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, MAY 3, 2016

(1) Board Information (BI)

- BI-1 Karla Hudson, 6009 Skyline Drive, East Lansing; RE: Meridian Meri-Ride Efficiency Issues
- BI-2 Christine G. Beavers, 5125 Brookfield Drive, East Lansing; RE: Provision Living Development
- BI-3 Clerk Brett Dreyfus; RE: Pending legislation to allow public libraries to opt out of Tax Increment Financing (TIFs)
- BI-4 Mildred Crothers, 2790 Sirhal Drive, #120, East Lansing; RE: Wholefoods and Meridian Stratford Place Senior Complex
- BI-5 Shirley and Brandon Decker, Mert's Meats, 1870 Grand River, Okemos; RE: Bridge on Okemos Road Detour

(2) Commission Linkage (CL)

- CL-1 Rebecca Jones-Henry 6039 Hardy Avenue, East Lansing; RE: Resignation from Community Resources Commission
- CL-2 Henry Kwok, 2643 Melville Drive, East Lansing; RE: Resignation from the Zoning Board of Appeals Alternate position

Material handed out at the April 26, 2016 Board Meeting

Christine Beavers, 5125 Brookfield Drive, East Lansing; RE: E-mail correspondence concerning medical marihuana

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MAY 3, 2016**

Board Information (BI)

From: Karla Hudson [<mailto:Hudson.KC@live.com>]

Sent: Monday, April 25, 2016 11:21 AM

To: Brett Dreyfus; Julie Brixie; Angie Wilson; ronstyka@gmail.com; Milton Scales; John Veenstra; Frank Walsh

Cc: 'CataBoard'

Subject: Meridian Redi-ride efficiency issues

Hello Board Members and Township staff,

I am writing you with my recent redi-ride experience as I want you to understand the issues from a user's perspective. This is an example of the need for efficiency improvements and the purpose of a continued work group to address issues such as this one. The tax paying citizens of this township need to know that their tax dollars are being used wisely. After you read the summary of my ride from this past Saturday I believe my experience just might leave you wondering if the citizens of your township are getting a quality transportation service.

So each Saturday I take my kids to music lessons at the MSU Community music school on Hagadorn just south of Grand River. Keep in mind I live at Lake Lansing and Hagadorn. The morning ride goes smoothly. However, the return trip was frustrating.

I was to be picked up at 11:40am. The ride comes ten minutes late at 11:50Am. Keep in mind I need to meet a Friend at my house at 12:40 to be at her wedding shower. Yes, I do have other things I am committed to in a day. When I scheduled my ride I consider my need to be home by 12:40 and guessed I would probably be home by no later than 12:10/12:15.

Oh, I was sure wrong about that one. Okay, ride is 10 minutes late. We get on the bus and there are two other passengers who have come from the Okemos Meijer. We leave Hagadorn and Grand River and travel East to Dobie road to drop the first passenger at some Hamilton Apartments. We then travel down Dobie heading South to Carriage Lane apartments. Keep in mind this is Saturday and traffic is busy.

After dropping these passengers at the very South East corner of the township the driver then takes me across the township to the Northwest corner and it is now 12:30. Now I get it, "shared ride" service but really from one end of the township to the absolute opposite corner. Does this look efficient at all? This is when the entire thing looks like it is traveling on auto pilot. As you can imagine I so regretted not just sending the CATA driver along and taking Uber from the Music school.

When these things happen I wonder what this must be like for individuals who depend on this service for regular life needs. As you read this I want you to think about if this is the way you want your elderly aunt treated or your best friends elderly mother or the friend you might have with the child with a developmental disability who needs to depend on this service regularly for grocery shopping, medical appointments or to get to their place of employment.

I appreciate the opportunity that the Township Board has given us to serve on a the Redi-ride work group. I believe that you as board members will gain some real insights as to the issues that have been happening over the past 15 years. I also hope that you will make it a goal to put in place some kind of transportation commission at the township level to make certain we have oversight on future transportation service providers. Every system in the township should have some form of "checks and

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balances" especially when tax payer funds are making the service happen and tax payers using the system are not always getting quality and efficient service. We are living in a different world than when Meridian Redi-ride was first created. The need to modernize this service to keep up with the changing advanced technology in transportation services is crucial. The ways the current service provider is approaching scheduling and routing are needing improvement and/or the township needs to consider a service provider than can keep up with these more modernized options.

I also want to once again encourage you to try out using redi-ride. Only until you walk in another's shoes can you really understand the entire experience. I also want to suggest that the Redi-ride committee meetings should be on Meridian Township calendar information in order that the public can give their input. Thank you for your time.

Karla Hudson
517-336-9830
6009 Skyline Drive

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Sandy Otto

From: "Christine Goodrick Beavers" <cgbeav777@gmail.com>
To: "Brett Dreyfus" "Elizabeth LeGoff" "John Veenstra" "Julie Brixie" "Ron Styka" "Milton L. Scales" "Angela Wilson"
Sent: Monday, April 25, 2016
Subject: Provision Living Development

I watched the replay of the Board meeting and am sorry I am so late in responding.

First I wish to say the comments by Clerk Dreyfus were very, very good. He said the Board needs to take control of their vision and that of the community and Master Plan, not react to developers and do what they want ,where they want. So kudos to Clerk Dryefus.

Like most of you I have also taken that final walk with a parent from home to retirement home, assisted living and nursing home. We used Burcham Hills which was very good since we only went from one floor, assisted living, to the nursing floor. It is in a beautiful,quite setting with gardens and walkways. Never in a million years would I put loved one in a facility abutting a highway without hospital or medical facilities nearby. We know many of our Meridian EMT calls are to this type of facility and this is just out of the way. Besides the noise what about wandering? Assisted living means a person ,for either mental or physical reasons cannot take care of themselves and need 24 hour supervision. Sometimes that supervision is distracted and people away. I do not think this should have anything to do with families visiting. This is about clients and their safety, away from fast, loud highway traffic and close to medical help .This location loses on both accounts.

Going back to Clerk Dryefus point .Why don't you do something spectacular on this property, like the Eastwood development? There is a lot of land in that area. I have tried to take the high road here but lets be honest, it is hard to figure out what our Township wants to be when it grows up. We have a State ranked school system, million dollar homes and neighborhoods, a tacky mall, Walmart and other big box stores ,chain restaurants like thousand of other towns across this country. Nice parks but used by a small percentage of residents, few outsiders. A friend from East Lansing told me, "Okemos does not have any character". I started thinking about that and I wondered "who does have character". Well, Old Town, Reo Town, Downtown and Eastwood. Those are places we go to walk , talk and eat. Nice areas to walk, away from heavy traffic. Smaller shops and more local. Even Eastwood has interesting stores and eatery's. National ,yes, but just a little more upscale. Why can't a model like Eastwood be developed instead of a parcel here or there for whatever developer comes along? If Lansing Twp. was able to bring in first class hotels, restaurants and shopping Meridian should. Geez, the Granger dump is up there. Maybe it is time to not be desperate and say this is what we want ,not what you want.

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Than you,

BI-2

Christine G. Beavers

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Sandy Otto

From: Brett Dreyfus
Sent: Wednesday, April 27, 2016 4:42 PM
To: Board; Frank Walsh
Cc: Mark Kieselbach; Peter Menser; Derek Perry
Subject: Public Libraries Could Opt Out of TIFs

Public libraries could opt out of TIFs (Tax Increment Financing)

A package of bills to allow library boards to opt out local library millages from tax capture for tax increment financing (TIF) authorities was overwhelmingly approved by the Senate in March. These TIF authorities--brownfield redevelopment, tax increment finance, downtown development, corridor improvement, water resource improvement tax increment finance, local development finance, or historical neighborhood tax increment finance authorities--would receive less revenue under the bills to be utilized for economic development. The bills have been referred to the House Tax Policy Committee. TIF reform has been at the forefront for several months as legislative discussions are ongoing in the House and Senate for a comprehensive overhaul. Reform measures being discussed include reporting requirements and penalties, consolidation of various TIF statutes, and elimination of unused TIF programs. The administration recently formed four workgroup to look at possible reforms.

Here's what the Ann Arbor District Library Executive Director had to say about how TIFs affect library operations:

The long and short of it is this: When a community votes a millage into effect for their local library, TIF diversions in that community take taxes off the top of the Library millage and that money does not go to the purpose it was originally voted to support. There is great good in Brownfield Redevelopment, and Downtown Development Authorities provide important infrastructure and economic development support for communities. The cost can be too high, though, for tax supported public institutions. Legislation providing TIF opt-in or opt-out language needs to be adopted. Libraries can only use taxes for library purposes. Libraries have no other taxing options available to support themselves. Library Boards are responsible for providing certain services with voted millages, and expectations for those services do not decrease with a decreased tax base (due to tax diversion to TIFs).

Brett Dreyfus

Meridian Township Clerk

Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

DIRECT LINE: (517) 853-4324
dreyfus@meridian.mi.us
www.meridian.mi.us

"Building an environmentally & economically sustainable community!"

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MAY 03 2016

Sandy Otto

From: Milly Ann <cogomodo313@aol.com>
Sent: Wednesday, April 27, 2016 7:50 AM
To: Board; cogomodo313@aol.com
Subject: MERIDIAN STRATFORD PLACE SENIOR COMPLEX AND WHOLEFOODS

GOOD MORNING...I AM ONCE AGAIN INQUIRING AS TO THE STATUS OF INSTALLING THE "NO PARKING" SIGNS TO THE EMERGENCY ROAD ACCESS AND TO SIRHAL DRIVE BEHIND CORAL GABLES AS PROMISED 3 YEARS AGO.

AS YOU KNOW, WHOLE FOODS HAS OPENED ITS DOORS FOR BUSINESS AND EMPLOYEES AND CUSTOMERS ARE PARKING IN SIRHAL DRIVE AND THE EMERGENCY ACCESS FROM SIRHAL TO WHOLE FOODS PARKING AREA WHICH MEANS NOTHING CAN BE ENFORCED IF NOT POSTED.

IN THE EVENT THAT YOU HAVE FORGOTTEN ABOUT YOUR RESPONSE TO OUR PETITION THAT WAS SUBMITTED TO YOU ABOUT 3 YEARS AGO WHERE YOU ASSURED US THAT OUR STREET AND THE ACCESS WOULD NOT BE AFFECTED BY ADDITIONAL TRAFFIC, PLEASE ACCEPT THIS AS A REMINDER OF YOUR PROMISE AND TO PLEASE POST THE "NO PARKING" SIGNS AS SOON AS POSSIBLE.

IT MIGHT BEHOOVE YOU TO ALLOW GEORGE TESSARIS, OWNER OF THE EMPTY LOT BESIDE THE EMERGENCY ACCESS AND ACROSS FROM OUR SENIOR COMPLEX ON SIRHAL DRIVE, TO CHANGE THE ZONING ON THAT LOT AND PUT ADDITIONAL PARKING ON HIS LOT WHICH THEN WOULD PROTECT OUR SENIORS, THEIR CAREGIVERS, FAMILY AND FRIENDS THE SAFETY FOR ALL OF US THAT WAS ORIGINALLY INTENDED. ALSO, THERE IS PLENTY OF ROOM BEHIND WHOLE FOODS AND IF IT COULD BE APPROVED FOR IMPROVEMENT TO ALLOW EXTRA PARKING, THAT WOULD WORK WELL, ALSO.

CAN YOU PLEASE NOTIFY ALL PARTIES CONCERNED OF CARRYING OUT ANYTHING THAT WOULD THEN ALLOW THE SAFETY AND SECURITY TO ALL AND GET THIS MATTER TAKEN CARE OF RIGHT AWAY?

THANK YOU VERY MUCH.

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Mildred Crothers
2790 Sirhal Drive, #120
East Lansing, MI 48823

Email: cogomodo313@aol.com

Phone: 517-481-6563

 Milly Ann 

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Sandy Otto

From: Shirley Decker <mertsmeats@gmail.com>
Sent: Friday, April 29, 2016 9:23 AM
To: Board
Subject: bridge on okemos road

Hello Meridian Township Board Members:

We would like to take a few moments to ask about the bridge on Okemos road by Wonch Park. That north bound lane has been closed for weeks and weeks now, but it seems that there is no work being done during all of that time. We would like to inquire as to when the construction is going to begin so that it can get finished. The inconvenience to Meridian Township residents is astronomical, and therefore, a detriment to all businesses in the Okemos area that used to have patrons from the south side of that bridge. Many of our patrons are shopping elsewhere because of the traffic issues and the inconvenience to them. Once those shopping patterns are established, it is difficult to get those customers back again - past experience dictates that. This has to be affecting more than just our store and it affected us right from the onset of closure.

We would like a response as to why these lanes are closed if there is no construction being accomplished please.

Thank you for your time. We do appreciate your service to the community.

Shirley and Brandon Decker
Mert's Meats
517-574-5014

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9A

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MAY 3, 2016**

Commission Linkage (CL)

Darla Jackson

From: Rebecca Jones-Henry <joneshen1@ceicmh.org>
Sent: Friday, April 22, 2016 2:22 PM
To: Darla Jackson

Follow Up Flag: Follow Up
Due By: Friday, April 22, 2016 3:22 PM
Flag Status: Flagged

It is with sadness that I resign as a member of the Community Resources Committee for Meridian Township. Due to relocation and life changes, I must communicate my departure. I thank you all for allowing me to be part of the township so intimately. I am sad to leave it.

Thank you,

Rebecca Jones-Henry | MA, LLPC
Early Intervention Services, Families Forward
Community Mental Health Authority of Clinton, Eaton, Ingham Counties



Community
MENTAL HEALTH
CLINTON • EATON • INGHAM

telephone: 517-887-5256
fax:
email: joneshen1@ceicmh.org
website: www.ceicmh.org

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Sandy Otto

From: Henry Kwok [mailto:hkn7919@gmail.com]

Sent: Monday, April 25, 2016 12:24 PM

To: Martha Wyatt; Brian Beauchine; Betsy LeGoff (bele.48823@gmail.com); Carol Ohlrogge; jacksonp@comcast.net; Lane, Kenneth P.

Subject: resignation announcement

Hello ZBA members & staff,

I am writing to put in my resignation for the alt ZBA position effective immediately. It was a very insightful experience into how one piece of the local government works to make the entire community whole.

With my other business venture, Pub Meridian set to open in the coming months; I'll need to divert most of my attention to running this business along with the current business, Asian Buffet. Also I have a healthy newborn girl that just came into our lives last week and parenthood will take its toll on my ability to do what I am required to do. With work and a child combined, I will be overwhelmed with responsibilities and would be unable to effectively do my duties as an Alt ZBA member.

Thank you Meridian Township Trustees for appointing me into this position with such short notice. Thank you ZBA members and the planning staff for preparing for our meetings which I feel are very efficient and effective. Hopefully later in the future I will be able to give my time into public service and contribute to maintain this excellent community in which my business and my family call home.

Thanks,

HENRY KWOK
General Manger @ Asian Buffet

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MAY 03 2016

**Charter Township of Meridian
Board Meeting
5/3/2016**

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

COMMON CASH	\$ 84,907.61
PUBLIC WORKS	418,430.03
TRUST & AGENCY	-
TOTAL CHECKS:	\$ 503,337.64
CREDIT CARD TRANSACTIONS	2,326.11
TOTAL PURCHASES:	<u>\$ 505,663.75</u>
ACH PAYMENTS	<u>\$ 516,514.52</u>

mmmm
4-28-16

04/28/2016 01:55 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 04/28/2016 - 05/03/2016
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. 56TH DISTRICT COURT	CASH BOND-JACOB B. SULZMAN	200.00	92239
2. AUTO VALUE OF EAST LANSING	2016 REPAIR PARTS	27.99	
	2016 REPAIR PARTS	59.95	
	2016 REPAIR PARTS	151.24	
	2016 REPAIR PARTS	50.79	
	2016 REPAIR PARTS	50.98	
	2016 REPAIR PARTS	97.66	
	2016 REPAIR PARTS	51.66	
	TOTAL	490.27	
3. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING	975.40	
4. BOYNTON FIRE SAFETY SERVICE	ANNUAL FIRE SURPRESSION TEST AND INSPECTIONS 2016	475.00	
	ANNUAL FIRE SURPRESSION TEST AND INSPECTIONS 2016	175.00	
	ANNUAL FIRE SURPRESSION TEST AND INSPECTIONS 2016	175.00	
	ANNUAL FIRE SURPRESSION TEST AND INSPECTIONS 2016	175.00	
	TOTAL	1,000.00	
5. BRD PRINTING	MERIDIAN MONITOR	2,028.99	
	MERIDIAN MONITOR	339.23	
	TOTAL	2,368.22	
6. BSN SPORTS	BASES FOR WILLIAMSTON FIELDS	65.94	
7. CAM COTTAGE INDUSTRIES	PEAT PLUS	399.27	
8. CDW	WINDOWS PRO LICENSE WITH SOFTWARE ASSURANCE	2,521.90	
9. CHANNING L BETE CO INC	UPDATED AHA TRAINING MATERIALS	798.43	
10. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	25.70	
11. COMCAST CABLE	INTERNET SERVICE	178.02	
	HNC - SERVICE	165.00	92237
	INTERNET SERVICE	84.90	
	SERVICE	4.27	92237
	TOTAL	432.19	
12. COURTESY FORD	FORD REPAIR PARTS 2016	176.97	
	FORD REPAIR PARTS 2016	30.53	
	FORD REPAIR PARTS 2016	28.38	
	FORD REPAIR PARTS 2016	157.68	
	TOTAL	393.56	
13. D & K TRUCK CO	10 YD DUMP TRUCK REPAIRS	52.26	
14. D.A.R.E. INDIANA, INC	OFFICER TRAINING FOR B. LEROY/ 6.5.2016	1,000.00	
15. DELTA DENTAL	MAY PREMIUM	12,036.10	
16. EW SPARROW ASSOCIATION INC	TESTING - MARCH	655.00	
17. JANE GREENWAY	REIMBURSEMENT FOR APRIL MILEAGE	35.64	
18. JESSICA FERRIGAN	INSTRUCTOR FEE FOR OVER 50 - APRIL	176.00	
19. JOHNSON & ANDERSON INC	CONVERSION OF FLEET SERVICES CMMS TO CITYWORKS PER	6,330.00	

04/28/2016 01:55 PM
User: hudecek
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/28/2016 - 05/03/2016
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
20. KOTZ SANGSTER WYSOCKI, P.C.	ATTORNEY FEES	526.50	
21. LANSING SANITARY SUPPLY INC	STANDING PO - CLEANING SUPPLIES/EQUIPMENT	63.00	
	STANDING PO - CLEANING SUPPLIES/EQUIPMENT	81.60	
	TOTAL	144.60	
22. LANSING UNIFORM COMPANY	7 BODY ARMOR, LEVEL IIIA 2 CARRIERS, SOFT TRAUMA P	595.00	
	FALL INSPECTION - POLICE SHOES AND BOOTS	35.00	
	TOTAL	630.00	
23. LARRY D STIFFLER	EMERGENCY TREE REMOVAL SCHOOL ST HOUSE	600.00	
24. M3 GROUP INC	BRAND ASSESSMENT & GOAL/PLAN SETTING	17,750.00	92238
25. MARYANN GROOP	REIMBURSEMENT FOR EXPENSE MMTA	99.71	
26. MERIDIAN COMMUNITY BAND	MUSICAL PERFORMANCES	1,700.00	
27. MERIDIAN TOWNSHIP	FLEX FOR 4/29/16 PAY ROLL	1,234.66	
28. MICHIGAN ASSESSORS ASSOCIATION	MEMBERSHIP FOR M. TOWNSEND	75.00	
	CONTINUING EDUCATION M. TOWNSEND/ C. GROCE	300.00	
	TOTAL	375.00	
29. MICHIGAN SUPPLY CO	MISC PARTS FOR HARTWICK PARK	159.95	
30. MICHIGAN.COM	FARMERS MARKET ADV FOR MARCH	160.50	
31. MOLLY NEVINS	INSTRUCTOR FEE OVER 50 - APRIL	160.00	
32. MUNICIPAL ADVISORY COUNCIL OF MICH	OVERLAPPING DEBT INFO YEAR ENDING 12/31/16	100.00	
33. NAPA	FLEET REPAIR PARTS 2016	30.00	
	FLEET REPAIR PARTS 2016	87.36	
	FLEET REPAIR PARTS 2016	166.34	
	FLEET REPAIR PARTS 2016	47.86	
	FLEET REPAIR PARTS 2016	29.69	
	FLEET REPAIR PARTS 2016	124.00	
	TOTAL	485.25	
34. PIONEER	FIELD MARKING PAINT	2,840.00	
35. PROFESSIONAL BENEFITS SERVICES INC	ADMINISTRATION FOR APRIL	128.00	
	ADMINISTRATION FOR MAY	132.00	
	TOTAL	260.00	
36. PROGRESSIVE AE	LAKE LANSING CONSULTING SERVICES	70.00	
	LAKE LANSING CONSULTING SERVICES	4,716.00	
	LAKE LANSING CONSULTING SERVICES	2,231.13	
	TOTAL	7,017.13	
37. PRO-TECH MECHANICAL SERVICES	LABOR ON FURNACE	175.00	
38. RESERVE ACCOUNT	TWP MONTHLY POSTAGE 2016 - MAY	3,000.00	
39. ROBERT JURHS	REIMBURSEMENT FOR MILEAGE	30.24	

04/28/2016 01:55 PM
User: hudecek
DB: Meridian

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BANK CODE: GF

Vendor Name	Description	Amount	Check #
40. SAFETY SYSTEMS INC			
	ANNUAL ALARM SERVICE AGREEMENT	90.00	
41. SCS SYSTEMS			
	MAINTENANCE CONTRACT	195.00	
	MAINTENANCE FEE FOR SEPTIC SYSTEM @ N MERIDIAN RD	210.00	
	TOTAL	405.00	
42. SOLDAN'S FEED & PET SUPPLIES			
	CANINE SUPPLIES FOR TWO DOGS	46.99	
	CANINE SUPPLIES FOR TWO DOGS	32.99	
	TOTAL	79.98	
43. SPARTAN DISTRIBUTORS			
	TORO REPAIR PARTS	1,180.49	
	TORO REPAIR PARTS	1,271.80	
	TORO REPAIR PARTS	116.30	
	TORO REPAIR PARTS	739.38	
	TORO REPAIR PARTS	28.58	
	TORO REPAIR PARTS	79.88	
	TORO REPAIR PARTS	40.12	
	TOTAL	3,456.55	
44. SUPREME SANITATION			
	PORTABLE TOILET RENTAL	320.00	
	PORTABLE TOILET RENTAL	40.00	
	TOTAL	360.00	
45. THE HARKNESS LAW FIRM PLLC			
	LEGAL FEES-UTC	6,709.39	
46. THE LINCOLN NAT'L LIFE INS CO			
	MAY - PREMIUM	3,568.66	
47. THE POLACK CORPORATION			
	CONTRACT SERVICES	1,059.88	
48. TRI-COUNTY EM CONTROL AUTHORITY			
	DRUG BOX EXCHANGE FORMS	23.70	
49. TVU NETWORKS			
	MONTHLY SERVICE	500.00	
50. US BANK EQUIPMENT FINANCE			
	CONTRACT PAYMENT	954.00	
	CONTRACT PAYMENT	104.03	
	TOTAL	1,058.03	
51. WOODCRAFT KITS			
	SUPPLIES FOR NEST BOX CLASSES @ HNC	192.00	
TOTAL - ALL VENDORS		84,907.61	

04/28/2016 01:54 PM
User: hudecek
DB: Meridian

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BANK CODE: PW

Vendor Name	Description	Amount	Check #
1. CITY OF EAST LANSING			
	MERIDIAN TOWNSHIP SEWER OPERATIONS-MAY 2016	146,667.00	
2. EAST LANSING MERIDIAN WATER			
	OPERATING COSTS JAN TO JUN 2016 ELMWSA	225,862.09	
3. FISHBECK, THOMPSON, CARR & HUBER			
	WETLAND CONSULTING FEES	23,387.40	
4. FORESTRY SUPPLIERS, INC			
	PARTS	278.71	
5. IDC CORPORATION			
	REPAIR SERVICE FOR LIFT STATIONS	395.00	
6. JACK DOHENY COMPANIES INC			
	PACP TRAINING	2,925.00	
7. JOHNSON & ANDERSON INC			
	SCADA PROTOCOL UPGRADE PROPOSAL 10-5-15 J&A#17678	15,220.00	
	CITYWORKS IMPLEMENTATION-STEPS 1&2 OF YOUR JANUARY	3,111.25	
	TOTAL	18,331.25	
8. PATRICK BOOG			
	REFUND OVERPM'T FINAL BILL @ 5598 SILVERLEAF CT	80.50	
9. PAUL & STEPHANIE STURGIS			
	REFUND OVERPM'T FINAL BILL @ 2523 DUSTIN RD	79.23	
10. THE LINCOLN NAT'L LIFE INS CO			
	MAY - PREMIUM	423.85	
TOTAL - ALL VENDORS		418,430.03	

Date	Merchant Name	Amount	Name
2016/04/25	ADOBE	\$63.58	DARKUS BEASLEY
2016/04/24	ADOBE *ACROPRO SUBS	\$15.89	DEREK PERRY
2016/04/21	AMAZON MKTPLACE PMTS	\$32.99	WADE PRESTONISE
2016/04/23	COMCAST OF LANSING	\$12.81	KRISTI SCHAEDING
2016/04/24	CONTENTDJ INC	\$49.00	DEBORAH GUTHRIE
2016/04/21	D & G EQUIPMENT INC	\$139.03	KEN PUNG
2016/04/26	D & G EQUIPMENT INC	\$217.50	KEN PUNG
2016/04/22	D J*WALL-ST-JOURNAL	\$98.97	JULIE BRIXIE
2016/04/26	DOMINO'S 1206	\$27.29	DARKUS BEASLEY
2016/04/25	FACEBK *E89DF9NMT2	\$50.07	DEBORAH GUTHRIE
2016/04/21	FACEBK *JYLK79EMT2	\$24.99	DEBORAH GUTHRIE
2016/04/21	GIH*GLOBALINDUSTRIALEQ	\$72.03	DENNIS ANTONE
2016/04/21	HAMMOND FARMSLANDS	\$187.00	ROBERT STACY
2016/04/23	HAMMOND FARMSLANDS	\$13.75	ROBERT STACY
2016/04/23	HAMMOND FARMSLANDS	\$13.75	ROBERT STACY
2016/04/25	JACK DOHENY COMPANIES NOR	\$70.00	ROBERT MACKENZIE
2016/04/26	JACK DOHENY COMPANIES NOR	(\$70.00)	ROBERT MACKENZIE
2016/04/26	JACK DOHENY COMPANIES NOR	\$70.00	ROBERT MACKENZIE
2016/04/25	MI ASSOC OF BROADCASTERS	\$50.00	ANDREA SMILEY
2016/04/21	MICHIGAN TOWNSHIPS ASS	\$101.00	MARTHA WYATT
2016/04/22	OKEMOS HARDWARE INC	\$74.96	TOM OXENDER
2016/04/26	PANERA BREAD #715	\$31.75	SCOTT DAWSON
2016/04/22	SE EQUIPMENT HOLT	\$84.25	TODD FRANK
2016/04/25	SOLDAN'S FEEDS & PET S	\$8.94	CATHERINE ADAMS
2016/04/21	STAMP-RITE INC	\$57.00	KATHERINE RICH
2016/04/22	THE COMFORT INN	\$382.50	JULIE BRIXIE
2016/04/22	THE HOME DEPOT 2723	\$8.91	DENNIS ANTONE
2016/04/25	THE HOME DEPOT 2723	\$85.81	TODD FRANK
2016/04/23	THE HOME DEPOT 2723	\$214.30	JANE GREENWAY
2016/04/21	THE HOME DEPOT 2723	\$15.87	KEITH HEWITT
2016/04/26	TRACTOR SUPPLY #1149	\$29.99	KEN PUNG
2016/04/21	UNOCLEAN	\$62.84	LAWRENCE BOBB
2016/04/25	WAL-MART #2866	\$29.34	CHRISTOPHER DOMEYER

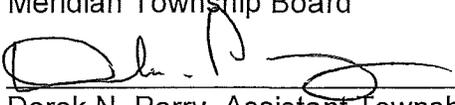
\$2,326.11

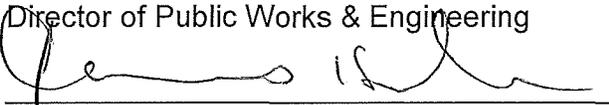
ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
04/21/16	Blue Cross/Blue Shield	122,549.96	P'mt of Employee Insurance
04/22/16	MERS	33,234.12	Employee Retirement
04/28/16	ICMA	33,720.28	Payroll Deductions 4/29 Payroll
04/28/16	Various Financial Institutions	236,225.78	Direct Deposit 4/29 Payroll
04/29/16	IRS	90,784.38	Payroll Taxes 4/29 Payroll
	Total ACH Payments	<u><u>516,514.52</u></u>	

MEMORANDUM

TO: Meridian Township Board

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


 Younes Ishraidj, Chief Engineer

DATE: April 27, 2016

RE: Re-appointments to the Lake Lansing Watershed Advisory Committee

The plan adopted for the Lake Lansing Watershed Management Special Assessment District created an Advisory Committee. It consists of four lakefront property owners (Tier 1), two off-lake (Tier 2) property owners, the Ingham County Drain Commissioner, and a township staff person. Ingham County Parks has been a full participant also.

The purpose of the committee is to implement the watershed management plan. The six property owners serve staggered 2-year terms, ending April 30, with 50% overlap. Meetings are informal and are held in the Meridian Township Municipal Building, voluntarily promulgated under the Open Meetings Act.

The following members will continue to serve until April 30, 2017:

Robert Hollenshead	6068 Columbia	Tier One
Ronald Rowe	6247 E. Lake Drive	Tier One
Larry Wagenknecht	6097 Partridge	Tier Two

The Lake Lansing Advisory Committee recommends the following persons be re-appointed to the Lake Lansing Advisory Committee until April 30, 2018. Their Applications for Public Service are attached.

Timothy McCarthy	6076 Columbia	Tier One
Curtis Armbruster	6411 E. Reynolds	Tier One
Steven Culling	6193 Columbia	Tier Two

Proposed Motion:

“Move that the following property owners be re-appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2018: Timothy McCarthy, 6076 Columbia; Curtis Armbruster, 6411 E. Reynolds; Steven Culling, 6193 Columbia.”

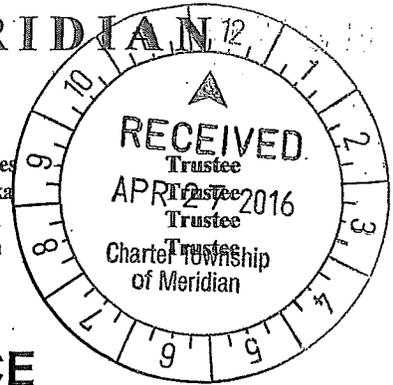
CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



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



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|--|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and
Building Hearing Officer | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Cable Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Economic Development Corporation | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

RETURNING MEMBER

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: CURTIS J. ARMBRUSTER
 Occupation: RETIRED Place of Employment: _____
 Home Address: 6411 E. REYNOLDS RD
 Phone: (days) 517 256 1604 (evenings) SAME E-mail: CURTARMY@AOL.COM
 Signature: CLJ. ALA Date: 4/10/16

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	<u>4.27.16</u>	Distro: <u>EL FW</u>	Application # <u>LLAC 1602</u>
Registered Voter:	<u>(Y) N</u>	<u>DP</u>	
Date Appointed:		<u>BD MEMBERS</u>	

Revised: April 28, 2015

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000
www.meridian.mi.us



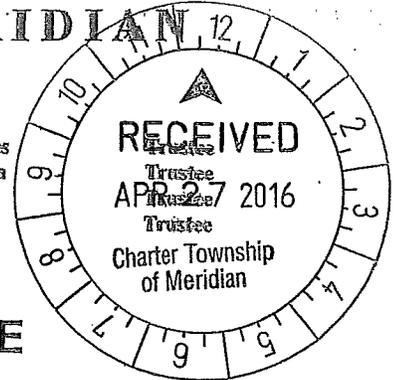
CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



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



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Cable Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Economic Development Corporation | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: STEVE CULLING
 Occupation: SENIOR ACCOUNT MGR Place of Employment: KENTWOOD OFFICE FURNITURE
 Home Address: 6193 COLUMBIA ST., HASLETT, MI 48840
 Phone: (days) 517-930-2440 (evenings) JAME E-mail STEEVECULLING@KENTWOOD
 Signature: [Signature] Date 4-27-16 OFFICE.COM

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	<u>4.27.16</u>	Distro: <u>EL FW</u>	Application # <u>LLAC 1603</u>
Registered Voter:	<u>(Y)N</u>	<u>DP</u>	
Date Appointed:		<u>BD MEMBERS</u>	

Revised: April 28, 2015

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

www.meridian.mi.us

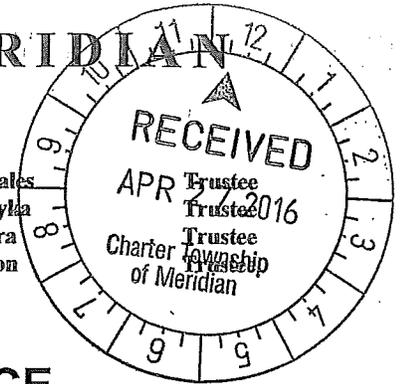


CHARTER TOWNSHIP OF MERIDIAN

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



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



APPLICATION FOR PUBLIC SERVICE

I am interested in service on one or more of the following public bodies as checked below:

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Cable Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input checked="" type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Economic Development Corporation | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

Indicate areas not included above which may warrant special attention or study that are of interest to you:

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: Timothy McCaethy
 Occupation: SALES Place of Employment: US ALLOYS
 Home Address: 6076 COLUMBIA
 Phone: (days) 517 3393590 (evenings) _____ E-mail _____
 Signature: Timothy McCaethy Date 4-12-16

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	<u>4.27.16</u>	Distro: <u>EL FW</u>	Application # <u>LAC1604</u>
Registered Voter:	<u>(Y)N</u>	<u>DP</u>	
Date Appointed:		<u>BY MEMBERS</u>	

Revised: April 28, 2015

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

www.meridian.mi.us



MEMORANDUM

TO: Township Board

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

DATE: April 28, 2015

RE: **2015 Order to Maintain Sidewalk
Special Assessment District No. 16 - Resolution No. 5**

Resolution No. 5 for the 2015 Order to Maintain Sidewalk Special Assessment District No. 16 is attached for your approval. Resolution No. 5 approves the special assessment roll and orders the amount to be paid and collected. The public hearing was held on April 26, 2016. No comments were made at the public hearing.

The total final assessment is \$5,221.42. The benefit for each property varies with the amount of sidewalk that was repaired. The individual assessments range from \$34.50 to \$756.13. Attached is a copy of the final assessment roll showing each assessment. The assessments include a 15% engineering cost.

Proposed Motion:

“Move to approve the 2015 Order to Maintain Sidewalk Special Assessment District No. 16 - Resolution No. 5, which approves the special assessment roll; designates the project as “2015 Order to Maintain Sidewalk Special Assessment District No. 16”, the assessment roll as the “2015 Order to Maintain Sidewalk Special Assessment District No. 16 Special Assessment Roll”, and the district as the “2015 Order to Maintain Sidewalk Special Assessment District No. 16”; adopts the amount of \$5,221.42 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.”

Attachment

**2015 ORDER TO MAINTAIN SIDEWALK
SPECIAL ASSESSMENT DISTRICT NO. 16**

RESOLUTION NO. 5

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000, on Tuesday, May 3, 2016, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____
and supported by _____.

WHEREAS, pursuant to due notice to all record owners or parties in interest in, this Board did meet on April 26, 2016, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the 2015 Order to Maintain Sidewalk Special Assessment District No. 16, and

WHEREAS, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the 2015 Order to Maintain Sidewalk Special Assessment District No. 16 against benefiting properties; and

WHEREAS, the Township Board desires to confirm the special assessment roll;

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "2015 Order to Maintain Sidewalk Special Assessment District No. 16".
3. Said special assessment roll shall be designated as "2015 Order to Maintain Sidewalk Special Assessment District No. 16 Special Assessment Roll" and the district against which it is assessed shall be designated "2015 Order to Maintain Sidewalk Special Assessment District No. 16". The 2015 Order to Maintain Sidewalk Special Assessment District No. 16 Special Assessment Roll in the final amount of five thousand two hundred twenty one and 42/100 dollars (\$5,221.42), as prepared and reported to the

WARRANT

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

TO THE TOWNSHIP TREASURER
CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN

Attached hereto is the 2015 Order to Maintain Sidewalk Special Assessment District No. 16 Special Assessment Roll, and you are hereby commanded in accordance with Act No. 188 of the Michigan Public Acts of 1954, as amended, and in accordance with the directions of the Township Board in respect thereto, to collect the assessments in said roll, and on the first day of September following the date when any such assessments or any part thereof have become due to submit to the Township Board a sworn statement setting forth the names of the persons delinquent, if known, a description of the parcels of lands upon which there are delinquent assessments, and the amount of such delinquency including accrued interest and penalties computed to September 1 of such year.

Brett Dreyfus, CMMC, Township Clerk

DATED: _____

2015 ORDER TO MAINTAIN SIDEWALK
SPECIAL ASSESSMENT DISTRICT NO. 16
RESOLUTION 4 - REVISED

Parcel #	Subdivision	Lot No.	Repair Address	Mailing Address					Homeowner Cost		
				Primary Name	Street Address	City	ST	Zip			
1	33-02-02-09-159-015	EVERETT FARMS #5	WORDEN PARK NORTH	0	BARNSBURY	EVERETT FARMS HOMEOWNERS ASSOCIATION	PO BOX 335	HASLETT	MI	48840	\$258.75
2	33-02-02-09-130-001	EVERETT HILLS	1	2318	BARNSBURY	SUNDLAND, KATHY	2318 BARNSBURY RD	EAST LANSING	MI	48823	\$258.75
3	33-02-02-09-159-014	EVERETT FARMS #5	76	2321	BARNSBURY	REED, E ROMAINE, & MICHELLENE S	13098 BURGUNDY AVE	WARREN	MI	48089	\$57.50
4	33-02-02-09-160-014	EVERETT FARMS #4	62	2374	BARNSBURY	MARTINEZ, ELEAZAR	2374 BARNSBURY RD	EAST LANSING	MI	48823	\$583.50
5	33-02-02-09-161-008	WOOD CREEK SUB	10	2475	BARNSBURY	MASTERS, RICHARD & GREGORY TRUSTEES	2475 BARNSBURY RD	EAST LANSING	MI	48823	\$86.25
6	33-02-02-09-162-005	WOOD CREEK SUB	29	5800	BENT TREE	DANZIGER, JUDITH TRUST	5800 BENT TREE DR	EAST LANSING	MI	48823	\$57.50
7	33-02-02-09-130-011	EVERETT HILLS	11	5900	COVENTRY	LAMMERS, KEVIN M & KRISTIN M	5900 COVENTRY CIRCLE	EAST LANSING	MI	48823	\$51.75
8	33-02-02-09-103-001	EVERETT FARMS #2	37	5987	EVERETT LANE	JACKSON, ROBERT T & DEBRA KAY TRUSTEES	5987 EVERETT LANE	EAST LANSING	MI	48823	\$170.78
9	33-02-02-09-153-002	EVERETT WOODS	15	2358	KINGS CROSS	GUGGEMOS, BRIAN W & NICOLLE R	2358 KINGS CROSS	EAST LANSING	MI	48823	\$258.75
10	33-02-02-09-153-003	EVERETT WOODS	16	2366	KINGS CROSS	BROKER, RICHARD	2366 KINGS CROSS	EAST LANSING	MI	48823	\$86.25
11	33-02-02-09-152-004	EVERETT WOODS	4	2399	KINGS CROSS	BEKEMEIER, KARSTEN K & SARA J	2399 KINGS CROSS	EAST LANSING	MI	48823	\$86.25
12	33-02-02-09-153-009	EVERETT WOODS	21	2389	KINGS CROSS NORTH	LEMANSKI, GREGORY & BRENDA	2389 KINGS CROSS NORTH	EAST LANSING	MI	48823	\$258.75
13	33-02-02-09-161-023	WOOD CREEK SUB	25	2433	KINGS CROSS SOUTH	O'DONNELL, CASEY K & ANDREA B	2433 KINGS CROSS SOUTH	EAST LANSING	MI	48823	\$422.63
14	33-02-02-09-161-022	WOOD CREEK SUB	24	2441	KINGS CROSS SOUTH	LIU, RUIQI	2441 KINGS CROSS SOUTH	EAST LANSING	MI	48823	\$284.63
15	33-02-02-09-152-002	EVERETT WOODS	2	5736	WESTMINSTER	PILLON, JEFFREY & DIANE M	5736 WESTMINSTER WAY	EAST LANSING	MI	48823	\$207.00
16	33-02-02-09-152-003	EVERETT WOODS	3	5742	WESTMINSTER	KUO, HUNG JEN & YU-HWAI WU	5742 WESTMINSTER WAY	EAST LANSING	MI	48823	\$258.75
17	33-02-02-09-154-007	EVERETT WOODS	40	5763	WESTMINSTER	SANDHU, BALWINDER	5763 WESTMINSTER WAY	EAST LANSING	MI	48823	\$756.13
18	33-02-02-09-160-005	EVERETT FARMS	17	5884	WESTMINSTER	FISHER II, PAUL H & SANDRA	5884 WESTMINSTER WAY	EAST LANSING	MI	48823	\$57.50
19	33-02-02-09-128-003	EVERETT FARMS #2	22	5928	WESTMINSTER	HICKS, BARBARA A & RICHARD T TRUSTEES	5928 WESTMINSTER WAY	EAST LANSING	MI	48823	\$34.50
20	33-02-02-09-128-004	EVERETT FARMS #5	78	5942	WESTMINSTER	GUAN, ZHENGFEI & YUNFEI WU	16119 BRIDGEPARK DR	LITHIA	FL	33547	\$51.75
21	33-02-02-09-126-030	EVERETT FARMS #5	84	5953	WESTMINSTER	SMALLEY, JANE E	5953 WESTMINSTER	EAST LANSING	MI	48823	\$258.75
22	33-02-02-09-157-002	EVERETT FARMS	4	5883	YORK WAY	CALDWELL, WILSON & DELOIS	5883 YORK WAY	EAST LANSING	MI	48823	\$34.50
23	33-02-02-09-103-004	EVERETT FARMS #3	45	5944	YORK WAY	COSIO, ALVIN R & MA ISABEL D	5944 YORK WAY	EAST LANSING	MI	48823	\$350.00
24	33-02-02-09-103-002	EVERETT FARMS #3	47	5964	YORK WAY	GUGGEMOS, BERNARD W & SUSAN	5964 YORK WAY	EAST LANSING	MI	48823	\$310.50
\$5,221.42											

MEMORANDUM

11-A

13 - A

TO: Township Board

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

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

DATE: April 27, 2016

RE: MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan), request to develop a mixed use planned unit development in Section 33 (north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway)

T.A. Forsberg, Inc. and WestPac Michigan has submitted a proposal to establish a mixed use planned unit development (MUPUD) on multiple parcels located north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway, commonly referred to as Okemos Pointe. The approximate 37.29 acre site is zoned C-2 and includes 22 buildings, totaling approximately 467,800 square feet.

The residential portion of the project includes 19 multi-story apartment buildings and one multi-story mixed use building, with commercial space on the first floor and 12 apartment units on the second and third floors. The number of apartment units range from 354 to a maximum of 394 units depending on the configuration of the apartment buildings and mixed use building. A mix of apartments is offered and includes studio, one, two, and three bedroom apartments. The density ranges from 9.5 dwelling units per acre (354 units over 37.29 acres) to 10.56 dwelling units per acre if 394 apartments are constructed.

The existing warehouse at 2362 Jolly Oak Road is to be converted to a retail market, offering approximately 25,000 square feet of commercial space (ground floor and mezzanine). The existing multitenant commercial building at 2398 Jolly Road, with approximately 10,000 square feet of space, is included as part of the mixed project. Approximately 41,200 square feet of commercial space and 426,600 square feet of residential housing are proposed.

A special use permit (SUP #15101) is also required for a building or group of buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. Additionally a wetland use permit is being processed concurrently with the project, under Wetland Use Permit #16-02, for impacts to a regulated wetland in the northeast corner of the site and the creation of a wetland mitigation area.

MUPUD #15024 (T.A. Forsberg Inc. & Westpac Michigan)
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The Planning Commission held a public hearing on February 22, 2016 and further discussed the project at their March 14, 2016 meeting. At the public hearing the applicant noted soil borings had been conducted for buildings to be constructed as part of Phase 1 of the mixed use project. The soil borings revealed the presence of possible petroleum products in the soils near the existing industrial buildings where fuel tanks had been removed and remediation had taken place in the past. Based on these findings, a Phase 1 Environmental Site Assessment (ESA) was necessary. The applicant applied for and received a grant for the Phase 1 ESA from LEAP (Lansing Economic Area Partnership) and the Ingham County Brownfield Authority.

The Phase 1 ESA study concluded that a Phase 2 ESA study was necessary to evaluate the extent of possible contamination. The applicant received a second grant from LEAP/Lansing Brownfield Redevelopment Authority (LBRA) for a Phase 2 ESA, however the report was not finalized before the March 14, 2016 Planning Commission meeting. Since that time the report has been completed and a summary of the Phase 2 ESA findings is attached in this memorandum.

Based on the Phase 2 ESA findings the applicant intends to submit a brownfield plan to the Ingham County Brownfield Authority (BRA) for reimbursement of the remediation expenses. Currently the applicant is in the process of completing the remaining documentation for the brownfield plan and will then submit the application to BRA. A brownfield remediation plan requires a public hearing at the municipality where the project is located, approval by the Township Board, and approval by the County Board of Commissioners.

On March 14, 2106 the Planning Commission voted 9-0 to recommend approval. The reasons cited by the Planning Commission in its recommendation were as follows:

1. The subject site is conditionally zoned C-2 (Commercial), with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance.
2. The proposed density is a maximum of 10.56 dwelling units per acre.
3. The C-2 zoning district allows for a mixed used planned unit development.
4. The proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site.
5. The proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities.
6. The proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways.
7. The proposed mixed use planned unit development is adequately served by public water and sanitary sewer.

MUPUD #15024 (T.A. Forsberg Inc. & Westpac Michigan)
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8. The number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

Since the March 14, 2016 meeting the applicant has submitted plans with minor revisions which include the following changes:

- One leg of the proposed 8-foot wide pathway is located south of the proposed wetland mitigation area where previously the pathway had crossed the wetland mitigation area.
- The configuration of the wetland mitigation area has been revised to match the design used for Wetland Use Permit #16-02.

Township Board Options

The Township Board may approve, approve with conditions, or deny MUPUD #15024. A resolution will be provided for consideration at a future meeting.

Copies of staff memorandums and minutes of the Planning Commission's meetings are attached.

Attachments

1. Staff memorandums dated February 19, 2016 and March 11, 2016
2. Planning Commission minutes dated February 22, 2016 (public hearing) and March 14, 2016 (decision)
3. Phase 2 ESA Summary of Findings, dated April 27, 2016
4. Building Elevations prepared by Zehren and Associates, Inc., dated June 12, 2015
5. Site plans prepared by KEBS, Inc. dated April 21, 2016
6. Color Renderings of the Mixed Use Project, received by the Township on April 21, 2016

**Mixed Use Planned Unit Development #15024
(T.A. Forsberg, Inc. and WestPac Michigan)
REVISED PLANS
February 19, 2016**

APPLICANT: T.A. Forsberg, Inc. and WestPac Michigan
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Owner (Forsberg Family)

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: *C-2 (Commercial) and C-2 (Commercial)

LOCATION: North of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway

AREA OF SUBJECT SITE: Approximately 37.29 acres

EXISTING LAND USE: Industrial/Office/Commercial/Warehouse buildings and Undeveloped

FUTURE LAND USE: Residential 5.0-8.0 dwelling units per acre (du/a); Office, and Commercial

EXISTING LAND USES IN AREA

North: Coyote Creek Condominiums & Consumers Energy Right-of-Way
South: Commercial and Farrins Parkway
East: Office, commercial, and hotel
West: Single-family residential and office

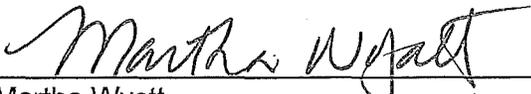
CURRENT ZONING IN AREA: North: RD (Multiple Family, 8 units per acre)
South: C-2 (Commercial)
East: PO (Professional and Office) & C-2 (Commercial)
West: RR (Rural Residential), RA (Single family, Medium Density) residential, and PO (Professional and Office)

FUTURE LAND USE MAP: North: Institutional
South: Commercial
East: Commercial, Office, & Residential 5.0-8.0 du/a
West: Residential 0.5-1.25 du/a, Res.1.25-3.5 du/a, and Office

* Denotes Conditional Rezoning

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: February 19, 2016

RE: MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan), **revised** request to develop a mixed use planned unit development in Section 33 (north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway)

The Planning Commission held a public hearing on August 10, 2015 regarding the request from T.A. Forsberg, Inc. and WestPac Michigan to establish a mixed use planned unit development (MUPUD) on multiple parcels located north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway, commonly referred to as Okemos Pointe. The original project area of 33.73 acres was rezoned to C-2 (Commercial) under Rezoning #15010, with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the MUPUD ordinance (Section 86-440).

A special use permit (SUP #15101) is also required for a building or group of buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

Since the August 10, 2015 public hearing new information has been provided by the applicant and revised plans have been submitted. Due to the number of changes, the original request has been revised and new public hearings for MUPUD #15024 and SUP #15101 were scheduled. The applicant has provided a summary of the changes to the project which are discussed in this memorandum. Several maps are provided in this memorandum showing the new boundary lines of the project area.

The project area has increased in size from 33.73 to 37.29 acres with the addition of Okemos Pointe Plaza and associated parking at 2398 Jolly Road. The applicant also intends to purchase approximately 0.9 acres of the 2.66 acre parcel located at 2360 Jolly Road, to be acquired from the property owner (Kurt Boegner/Value Tire Center). These properties are zoned C-2 (Commercial), and are not part of the original 33.73 acres of land that was conditionally rezoned under REZ #15010.

The original plan consisted of 21 multi-story apartment buildings with a total of 378 dwelling units and 642 beds. A stand-alone leasing office/club house was shown as well as a fitness center (Lifestyle Community Center), utilizing the existing building at 2362 Jolly Oak Road, which was to be renovated for the fitness center. The density for the original plan was 11.2 dwelling units per acre (378 dwelling units over 33.73 acres).

The revised plan includes 19 multi-story apartment buildings with a total of 342 dwelling units. The leasing office building has been replaced with a three story mixed-use building with approximately 6,200 square feet of commercial space on the first floor and 12 apartments on the upper floors. The same mix of apartments is offered and includes studio, one, two, and three bedroom apartments. The total number of dwelling units for all buildings is 354 units and 572 beds. The density is 9.5 dwelling units per acre (354 over 37.29 acres).

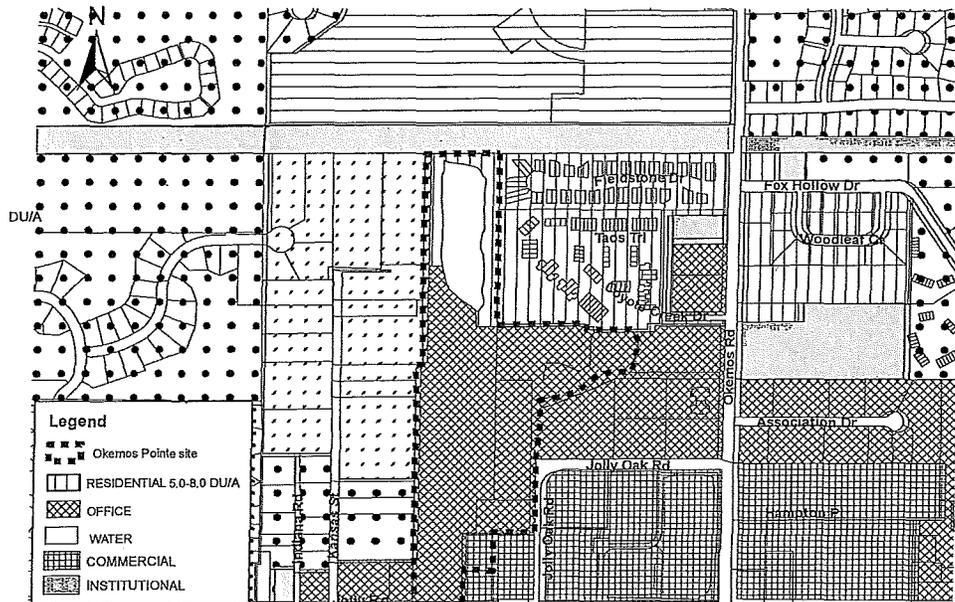
Other changes to the previous plan include the conversion of the existing warehouse at 2362 Jolly Oak Road to a retail market, offering approximately 25,000 square feet of commercial space (ground floor and mezzanine), in place of the fitness center.

The existing multitenant building at 2398 Jolly Road has approximately 10,000 square feet of commercial space. Approximately 7,880 square feet of the building is to be remodeled as a commercial kitchen and specialty market per the applicant. The total square footage of all 22 buildings on the revised plan is approximately 467,800 square feet, whereas the total square footage on the previous plan was approximately 579,500 square feet, with 23 buildings.

The building elevations (style and height) and building materials remain the same as the previous plans. Colored 3-D renderings of the buildings (for the revised plans) are provided, as well as building elevations of the retail market and mixed use buildings.

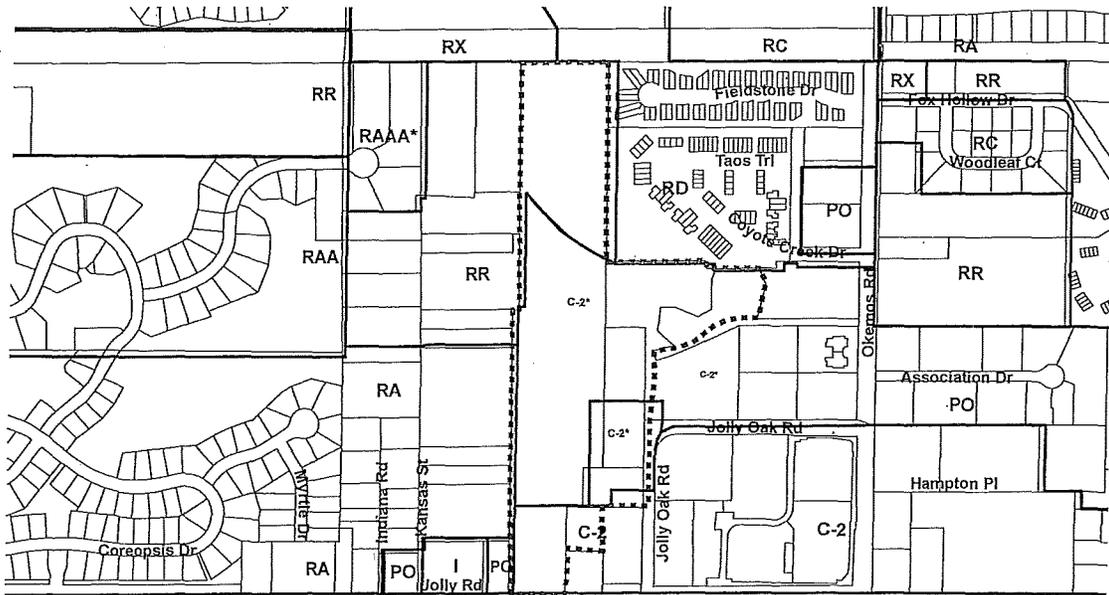
New traffic information was not provided by the applicant. A copy of the original Traffic Study, dated April 13, 2105 is provided as an attachment to this memorandum. The number of apartments has decreased since traffic study was done.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map of the 2005 Master Plan as Residential 5.0-8.0 dwelling units per acre (du/a), Commercial, and Office.

ZONING MAP



Approximately 33.73 acres of the subject site is conditionally zoned C-2 (Commercial) and the remaining 3.56 acres are zoned C-2. The C-2 zoning district requires a minimum lot area of 4,000 square feet and 100 feet of lot width. At approximately 37.29 acres, the subject site exceeds the minimum lot area and also exceeds the lot width with approximately 420 feet of frontage along Jolly Oak Road and approximately 280 feet along Jolly Road (at 2398 Jolly Road).

Other information submitted by the applicant is outlined below by topic.

Wetland Delineation Report

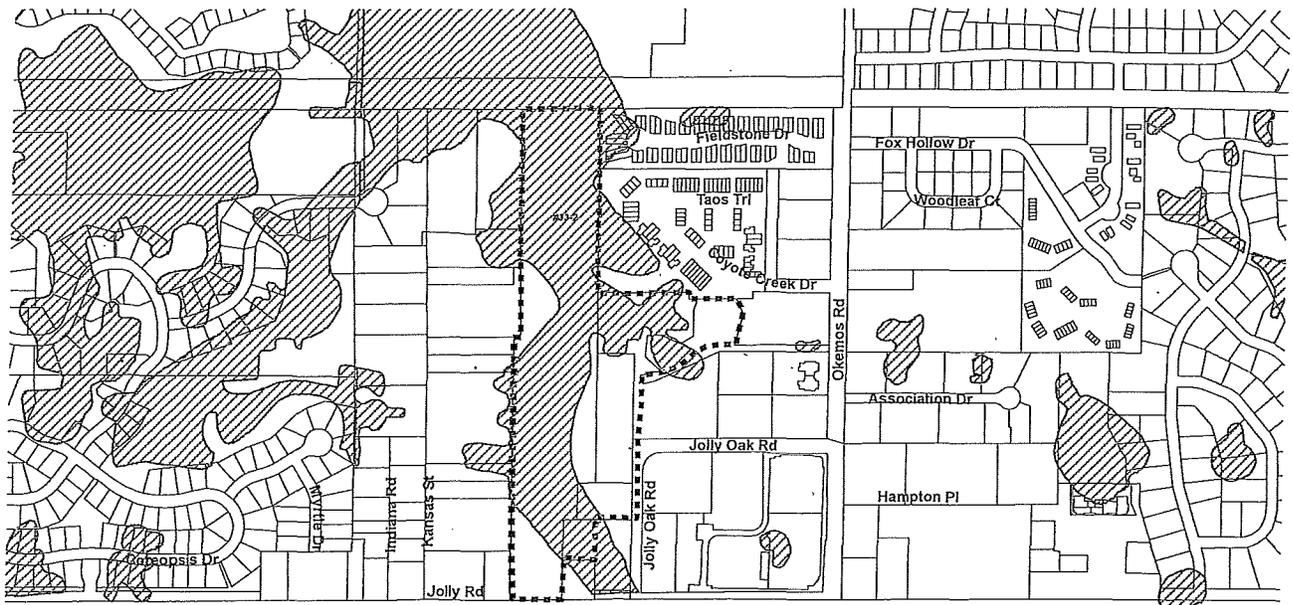
In November 2015, a wetland delineation report was submitted by the applicant for the wetlands located in the northern portion of the subject site. Four wetlands were delineated and are labeled as Wetland A, B, C, and D on the site plans. One apartment building was eliminated in the northeast corner of the site due to the new information on the location of the wetlands.

The Township's Environmental Consultant reviewed the delineation in the field and provided comments in a letter dated November 24, 2015 (Wetland Delineation/Verification #15-08). A few changes were made to the wetland boundaries based on the findings of the Township's Consultant. The wetlands shown on the site plans reflect those changes. The Township's Consultant determined all four wetlands are regulated by the Township and the Michigan Department of Environmental Quality (MDEQ).

A joint wetland use permit from the Township and MDEQ is required for work in a regulated wetland such as but not limited to the placement of fill in a regulated wetland, dredging or the removal of soil in a regulated wetland, draining surface water, or diverting, obstructing or impeding the flow of water into a regulated wetland.

The proposed plans show a portion of Wetland C is to be filled in order to provide a building area for one apartment building (Building P6). A wetland mitigation area is proposed north of Building P5. A wetland use permit will be required for the proposed work in the regulated wetland which will be reviewed and decided by the Township Board as part of the mixed use planned unit development.

WETLANDS



The Township Wetland Map shows a portion of Township Wetland #33-2 occurring on the site. The November 2015 wetland delineation defined the boundaries of four wetland as noted in this memorandum.

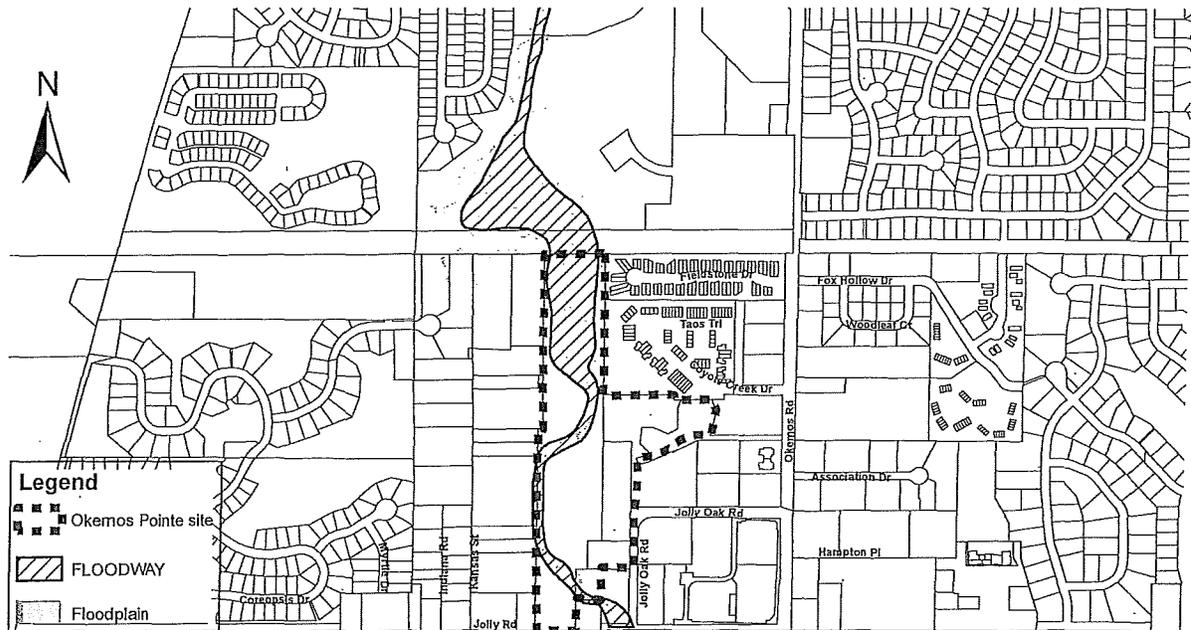
Smith Drain Improvements

The Ingham County Drain Commissioner's office (ICDC) is proposing improvements to the Smith Drain, however the overall design has not been finalized, including areas of the Smith Drain that are located on the subject site. Floodplain areas associated with the Smith Drain are shown on the plan, however floodplain elevations are not provided. Based on the Federal Emergency Management Agency (FEMA) maps, floodplain elevations in the project area range from 866 (north) to 873 feet (south) above mean sea level.

A special use permit is required for work in the 100-year floodplain, with approvals and permits from the Township, Michigan Department of Environmental Quality (MDEQ), the Federal Emergency Management Agency (FEMA), and the Ingham County Drain Commissioner's office, as applicable. Insufficient information is available at this time for staff to determine what permits and approvals will be required for work in the floodplain. Based on the revised plans, the northeast corner of Building M1 appears to be in the floodplain which requires a special use permit.

The applicant has noted a portion of the Smith Drain, located on the property they intend to acquire from Value Tire Center, will be modified to straighten and enclose the drain to allow a parking area with approximately 133 parking spaces to be constructed over the drain. Approvals and applicable permits for this portion of the project will be determined at a later date.

FLOODPLAIN



Phase 1 and Phase 2 Environmental Site Assessments (ESA)

The applicant has explained when soil borings were taken on the Okemos Pointe site, SME (environmental consulting firm) discovered the presence of possible petroleum products in the soils in and near the industrial buildings where fuel tanks had been removed and remediation took place in the past. Based on these findings, a grant for a Phase One Environmental Site Assessment (ESA) was approved by LEAP (Lansing Economic Area Partnership) and the Ingham County Brownfield Authority.

The Phase 1 ESA study concluded that a Phase 2 ESA study is necessary to evaluate the extent of possible contamination. The applicant received a second grant from LEAP/Lansing Brownfield Redevelopment Authority (LBRA) for a Phase 2 ESA. A summary of the findings of the Phase 1 ESA study and the approved Sampling and Analysis plan for the Phase 2 ESA study are provided.

Staff Analysis

The site layout remains generally the same as the previous plans with some changes to the building locations, additional parking spaces with purchase of an additional 0.9 acres, the inclusion of the existing retail center, and a mixed use building to replace the leasing office. The applicant has provided a comparative study showing the previous plan, the revised plan, and a site plan overlay showing the changes.

MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan)
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The proposed amenities remain the same as the previous plan and are shown on Sheet 10 of the revised plans.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance provides flexibility for the Planning Commission and Township Board to set appropriate standards during the review process (Section 86-440(f)(1)).

The following waivers are assumed based on the revised plans, which may be waived by the Township Board as part of the MUPUD:

Building and Parking Setbacks (Commercial adjacent to Residential Zoning)

Section 86-404(b)(3) requires a 100 foot rear or side yard setback, or a 60 foot setback if a double row of interlocking conifer trees is provided, when a commercially zoned property is adjacent to residential zoning. The setback applies to a building, parking, access drive, or other structure. The properties to the west are zoned RR (Rural Residential) and the properties located north of the subject site (Coyote Creek Condominiums) are zoned RD (Multiple Family, Low Density). Several of the apartment buildings, carport structures and parking do not meet the required setbacks as summarized below:

Building/carport/parking	Proposed Setback
F3	47 feet
M1	50 feet
M2	90 feet*
M3	90 feet*
M7	94 feet*
P6	75 feet*
P7	55 feet
Carports (west of Bldg. F2)	35 feet
Carports (north of Bldg. P7)	15 feet
Carports (south of Bldg. M1)	17 feet
Parking area (south of Bldg. F3)	45 feet

*If a double row of interlocking conifer trees are provided the required 60 foot setback would be met.

Building setbacks from the street

The required front yard setback for a building along Jolly Oak Road is 25 feet from the street right-of-way (ROW). The mixed use building (M10) is located 16 feet from the ROW.

Parking Area Setbacks

Where adjoining the same or other nonresidential district, the required setback for parking is 15 feet. The parking area south of the retail market building (converted building at 2362 Jolly Oak Road) is 9 feet at its closest point from the south property line.

A landscape plan has not been provided for the proposed development thus staff could not determine if the project generally complies with the typical landscaping requirements.

Architectural design

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. Scaled building elevations have not been provided thus staff could not confirm the status of the articulation.

Building Height. The maximum building height for a MUPUD project is 45 feet. The apartment buildings are 47'-0", to the top of the staircase towers based on the previous building elevations. A mean height elevation was not provided on the previous elevations.

Other possible waivers which may be waived by the Township Board as part of the MUPUD:

Setback from water features

Section 86-471 outlines requirements for setbacks from water features. Water features setbacks are associated with the Smith Drain with a 50 foot wide structure and grading setback and a 25 foot wide natural vegetation strip, as measured from the top of the bank of the Smith Drain. The setbacks are not shown on the submitted plans. Waivers may be granted should work be proposed within the 50 foot water features setbacks from a county drain.

The four wetlands shown on the plans are based on the recent wetland delineation from November 2015. A 20-foot wide structure and grading setback/natural vegetation buffer is required for the regulated and mitigated wetland areas, however a grading plan was not provided. Waivers may be granted should work be proposed within the water features setbacks.

Wetlands may exist within the Smith Drain with associated wetland setbacks, however wetland delineations or verifications have not been done.

As noted before, a joint wetland use permit from the Township and the State is required for any work in a regulated wetland. The applicant has not provided sufficient information on the plans for staff to determine potential impacts to the wetlands which may require waivers, separate approvals, or permits.

Window coverage

Per Section 86-440(f)(1)b.3., a minimum 50 percent window coverage must be provided on street level façades of a non-residential building. Elevation drawings of the retail market are provided however the applicant has indicated the drawings are conceptual in nature and will be finalized at a later date.

The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 district.

Location. The original project area was conditionally rezoned to C-2 (Commercial). The additional property shown on the revised plans is zoned C-2 (Commercial). Any use permitted by right or by special use permit in the underlying zoning as well as residential uses, is permitted in the MUPUD.

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Uses and Density. Single- and multiple-family uses are allowed up to a density of 14 dwelling units per acre when a site is being redeveloped for a use permitted by right or by special use permit in the underlying district and on the same parcel of land (Section 86-440(c)(2)c.). The density, based on 37.29 acres, is 9.5 dwelling units per acre (354 over 37.29 acres).

Amenities. One or more amenities are required for every MUPUD project and should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance.

The site plan lists the following amenities on Sheet 10:

1. Recycle center
2. Township path system
3. Covered bicycle parking/storage
4. Pocket parks (with one pavilion shown in a pocket park)
5. Public eating plaza
6. Uncovered bicycle racks
7. Public art
8. Bike repair station
9. Rehabilitation of a degraded site
10. 1st floor awnings and upper floor balconies
11. Underground utilities
12. Consolidation of multiple land parcels

The applicant listed the following additional amenities in the project summary that was submitted with the previous plans:

- Internal foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system
- Porches
- Public recreation services
- Public cultural venue with open area, stage, and gazebo
- Outdoor gathering spaces for residents and public
- LED light fixtures for outdoor lighting.
- A fishing pier is proposed on the east side of the detention pond, which may need a special use permit if located in the floodplain

At the public hearing on August 10, 2105 the applicant referenced a letter, dated August 10, 2015, from the Greater Lansing Housing Coalition (GLHC). The letter stated its support of the project and noted 3% of the apartment units were to be set aside for low-to-moderate income individuals and families. This equates to eleven apartment units.

Building materials. Per the information previously submitted, the exterior finish materials for the proposed buildings may include stone veneer, vertical corrugated metal siding, vinyl siding, fiber cement panels, Corten metal siding, and exposed steel. The mixed use ordinance discourages the use of vinyl and metal siding.

MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan)
Planning Commission (2/19/16)
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Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks and enclosed bike parking facilities are planned however specific details have not been provided for consideration (bike rack specifications and elevations of the bike parking facilities). Pipe railings are shown on the balconies. Specifications on benches or seating have not been provided.

A recycling center is proposed north of 2398 Jolly Road (existing retail building) however elevation drawings of the enclosure were not provided.

Bicycle Parking. Section 86-440(f)(3)d. states bicycle parking shall be separated from automobile parking in visible locations. The site plan states 224 bicycle parking spaces (112 bicycle racks) are provided which includes covered bicycle parking (48 covered spaces). The previous plan had 244 bicycle parking spaces which included 60 covered bicycle parking spaces.

Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c. The site plan shows parking on the front and rear sides of the buildings. Additional parallel parking spaces are shown on Jolly Oak Road, Water Lily Way, and on internal access drives.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371 and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height. The photometric plan previously submitted showed LED (outdoor) light fixtures. Further review of the photometric plan and outdoor light fixtures will occur during site plan review.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.

Sidewalks.

Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle Pathway system. The existing 7-foot wide Pedestrian/Bicycle pathway along the east side of Jolly Oak Road will connect into the subject site, however the exact route is under discussion at this time between the applicant and the Township's Engineering Department.

A cross-country trail is shown along the east side of the pond and travels south into the development. Internal circulation is provided via 5 foot and 7 foot wide sidewalks around the proposed buildings, with connections to the pathway, playgrounds and open space areas.

Other Comments

The Township Development Review Committee reviewed the plans and offered the following comments.

Fire Department:

- A fire suppression system is required for the proposed buildings.
- Fire alarms are required.
- Access for fire and safety vehicles appears to be adequate throughout the site.
- Additional fire hydrants may be required dependent on the fire suppression system.
- The retail center may require fire suppression.

Engineering

- If a restaurant or commercial kitchen is proposed for the retail center, an exterior grease interceptor is required.
- Special fees for the proposed sanitary sewer system are required (upstream benefit charges related to the Smith Drain).
- Easements for the existing water main and sanitary sewer mains on Water Lily Way are required.
- Work in the 100-year floodplain is proposed. Separate approvals are required from the Township, MDEQ, and FEMA, as applicable.

The applicant is requesting approval of the mixed use planned unit project in its entirety, with construction generally progressing from south to north. If not addressed at the time of approval, major amendments will be required for work in the 100-year floodplain and regulated wetlands. Additional approvals and permits from the Township, State, County, and Federal agencies may be required as well. To staff's knowledge, the applicant has not applied for any permits as of the date of this memorandum.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A motion will be provided at a future meeting.

Attachments

1. Staff memorandum for MUPUD #15024 dated August 7, 2015
2. Traffic Study, dated April 13, 2015, prepared by Bergmann Associates
3. Planning Commission minutes dated August 10, 2015
4. Letter from Greater Lansing Housing Coalition, dated August 10, 2015
5. Summary of building square footage, dated February 1, 2016
6. Communication from Will Randle, WestPac Michigan, dated February 4, 2016 (summary of revised project plans)
7. Communication from Will Randle, WestPac Michigan, dated February 8, 2016 (Okemos Pointe Brownfield Overview; Phase 1 Environmental Assessment Findings; and Sampling and Analysis Plan for Phase 2 Environmental Assessment)
8. Executed Confirmation for Phase 2 Environmental Assessment
9. Schematic Design Elevations of Retail Market and Mixed Use Building
10. Color Renderings of Revised Plans of Okemos Pointe
11. Site Plan dated July 20, 2015 (Sheet 1), prepared by KEBS, Inc.
12. Revised Site Plans dated January 25, 2016, prepared by KEBS, Inc.

**Mixed Use Planned Unit Development #15024
(T.A. Forsberg, Inc. and WestPac Michigan)
August 7, 2015**

APPLICANT: T.A. Forsberg, Inc. and WestPac Michigan
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Owner (Forsberg Family)

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: C-2 (Commercial)*

LOCATION: North of Jolly Road, north and west of Jolly Oak Road and north of Farrins parkway

AREA OF SUBJECT SITE: Approximately 33.73 acres

EXISTING LAND USE: Industrial/Office/Warehouse buildings and Undeveloped

FUTURE LAND USE: Residential 5.0-8.0 dwelling units per acre (du/a) and Office

**EXISTING LAND USES
IN AREA**

North: Coyote Creek condominiums & Consumers Energy
Right-of-Way
South: Commercial and Farrins Parkway
East: Office building and hotel
West: Single-family residential

CURRENT ZONING IN AREA: North: RD (Multiple Family, 8 units per acre)
South: C-2 (Commercial)
East: PO (Professional and Office)
West: RR (Rural Residential) and RA (Single family,
Medium Density) residential

FUTURE LAND USE MAP: North: Institutional
South: Commercial and Office
East: Commercial, Office, & Residential 5.0-8.0 du/a
West: Residential 0.5-1.25 du/a & Res. 1.25-3.5 du/a

MEMORANDUM

TO: Planning Commission

FROM: Martha Wyatt
Martha Wyatt
Associate Planner/Landscape Architect

DATE: August 7, 2015, 2015

RE: MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan) request to develop a mixed use planned unit development in Section 33 (north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway)

T.A. Forsberg, Inc. and WestPac Michigan have submitted a proposal to establish a mixed use planned unit development (MUPUD) on multiple parcels located north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway. The site, approximately 33.73 acres, is zoned C-2 (Commercial) and is located in Section 33 of the Township. The subject area was rezoned from PO (Professional and Office), I (Industrial), RR (Rural Residential) and C-2 (Commercial) to C-2 (Commercial) under Rezoning #15010, making the entire site zoned C-2. The rezoning was approved with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the MUPUD ordinance (Section 86-440).

The project, called Okemos Pointe, consists of 21 multi-story apartment buildings, a stand-alone leasing office/club house, and a fitness center (Lifestyle Community Center), utilizing the existing building at 2362 Jolly Oak Road, which is to be renovated for the fitness center. The site has frontage on one public street, Jolly Oak Road but can be accessed from Farrins Parkway (private Road), Water Lily Way (road status undetermined), and Jolly Road at the existing Forsberg Commercial Real Estate Agency entrance drive at 2446 Jolly Road.

A mix of studio, one, two, and three bedroom apartments is shown, with a total of 378 apartment units and 642 beds. The proposed density is approximately 11.2 dwelling units per acre (378 dwelling units over 33.73 acres). The applicant intends to construct the development in two phases. The first phase includes 10 apartment buildings in the southwest section of the site (Meadow group), leasing office, and fitness center. The second phase includes the construction of the remaining 11 apartment buildings.

The residential portion of the project is approximately 546,500 square feet. The commercial space includes the leasing office (3,000 square feet) and fitness center (up to 30,000 square feet) which totals approximately 33,000 square feet. The combined total of all 23 buildings is approximately 579,500 gross square feet.

The proposed amenities include significantly increased pervious surfaces; rehabilitation of degraded sites; foot and bicycle pathways and sidewalks that connect with the Township pedestrian/bicycle pathway system; covered bicycle parking/storage; bike repair station; first floor awnings and upper floor balconies; porches; public recreation services; public cultural venues; public art; outdoor gathering spaces for residents and public; underground utilities; and LED light fixtures for outdoor lighting.

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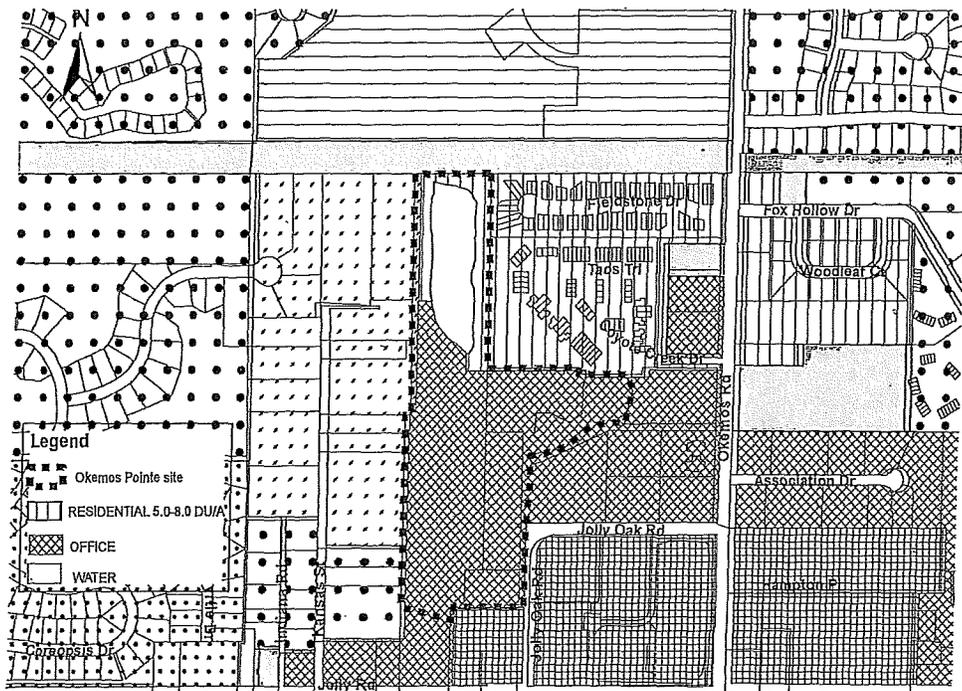
Additional amenities will be discussed in the Staff Analysis section of this memorandum.

A special use permit (SUP #15101) is also required for a building or group of buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

The applicant has requested a decision from the Planning Commission the same night as the public hearing for MUPUD #15024 and SUP #15101.

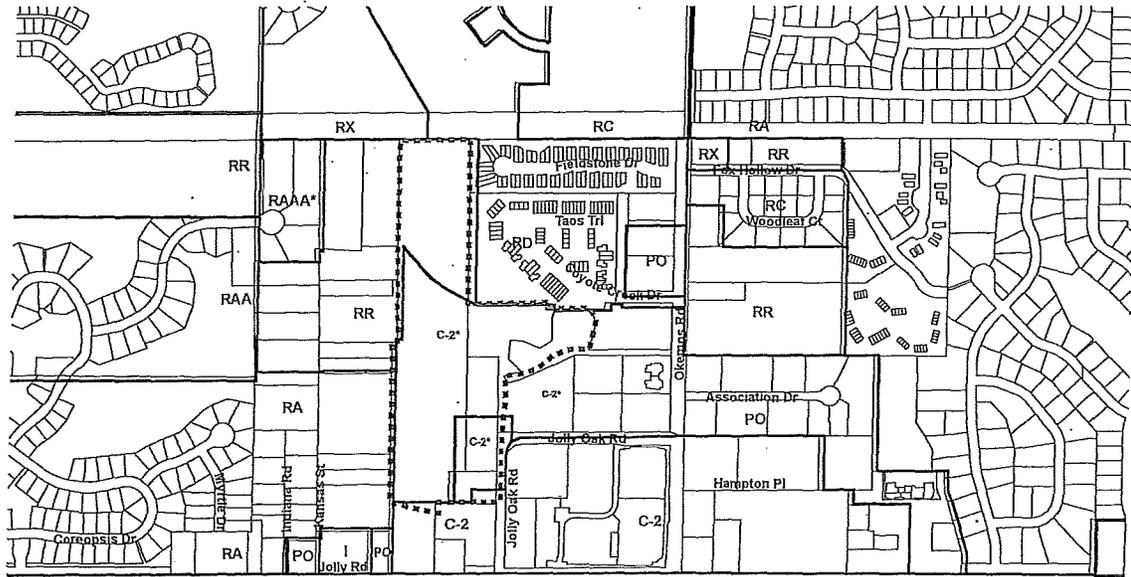
As an informational note, the site plans prepared by KEBS, Inc. do not include the acreage generally associated with the wetlands on the east end of the property, thus the size of the project area as stated on Sheet 1 is 31.53 acres. The actual project area is the same area as rezoned under REZ #15010, and is 33.73 acres in size.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map of the 2005 Master Plan as Residential 5.0-8.0 dwelling units per acre (du/a) and Office.

ZONING MAP



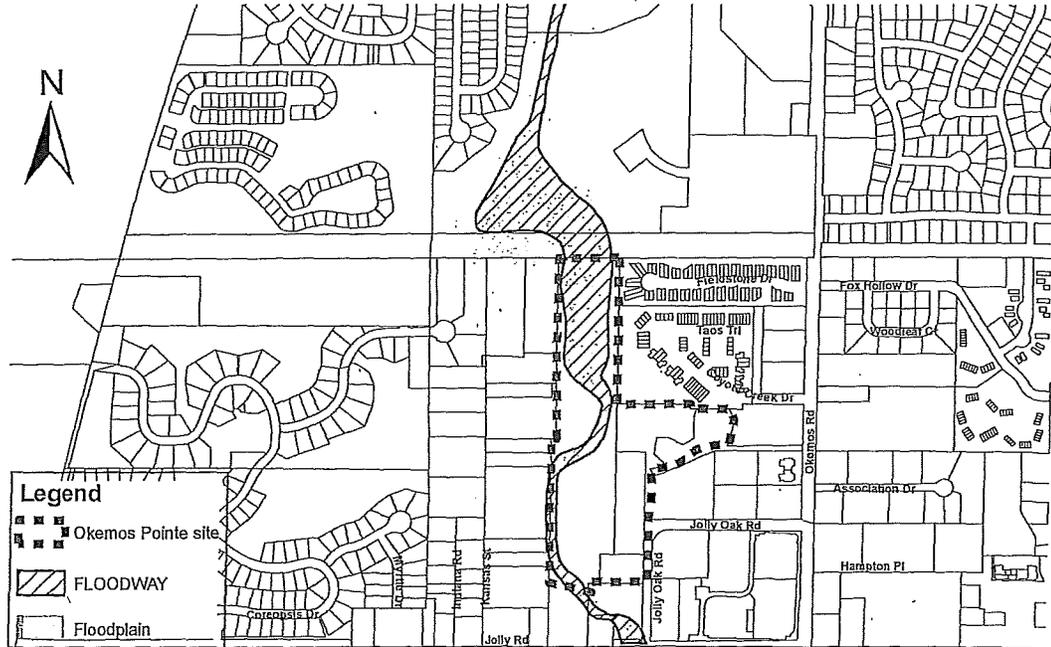
The subject site is conditionally zoned C-2* (Commercial). The C-2 zoning district requires a minimum lot area of 4,000 square feet and 100 feet of lot width. At approximately 33.73 acres, the subject site exceeds the minimum lot area and also exceeds the lot width with approximately 420 feet of frontage along Jolly Oak Road.

Physical Features

The majority of the site is undeveloped. Three structures, a 19,500 square foot industrial/light manufacturing building (2362 Jolly Oak Road), a 9,040 square foot office/warehouse/storage building and a 2,400 square foot storage/warehouse building (both addressed as 2360 Jolly Oak Road) currently occupy the approximate three acre site (formerly zoned Industrial) located on Jolly Oak Road. The area behind the three buildings has been used to park and store construction equipment and semi-trailers associated with industrial uses. Wooded areas occur near the west property line and to the east and north of Farrins Parkway. The Smith Drain pond is located on land furthest to the north. Three wetland areas are located in the northeastern portion of the site, north of Farrins Parkway.

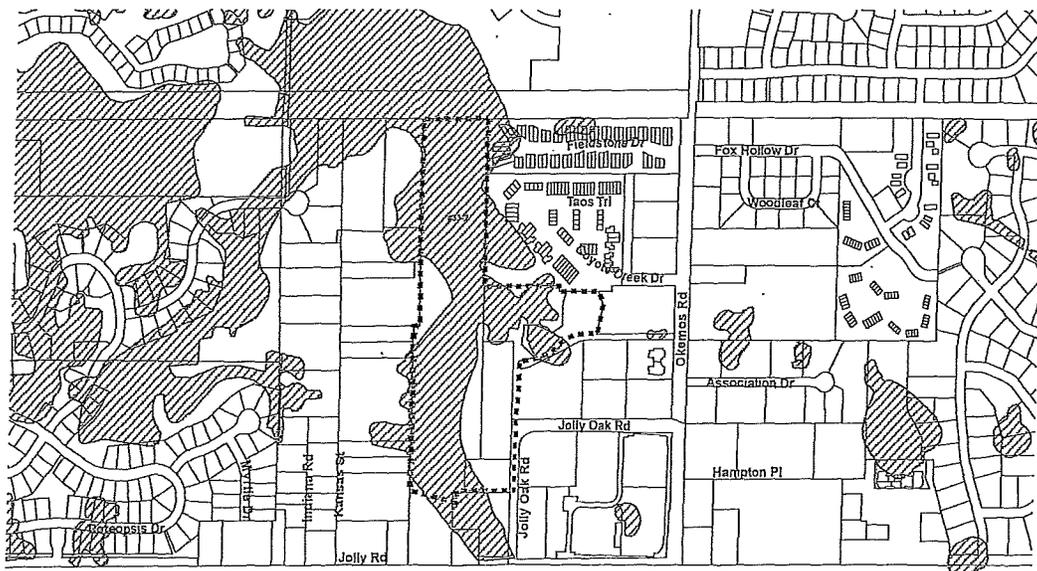
Topographically, the site is gently sloping east of the Smith Drain with elevations ranging from 866.4 feet above mean sea level to approximately 875 feet above mean sea level. South of the Smith Drain pond and west of the drain, elevations rise to a high of 884 feet above mean sea level.

Floodplain



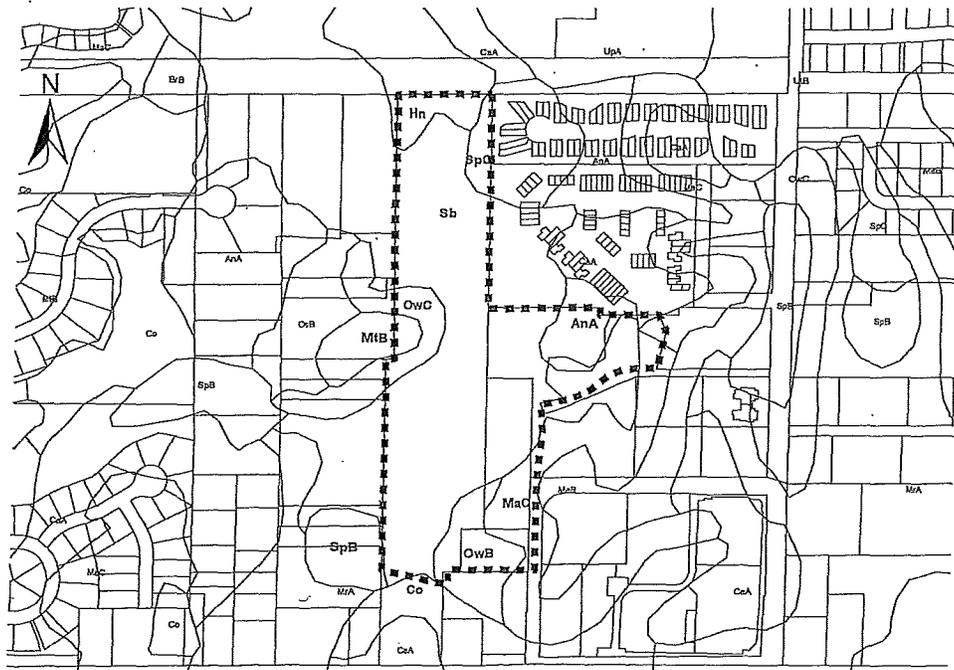
Flood Insurance Rate Maps (FIRM) for Meridian Township show floodway and floodway fringe areas are present on the site, in areas associated with the Smith Drain and Smith Drain pond. Two drain crossings were constructed in the Smith Drain as part of the expansion of the Smith Drain pond in 1991. The drain crossings are shown on the site plans, however details have not been provided regarding any improvements to the crossing as part of the proposed MUPUD project, such as widening the crossings, adding guardrails, curb and gutter, or other improvements that may involve work in the floodway or floodplain. Separate approvals are required for work in the floodway and floodway fringe.

Wetlands



The Township Wetland Map shows a portion of Wetland #33-2 occurring on the site, however the wetland areas shown in the map above may be considerably smaller than depicted. Based on the applicant's Natural Features Assessment Report, four separate wetland areas were found on the site. Two wetlands are located north of Farrins Parkway and are interconnected by a swale. The third wetland is west and north of the two connected wetlands and may be part of a larger off-site wetland on the Coyote Creek Condominium property. The fourth wetland area is located around the periphery of the north end of the detention pond. As a point of information, the Smith Drain pond was constructed as a detention pond in the 1990's and is not considered a regulated wetland.

Soils

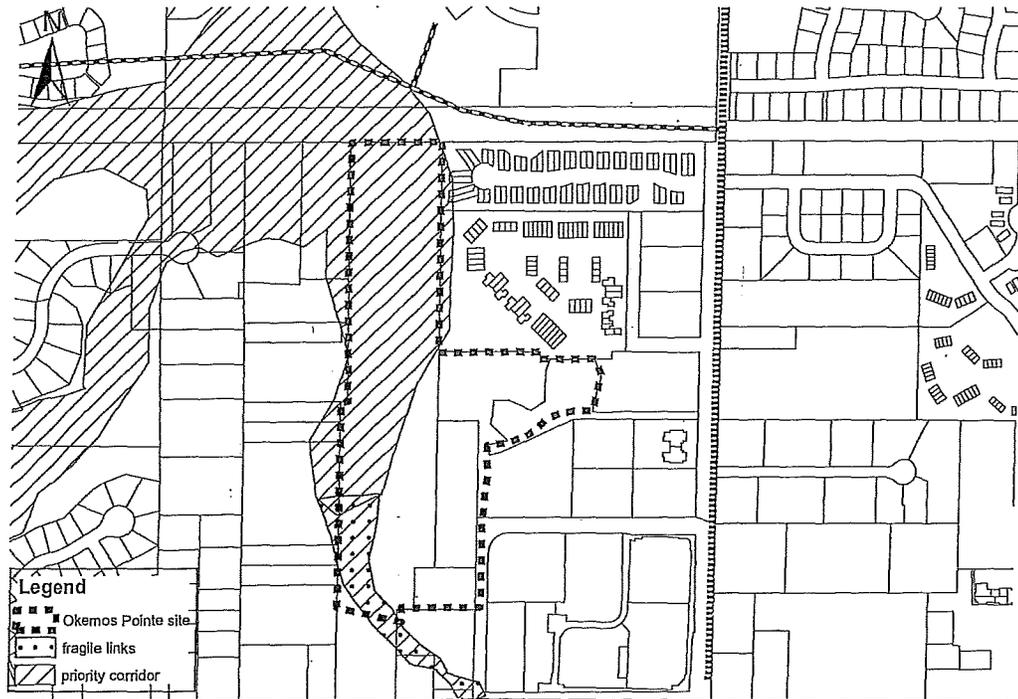


The following chart summarizes soil information for the site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
AnA (Aubbeenaubbee)	Wetness
Co (Colwood)	Low Strength, Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
MaC (Marlette)	Slope
MtB (Metea)	None
OwB (Owosso)	None
OwC (Owosso)	None
Sb (Sebewa)	Ponding
SpC (Spinks)	Slope

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

Greenspace Plan



The Township Greenspace Plan shows a Priority Corridor running north to south along the Smith Drain, including the detention pond. The southern portion of the Priority Corridor is also considered a Fragile Link.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining where priority corridors and fragile links should be located.

Streets and Traffic

The site has frontage on Jolly Oak Road which is a public street. The two-lane Jolly Oak Road is designated as a local street on the Street Setbacks and Service Drives Map, Section 86-365 of the zoning ordinance. It connects with both Okemos Road to the east of the site and Jolly Road south of the site.

Water Lily Way is shown on the plans as providing access to the site however it is unclear as to its designation as being a public or private street. In 1999 the Planning Commission authorized the extension of Jolly Oak Road to the north, as a public street to be named Water Lily Way. In recent years, curb and gutter have been installed but the road has not been paved. A final core of asphalt is required. The Ingham County Road Department (ICRD) will not accept the road as public until it is completed to its standards and inspected. The applicant has not indicated if the street will be public or private.

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Access to the site is also provided via Jolly Road at the existing Forsberg Commercial Real Estate Agency entrance drive at 2446 Jolly Road.

Farrins Parkway intersects with Water Lily Way and is a private road serving sites in the Okemos Pointe Office Park condominium. Design of the road received site plan review (SPR #08-08) approval in 2008. A wetland use permit was required to fill a portion of Meridian Township Wetland #33-2 to construct the road as designed. The road has received a base course of asphalt but the final course has not been installed.

Internal drives provide access to the apartment buildings, parking areas, fitness center, and other destination points in the development. A covered loading ramp is shown west of the fitness center in the parking lot.

A revised Traffic Impact Study, dated April 13, 2015, prepared by Bergmann Associates, was provided by the applicant under REZ #15010. The revised study reflected the reduction in acreage of the original rezoning request and the number of anticipated residential units (250 units reduced to 191 units per phase). Comments from the Ingham County Road Department were also addressed. A summary of the revisions appears in the front of the revised traffic study.

The applicant sent copies of the development plans to the Ingham County Road Department (ICRD) for their review. Written comments from the ICRD were not provided prior to the completion of this memorandum.

Utilities

The Department of Public Works and Engineering has indicated municipal water and sanitary sewer are available to serve the site. The utility plans will be finalized during site plan review. The site plan shows a schematic layout for stormwater management which includes pretreatment areas scattered throughout the development. A more thorough stormwater management plan including calculations will be required during site plan review. The Smith Drain Study is currently underway in the subject area and recommendations from the study may impact the conceptual stormwater plans. Review and approval from the Ingham County Drain Commissioner's office will also be required.

The applicant sent copies of the development plans to the Ingham County Drain Commissioner's office (ICDC) for their review. Written comments from the ICDC were not been provided prior to the completion of this memorandum.

Staff Analysis

The proposed project is a request to redevelop a portion of the site and establish a mixed use planned unit development (MUPUD) on an approximate 33.73 acre site. The project includes 21 multi-story apartment buildings, a 1-story leasing office, and a renovated industrial manufacturing building to become a fitness center. The apartment buildings are predominately 3-stories (in the middle) and the end units are 4-stories. The total height is 47'-0" as measured to the highest point on the apartment building (staircase towers). The 378 apartments include a mix of studio, 1 bed, 2 bed, and 3 bedroom units. Sample floor plans are provided. The total square footage of the 21 residential buildings is approximately 546,500 square feet

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The leasing office/clubhouse is approximately 3,000 square feet. Perspective views of the building are provided. Details on the clubhouse such as floor plans and types of services offered in the clubhouse were not submitted.

The fitness center will be housed in the remodeled industrial building, which is 2-stories tall in the front half of the building. An upper level track may be located on the second floor. An outdoor swimming pool is located north of the fitness center and may be covered for winter use. The fitness center may reach up to 30,000 square feet in size per the applicant, if a 2nd level fitness track is added. The pool and pool deck are included in the 30,000 square foot figure..

Approximately two acres of the site are dedicated to the leasing office and fitness center. Parking is provided around the leasing office and the fitness center for their patrons.

The project will be constructed in two phases as shown on the phasing plan. Phase 1 includes the construction of 7 apartment buildings (Buildings M1-M6 and M10), the leasing office, and fitness center. The remaining 14 apartment buildings will be completed in Phase 2. A phasing plan for the proposed amenities was not provided. The residential portion of the project (21 apartment buildings) covers approximately 16 acres of the site, including parking. Surface lot parking and 21 carports are provided for the residents.

Although the plans show the floodplain, floodplain elevations are not provided. A proposed grading plan has not been provided either; therefore staff could not determine if work or structures are proposed within the 100-year floodplain. A special use permit would be required for work in the 100-year floodplain, with approvals and permits from the Township and the Michigan Department of Environmental Quality (MDEQ).

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance provides flexibility for the Planning Commission and Township Board to set appropriate standards during the review process (Section 86-440(f)(1)).

The following waivers are assumed:

Building and Parking Setbacks (Commercial adjacent to Residential Zoning)

Section 86-404(b)(3) requires a 100 foot rear or side yard setback, or a 60 foot setback if a double row of conifer trees is provided, when a commercially zoned property is adjacent to residential zoning. The setback applies to a building, parking, access drive, or other structure. The properties to the west are zoned RR (Rural Residential) and the properties located north of the subject site (Coyote Creek Condominiums) are zoned RD (Multiple Family, Low Density). Several of the apartment buildings and three carport structures do not meet the required setback as summarized below:

Building	Proposed Setback
F3	48.14 feet
M2	91.95 feet
M3	93.48 feet
M7	96.13 feet
P6	19.91 feet
P7	9.93 feet
P8	30 feet
2 Carports (NW corner of site)	35 feet
1 Carport (S. of Bldg. F3)	70 feet

The parking areas south of Building F3, P6, and P7 do not meet the 100 foot setback from a residential zoning district.

Building setbacks from the street

The required front yard setback for a building along Joly Oak Road is 25 feet from the street right-of-way (ROW). The leasing office is located 5 feet from the ROW. For buildings located along Water Lily Way, Building P1 is 10 feet from the property line and Building P2 is 21 feet from the property line. Typically the same front yard setback for a public street is used for a private street, thus the front yard setback along Water Lily Way is 25 feet from the property line, or right-of-way.

Parking Area Setbacks

The required setback for parking or its associated internal access drive is 20 feet where adjoining a public street. The parking area south of the leasing building is 5 feet from the street ROW.

Where adjoining the same or other nonresidential district, the setback for parking is 15 feet. The parking area south of the fitness center is 2.81 feet from the property line.

Setback from water features

Section 86-471 outlines requirements for setbacks from water features. Water features setbacks are associated with the Smith Drain; a 50 foot wide structure and grading setback and a 25 foot wide natural vegetation strip, as measured from the top of the bank of the Smith Drain. The setbacks are not shown on the submitted plans. Waivers can be granted should work be proposed within the 50 foot water features setbacks from a county drain.

The applicant will be required to delineate the four wetlands, which will be reviewed by the Township's Environmental Consultant. Once the wetlands delineations are finalized, the wetlands and associated setbacks (structure and grading, and natural vegetation strip) can be shown on the site plans. Waivers can be granted should work be proposed within the water features setbacks.

Any drainage into or out of a regulated wetland may require a wetland use permit from the Township and the State. The applicant has not provided sufficient information on the plans for staff to determine potential impacts to the wetlands which may require waivers, separate approvals, or permits.

The following may require variances:

Architectural design

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. Scaled building elevations have not been provided thus staff could not confirm the status of the articulation.

Building Height. The maximum building height for a MUPUD project is 45 feet. The apartment buildings are 47'-0", to the top of the staircase towers. A mean height elevation was not provided on the elevations.

Window coverage

Per Section 86-440(f)(1)b.3., a minimum 50 percent window coverage must be provided on street level façades of a non-residential building. Detailed elevation drawings of the fitness center and leasing office were not provided to determine if the buildings meet this standard.

Other

Parking Requirements

The MUPUD ordinance states the number of required off-street parking spaces shall comply with Section 86-755 however the Township Board may reduce the required number per Section 86-440(f)(3)b of the MUPUD ordinance. Standard motor vehicle parking requirements for commercial uses and multiple-family uses in Section 86-755 are as follows:

Motor Vehicle Parking:

Multiple-Family Use	2 spaces for each dwelling unit plus 25% for future parking
Commercial	4 to 4½ spaces per 1,000 gross square feet (25,000 gross square feet or greater)

A typical 378 multiple family housing project would be required to construct 756 parking spaces and reserve an area where 189 additional parking spaces could be constructed if the need arose. Parking for commercial uses requires a minimum of 4 spaces and a maximum of 4.5 spaces per 1,000 gross square feet of commercial space.

The commercial uses include the 3,000 square foot leasing office/clubhouse and the 30,000 square foot fitness center, for a total of 33,000 square feet. A minimum of 132 and a maximum of 149 parking spaces would be required.

The proposed project, including 189 future residential parking spaces, would require a combined (minimum) total of 1,077 parking spaces (residential plus commercial uses). The plan shows 692 parking spaces thus the site is short 385 parking spaces using the traditional parking standards. The number of required motor vehicle parking spaces could be reduced up to 10% (108 parking spaces) when bicycle parking is provided, thus the total number of required motor vehicle parking would be 956 spaces. A reduction of one motor vehicle parking space is allowed for every two bicycle parking spaces provided on-site, but no more than 10% of the required number of motor vehicle parking spaces (Section 86-760).

Twenty-nine on-street parallel parking spaces are shown along the west side of Jolly Oak Road and Water Lily Way. On-street parking on a public street is subject to the review and approval by the Ingham County Road Department. On-street parking on a private street will be reviewed by Township staff for appropriate design standards and safety (Fire Department).

Landscaping Requirements

Landscaping should generally comply with the provisions of the Code of Ordinances per Section 86-440(f)(4) of the MUPUD ordinance.

Section 86-758 outlines the typical landscape requirements for off-street parking areas including: landscaped islands at least 10 feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces and two interior canopy trees per ten parking spaces. Section 86-473 provides standards for street trees. A landscape plan has not been provided for the proposed development thus staff could not determine if the project generally complies with the typical landscaping requirements.

The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 district.

Location. The project site is zoned C-2 (Commercial). Any use permitted by right or by special use permit in the underlying zoning as well as residential uses, is permitted in the MUPUD.

Uses and Density. Single- and multiple-family uses are allowed up to a density of 14 dwelling units per acre when a site is being redeveloped for a use permitted by right or by special use permit in the underlying district and on the same parcel of land (Section 86-440(c)(2)c.). The plan shows a total of 378 residential units spread over approximately 33.73 acres, resulting in an overall residential density of approximately 11.2 dwelling units per acre (du/a). The rezoning of the property (REZ #15010) was approved with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the ordinance.

Amenities. One or more amenities are required for every MUPUD project and should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance.

The site plan lists the following amenities on Sheet 10:

1. Recycle center
2. Township path system
3. Covered bicycle parking/storage
4. Pocket parks (with one pavilion shown in a pocket park)
5. Public eating plaza
6. Uncovered bicycle racks
7. Public art
8. Bike repair station
9. Rehabilitation of a degraded site
10. 1st floor awnings and upper floor balconies
11. Underground utilities
12. Consolidation of multiple land parcels

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The applicant listed the following additional amenities in the project summary:

- Internal foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system
- Porches
- Public recreation services
- Public cultural venue with open area, stage, and gazebo
- Outdoor gathering spaces for residents and public
- LED light fixtures for outdoor lighting.

A fishing pier is proposed on the east side of the detention pond.

Building materials. Sample building materials will be provided at the public hearing. Per the building elevations, the exterior finish materials may include stone veneer, vertical corrugated metal siding, vinyl siding, fiber cement panels, Corten metal siding, and exposed steel. Some drawings indicate a reduction of the stone veneer, pipe railings, and the use of more vinyl siding in place of the vertical corrugated metal siding. The mixed use ordinance discourages the use of vinyl and metal siding.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks and enclosed bike parking facilities are planned however specific details have not been provided for consideration (bike rack specifications and elevations of the bike parking facilities). Pipe railings are shown on the balconies. Specifications on benches or seating have not been provided.

A recycling center is proposed near the fitness center (southwest corner of the building) however elevation drawings of the enclosure were not provided.

Bicycle Parking. Section 86-440(f)(3)d. states bicycle parking shall be separated from automobile parking in visible locations. The site plan states 244 bicycle parking spaces (122 bicycle racks) are provided which includes covered bicycle parking (60 spaces in 5 different locations).

Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c. The site plan shows parking on the front and rear sides of the buildings. Additional parallel parking spaces are shown on Jolly Oak Road, Water Lily Way, and on internal access drives.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371 and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height. A photometric plan has been submitted showing LED lighting (outdoor lighting), however specification sheets for the light fixtures have not been submitted.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.

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A sign program has been submitted but sign drawings were not provided. One freestanding sign (Welcome sign), is located at the intersection of Jolly Oak Road (E-W) and Water Lily Way. The stated size is up to 40 square feet and up to 5 feet high. Two wall signs are proposed on the fitness center, listed as 100 square feet on the front and 200 square feet on the side.

Sidewalks.

Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle Pathway system. The 7-foot wide Pedestrian/Bicycle pathway along the east side of Jolly Oak Road will be extended north through the proposed apartment complex (near Building P4 and P6), turn west and then north along the detention pond, to connect to the existing Township pathway system located in the Consumers Energy easement (north of the subject site).

Internal circulation is provided via 5 foot and 7 foot wide sidewalks around the proposed buildings, with connections to the pathway, playgrounds and open space areas.

Development Review Committee comments:

The Township Development Review Committee reviewed the plans and offered the following comments.

Fire Department:

- A fire suppression system is required for the proposed buildings.
- Fire alarms are required.
- Access for fire and safety vehicles appears to be adequate throughout the site.
- Additional fire hydrants may be required dependent on the fire suppression system.
- The fitness center may require fire suppression.

Engineering

- If a restaurant is proposed for the fitness center, an exterior grease interceptor is required.
- Special fees for the proposed sanitary sewer system are required (upstream benefit charges related to the Smith Drain).
- Easements for the existing water main and sanitary sewer mains on Water Lily Way are required.
- Work in the 100-year floodplain is proposed. Separate approvals are required from the Township, MDEQ, and FEMA.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution to approve the mixed use planned unit development is provided.

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Attachments

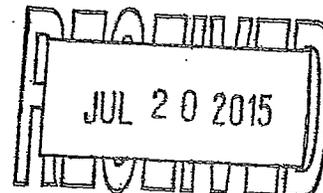
1. Resolution to Approve
2. Application and supporting materials
3. Communication from Brent Forsberg, dated August 5, 2015
4. Phasing Plan
5. Building Elevations/Perspective Drawings and Floor Plans
6. Site Plans

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15024 (Okemos Pointe)\staff reports\mupud pc1



**WestPac Campus
Communities Housing
Development
Traffic Study**

April 13, 2015



Bergmann
associates
architects // engineers // planners

1427 W. Saginaw, Suite 200
East Lansing, MI 48823
517.272.9835 phone
517.272.9836 fax

I. PURPOSE AND SCOPE

WestPac Campus Communities, LLC is proposing a new apartment complex in Meridian Township, Ingham County, MI. This Traffic Impact Study (TIS) has been prepared to document the existing traffic conditions of the study area and to evaluate the estimated future traffic conditions and impacts as a result of the proposed development. The development assumptions under which this study was conducted was that the proposed development would consist of two phases as follows:

Table 1: Proposed Construction

Development Type	Number of Additional Units	Estimated Time of Completion
Phase 1: Apartments	191 Units	2016
Phase 2: Apartments	191 Units	2018

The project site is located in the northwest quadrant of the Okemos Road and Jolly Road intersection (See Figure 1). Please refer to Appendix A for the proposed site plan for the development. The intent of this traffic impact study is to document the existing traffic conditions and evaluate the potential transportation impacts of the proposed development on the surrounding roadway transportation system, if any.

The following methodology was used to conduct this study:

1. Conduct site visits to obtain roadway geometry and observe traffic operations.
2. Perform manual turning movement counts at study area intersections and summarize the existing weekday morning and evening peak hour traffic volumes.
3. Project the existing traffic volumes to the proposed construction years. Phase 1 is estimated to be completed in 2016 and Phase 2 in 2018. Each phase will consist of the construction of 191 apartment dwelling units.
4. Estimate the number of new trips generated by the proposed development, distribute the trips on the surrounding roadways, and add the projected trips to the background traffic volumes.
5. Evaluate the traffic operations of study area intersections under existing traffic conditions and future traffic conditions, with and without the proposed project for both Phase 1 and Phase 2.
6. Summarize existing and future traffic operational deficiencies, potential impacts of the proposed development on the roadway system and identify mitigation measures for future deficiencies caused by the proposed development, if any.

VI. SUMMARY AND CONCLUSIONS

Based on the projected traffic volumes and all analyses detailed in this report, the following conclusions are formulated:

- The level of service results comparing each of the Phase 1 and 2 Build scenarios with their respective year No-Build scenarios suggest that the proposed development is not expected to create significant operational impacts to the surrounding roadway network.
- The Okemos Road/Jolly Road intersection currently operates at a LOS E & F for the morning and evening peak hours, respectively. Significant improvements which are beyond the scope of this project would be required at this intersection to improve operations to within acceptable ranges prior to construction of the proposed WestPac Housing Development. While minor increases in specific movement delays at this intersection result from the proposed development, these delay increases are exaggerated by the current capacity constraints at this intersection and should not significantly impact the current operations of the intersection.

VII. RECOMMENDATIONS

The following recommendations are suggested as a result of this analysis:

- All of the proposed site driveways should be stop sign controlled. The proposed Site Driveways #1 thru #5 should be constructed with one inbound and at least one outbound lane.
- The proposed southern site driveway (existing Forsberg Driveway) should be stop sign controlled; with the proposed development access drive stopping for Jolly Road traffic. The existing laneage for this driveway with one inbound and two outbound lanes should be retained.
- The existing uncontrolled Jolly Oak/Water Lily Way/Farrin Parkway intersection should be stop sign controlled; with the westbound Jolly Oak Road traffic stopping for northbound/southbound traffic.
- Minor traffic signal timing adjustments at the Jolly Road / Okemos Road intersection, including extending the cycle length from 140 seconds to 160 seconds during the evening peak hour should be reviewed.

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 10, 2015

APPROVED

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

PRESENT: Commissioners DeGross, Ianni, Jackson, Scott-Craig, Tenaglia
ABSENT: Commissioners Cordill, Deits, Honicky, Van Coevering
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner DeGross moved to approve the agenda amended as follows:

- Move Agenda Items #7A and #7B before the Public hearings; after Agenda Item #5 and before Agenda Item #6

Seconded by Commissioner Jackson.

ROLL CALL VOTE: YEAS: Commissioners DeGross, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 5-0.

3. Approval of Minutes

Commissioner DeGross moved to approve the Regular Meeting Minutes of July 27, 2015.
Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 5-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

Communications received and distributed at the July 27, 2015 meeting and placed on file:

- A. Wm. K Miller & Judith St. King, 4660 Marsh Road, Okemos; RE: Rezoning #00150 (St. King)
- B. Ashley McFarland, Coordinator, MSU AgBio Research, E3774 University Drive, PO Box 168, Chatham; RE: SUP #15081 (Judge)

6. Public hearings

- A. Mixed Use Planned Unit Development #15024 (Forsberg) request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway with a possible decision the same night as the public hearing and
- B. Special Use Permit #15101 (T.A. Forsberg, Inc, and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

Chair Scott-Craig opened the public hearings at 7:12 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the mixed use planned unit development (MUPUD) and special use permit (SUP) requests as outlined in staff memorandums dated August 7, 2015.
- Applicant
Brent Forsberg, 2422 Jolly Road, Okemos, highlighted materials to be used on the buildings which will contain 378 units. He showed a letter on the overhead from the Greater Lansing Housing Coalition in support of the affordable housing component of the project. Mr. Forsberg addressed the issue of mowing the property in preparation for soil boring tests, noting the property was mowed as it has been for the last ten (10) years using the same pattern used two (2) weekends ago. He stated he understands there may be an issue with the wetland buffer and Gary Marx from Marx Wetlands LLC will walk the property, along with the Township to ensure open disclosure. Mr. Forsberg stressed the importance of effective and positive communication with his neighbors over the last eight (8) months of this process, adding they will coexist for many years.

Will Randall, 4409 Dobie Road, Okemos, addressed the elevation study with their architects from Colorado, showing their intention to comply with the Township's requirement to break up the façade through using a technique which employs a change in materials. He highlighted the elevation his company would like to build through use of stacked stone on the ends of the buildings with galvanized corrugated metal above. Mr. Randall added the stair towers on each end will use a type of steel which goes up shiny and is allowed to rust and becomes mottled looking over time, providing a break in the façade. He added stone will be carried around the ends, with hardy plank in the center portion of the building on the first floor and then break to tone on tone vinyl siding on the 2nd and 3rd floor. Mr. Randall indicated their intent to use a hardy fiber cement panel around the doors and windows on the other side of the façade, along with galvanized pipe railing for the exterior balconies. He stated the balconies on the interior of the building are cantilevered and not quite as deep (five (5) to six (6) feet in depth).

Mr. Randall noted it is their plan to use a standard 40 year shingle on the roofs. Relative to the height of the buildings, he noted their architect has determined a height of 45-1/2 feet to the top of the stair tower. Mr. Randall clarified the buildings are three stories served by a stairwell; on the top ends of each building is a three bedroom penthouse unit with a half floor above, accessed only within each unit. He added the unit mix for the project is a junior one bedroom of 550 square feet up to over 2,000 square feet in the 3 bedroom end units.

Mr. Randall explained there are three building types:

- Type 1 is 180 feet long
- Type 2 is 125 feet long
- Type 3 is 138 feet long

He added each building type has the same basic façade. Mr. Randall offered that Phase I will consist of 7 buildings which contain 126 units, with a mix of bedroom types.

- Public

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated two questions on the health impact assessment asked about the source of water which weren't answered. He also indicated the percentage of impervious surface was not covered in the questionnaire, although he believed one of the site plans determined it to be 58%. Mr. Bowlby stated the health equity food system portion of the questionnaire inquired about whether the dwelling units will be smoke free, and was unsure why the applicant replied in the affirmative.

The applicant responded smoking will not be allowed in the apartments.

Mr. Bowlby critiqued the language in condition #3 of the resolution regarding the number of amenities, suggesting it be reworded to say "approval is subject to the following amenities..." to ensure all amenities offered by the applicant are listed. He also discussed the use of "should" v. "shall" as contained in condition #13, noting that use of the word "should" does not require all utility service distribution lines to be installed underground. Mr. Bowlby indicated the environmental study identified areas of groundwater vulnerability citing the map from the Master Plan, which he believes does not actually show areas of groundwater vulnerability and does not offer data.

Debbie Elliott, 3720 Taos Circle, Coyote Creek, Okemos, offered her research material which she stated indicated negative effects from high density living include levels of noise, odors or unwanted interactions with others; as density increases, so does the feeling of annoyance towards the surrounding environment. She did not understand the need to "cram" so many people into this area. Ms. Elliott stated she moved to Okemos for the rural atmosphere and is not excited about the project.

Ann Zimmerman, 2334 Coyote Creek, Okemos, believed the buildings will be too tall. She voiced her continued objection to the project.

- Planning Commission discussion:

Commissioner Tenaglia inquired what percentage of the project will have vinyl siding.

Mr. Randall stated he did not have that percentage with him this evening but would provide the information to the Planning Commissioners. He offered a rough estimate of less than 25-30% of the total face of the building.

Commissioner Ianni stated the staff report noted many parking spaces were missing from the required number. He asked the applicant if there was an expectation of considerable alternative transportation or other rationale for the substantial reduction in parking.

Mr. Randall replied the parking ratios computed for Okemos Pointe were verified as more than adequate by Bowen National Research, a company which performs market research for projects throughout the country. He indicated he has had discussions with Jackson National Life (JNL), Dart and Delta Dental regarding the possibility of an electric bus which would travel on a circuit to those three (3) businesses, and would be owned and operated by the community. He believed such an alternative would give tenants the option to eliminate vehicles. Mr. Randall acknowledged the proposal is underparked for requirements by Meridian Township, but adequately parked for the project, noting it would be "disastrous" for the developer to underpark Okemos Pointe.

Commissioner Jackson asked what the potential neighbors (surrounding businesses) think about the underparking plan.

Mr. Randall replied there has not been a discussion with nearby business owners regarding possible use of their parking as the developer does not anticipate that issue to be a problem. He added business owners can post signage which would prevent residents from parking in the space allotted for nearby businesses.

Chair Scott-Craig asked the applicant if there was any part of the project which would allow for wiggle room if they were underparked in Phase 1.

Mr. Randall responded if they determine Phase 1 is underparked, the applicant would modify the site plan or eliminate a building. He added he intends to have a conversation with the Hilton Home and Staybridge Suites regarding utilizing a portion of their parking area for overflow, particular as it relates to the use of the fitness center.

Commissioner Jackson asked as to the rationale for use of metal on the buildings, since the Township ordinance discourages its use.

Mr. Randall responded it is an upscale architectural element used in commercial construction, and believed the Township ordinance probably had "something else" in mind. He noted it is a robust material that weathers well and requires little long term maintenance.

Chair Scott-Craig noted vinyl is also discouraged in Township ordinance and the applicant has proposed one third of the building covered in vinyl.

Mr. Randall stated vinyl siding was proposed for long term maintenance, as it does not need to be painted and holds up well in Michigan weather. He added vinyl siding has significantly progressed in the last decade and is proposed to be installed away from the ground. As a side note, Mr. Randall offered vinyl siding is currently being used on a wide spread basis on \$1 million single family homes in this market.

Commissioner Jackson asked whether Water Lily Way is a private or public road.

Mr. Randall responded Water Lily Way is private and will remain private as a part of Okemos Pointe, which will be maintained by the community.

Commissioner Jackson asked if Mr. Forsberg owned Water Lily Way.

Mr. Forsberg responded Water Lily Way was not dedicated into a public road, is part of the Forsberg property, will remain private and will be maintained by Okemos Pointe as part of the project.

Commissioner Jackson inquired as to who is the owner of Farrins Parkway.

Farrins Parkway is a private road maintained by Forsberg, the hotel group and the Michigan Dental Association and is part of the condominium when the hotel group and the Michigan Dental Association projects were constructed through the condominium act.

Commissioner Jackson requested verification the issues regarding usage and maintenance on the two private roads will be resolved without Ingham County Road Department (ICRD) input.

Mr. Forsberg replied in the affirmative.

Principal Planner Oranchak added the design is reviewed and approved by the Township using specific standards, which are typically ICRD standards even though they are private roads.

Commissioner Jackson inquired if the wetlands have been delineated.

Mr. Forsberg responded the wetlands were delineated as part of the professional office rezoning approximately ten (10) years ago. He noted the land will be walked next week with Gary Marx to ensure the wetland delineation has not changed and there is no encroachment.

Commissioner Jackson reiterated the wetland delineation has been updated, as it was not included in the Planning Commission packet.

Jeff Kyes, KEBS, Inc. 2116 Haslett Road, clarified the flagging has been completed by Gary Marx, and is currently being surveyed. He added it will take an additional five (5) to six (6) days to place the delineation "on paper."

Chair Scott-Craig stated one of the conditions is that the township wetland consultant has reviewed the wetlands and inquired as to the status of the consultant's review.

Principal Planner Oranchak responded the Township wetland consultant must wait until the applicant's survey work is complete in order to assess whether there is agreement on the flagging. She added there is always the possibility of a modification based on the Township consultant's investigation.

Chair Scott-Craig stated the Planning Commission does not currently have specific information as to the location of the boundaries and the setbacks with regard to where the buildings have been proposed.

Mr. Kyes stated that although there is not a definitive new delineation, they believe it is very close to the old one. He offered history that the wetlands were set up as a limited or general common element of the condominium that had a built-in buffer and they used that to compute the location of the buildings.

Principal Planner Oranchak inserted the setback depends on the size of the wetland and the closest 20 feet is always the natural vegetation strip.

Commissioner DeGroff asked for the rationale behind the Township discouraging metal and vinyl building material.

Principal Planner Oranchak believed it was because of the quality of the materials as the Township was looking for better quality based on giving the applicant exemptions from the Township ordinances.

Commissioner DeGroff asked the applicant if he wasn't going to use metal and vinyl, what type of material would be used.

Mr. Randall responded the choice of material to be used is an integral part of the modern mountain architecture theme the applicant is attempting to achieve and the elevation is a large part of that look. He believed it difficult to provide an alternative material which would still achieve the desired appearance. Mr. Randall noted use of these materials are currently being installed by DTN in the Vista Project at Eastwood Towne Center.

Relative to the number of parking spaces, Commissioner DeGroff expressed skepticism that residents could live in this development without use of an automobile.

Mr. Randall responded he was not proposing no car, but possibly one (1) car instead of two (2) in the two (2) bedroom apartments. He indicated the reduced parking calculations used numbers that have been successfully used around the country and there is proof these numbers are more than adequate for a similar project.

Commissioner DeGroff asked the applicant to repeat the calculations used to determine the number of parking spaces.

Mr. Randall listed them as follows:

- Junior one bedrooms were assigned one (1) parking space per unit
- One (1) bedroom units were assigned one and one half (1-½) parking spaces per unit
- Two (2) and three (3) bedroom units were assigned two (2) parking spaces per unit

Commissioner Jackson stated she does not believe pathways and sidewalks, underground utilities, LED lighting, awnings and balconies should be counted as amenities.

Mr. Kyes responded the amenities are listed in the Township's ordinance.

Chair Scott-Craig voiced appreciation for many of the elements being provided by the applicant in this development. He stated what is being built is a multi-family project in what is commercially zoned space. Chair Scott-Craig addressed the building setbacks from the property line which are short, asking if there was a way that some of the setbacks can be adjusted to be more in line with residential to residential setbacks, rather than commercial to residential setbacks. Chair Scott-Craig believed doing so would eliminate the extent and number of variances.

Chair Scott-Craig also was concerned with the setbacks from streets, noting the standard is 25 feet and there are a number of those setbacks which are less than 25 feet and should be looked at. He expressed interest in review of the reduced parking area setbacks as well, as one of the setbacks is only three (3) feet.

Mr. Kyes clarified Water Lily Way is an easement to serve other parcels and will be used for off-street parking. He indicated the setbacks from public streets are off Jolly Road where the buildings currently exist. Relative to the parking area setback near the fitness center, he indicated it was problematic to meet any other standard and also meet the depth of the parking space and width of the drive isle. The three (3) foot setback was as much buffer as "doable" between the parking lot for the fitness center and commercial next door.

Chair Scott-Craig maintained setbacks are an issue considering there will be a fair amount of traffic on the private streets. He questioned whether the proposed three (3) foot setback would be reasonable given the typical setback is 20 feet.

Chair Scott-Craig pointed out the Smith Drain is under study and believed there was 50 feet across the Smith Drain.

Mr. Kyes clarified there is a 50 foot natural feature setback in the Township ordinance from a line called "top of bank" of the Smith Drain. He indicated the buildings along the drain will be within 50 feet of the top of the bank of the drain.

Chair Scott-Craig stated it is difficult to ascertain compliance without all of the data needed to make that determination.

Chair Scott-Craig expressed concern with the drainage plan, while acknowledging that is something which will be vetted later in the process. He noted he attended a talk by Ingham County Drain Commissioner (ICDC) Pat Lindemann, during which Mr. Lindemann indicated his desire to have drainage systems treat the first inch of water so the water and its contents never reach the river. He suggested the Planning Commission be provided with specific information that the stormwater will be retained.

Mr. Kyes responded the detention will be taken care of and the applicant must treat the first inch per the ICDC. He stated a plan was included in the packet which shows some stormwater management which depicted areas of treatment (rain gardens or bioswales). Mr. Kyes indicated that at this point, the applicant is not required to supply grading plans or perform stormwater calculations. He noted the ICDC sets the requirements, and those requirements must be met or the project will not move forward, adding he has alerted the ICDC the property has sufficient room to treat the first inch. Once the project reaches that point, Mr. Kyes indicated stormwater management will be shown when full design is completed.

Chair Scott-Craig addressed the issue of fencing along the drain where there is a six (6) to eight (8) foot drop. He inquired if the steep drop off would be a safety concern.

Mr. Kyes replied that issue has not "come up", and the same drain down the west side of Okemos Road becomes deeper as it gets closer to the river. He stated a fence can certainly be discussed, but the ICDC must give permission as regulations prohibit a fence within the easement.

Chair Scott-Craig spoke to the novelty of the rental office/clubhouse.

Mr. Randall clarified the function of that building will primarily be one of a leasing office, but the amenity piece of the clubhouse aspects of the project will be in the fitness facility.

Chair Scott-Craig requested clarification by staff between height and peak.

Principal Planner Oranchak responded measurement depends upon the shape of the roof. She indicated staff used the drawings provided by the applicant to estimate the height of the roof.

Mr. Randall added the drawings were scaled by the architect, but not to scale.

Ms. Oranchak replied staff decided to measure to the top, because it is not strictly the roof type that is actually a peaked roof.

Mr. Randall stated it is a half-peaked roof. He noted he will obtain clarification from the architect as to where it is being measured to ascertain the height.

John Scott-Craig spoke to elevations of the fitness center as it relates to articulation.

Mr. Forsberg replied the fitness center building exists and the steel structure in place will remain. He noted the front of the building (visible from Jolly Oak Road) is flat with a casement style center and a center door. Mr. Forsberg stated it is his intention to bring the peak up and pull out the roof to add architectural steel or timber in the front with the addition of a window feature for curb appeal, adding the pitch of the roof on the sides will be raised.

John Scott-Craig spoke to the common area and gazebo, requesting an explanation from the applicant.

Mr. Forsberg responded he still intends to construct an open air pavilion near the pond. He indicated the area still being worked on is the diamond shaped park to be used as a central gathering area.

Chair Scott-Craig voiced concern with the drain traversing through an area where children will be playing. He did not believe there were other residences with the same proximity to other portions of the drain.

Mr. Forsberg indicated he will drive the entire drain to look at its proximity to other residential developments.

Chair Scott-Craig closed the public hearings at 8:33 P.M.

The request by the applicant to suspend its rules in order to act upon this item the same night as the public hearing was considered.

Planning Commission discussion:

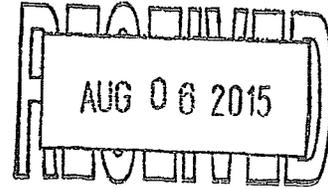
- Complexity of the large development and public input would weigh against suspension against the Planning Commission's bylaw
- Planning Commissioner belief there is no sense of urgency as this large project has been before public bodies since the beginning of the year
- Need for additional information on wetlands prior to the next meeting
- Many of the Planning Commission members are absent this evening
- Suggestion by one Planning Commissioner to amend the resolution provided in the packet as follows:
 - Amend condition #3 (as expressed by a member of the public) by deleting "one or more amentities. The applicant proposes" on the first line
 - Amend condition #13 by deleting "should" and inserting "shall"
- Reminder by the Chair the Planning Commission is making a recommendation to the Board and Board resolutions normally say shall

7. Unfinished Business



August 10, 2015

Mr. Brent Forsberg
President
TA Forsberg Real Estate Development Company
2422 Jolly Rd #200
Okemos, MI 48864



Dear Brent:

On behalf of the Greater Lansing Housing Coalition (GLHC), Mid-Michigan's regional Community Housing Development Organization (CHODO), I am pleased to provide this letter of support for the Okemos Pointe mixed use development project (MUPD #15024 and SUP #15101). As you know, GLHC recently completed a three-year study of the housing conditions of Mid-Michigan. The results, called the Ingham-Clinton-Eaton Fair & Affordable Housing Plan (ICE Plan), are available at www.glhc.org and underline the critical need for affordable housing in the tri-county area.

Meridian Township residents and their elected officials have long valued the preservation of green space and farmland, promoting walkable, bikeable neighborhoods and encouraging density in areas of the township most suitable for such development. This site location is at one of the major intersections in the township (Jolly/Okemos Roads), and has good proximity to schools, major employers, transit routes and is adjacent to the existing non-motorized pathway.

Given the township's need for affordable housing options for all residents including renters, GLHC is pleased that the Okemos Pointe development will include a set-aside of 3% of the units for low-to-moderate income individuals and families. We also are pleased to note that these units will be floating (meaning that any unit can house a low-to-moderate income tenant) and that all of the units will be finished using the same quality of materials and finishing techniques. We also support your decision to use the 80% Area Median Income (AMI) scale for tenants occupying the set-aside units and are looking forward to working with you to ensure that income verification is done in accordance with MSHDA and HUD regulations as well as industry best practices.

GLHC looks forward to working with you and your team as this project moves forward and to working together on other projects in the region.

Warm Regards,

A handwritten signature in black ink, appearing to read "Julie A. Powers".

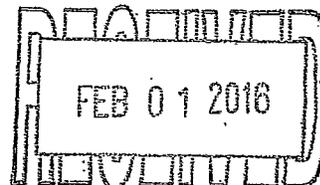
Julie A. Powers
Executive Director

Okemos Pointe

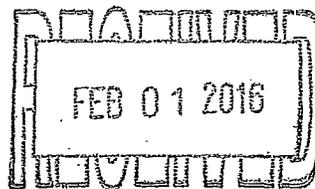
2/1/2016

Building Square Footage

	<u>Building Type</u>	<u>Gross Building SF</u>	
1	M10- Mixed Use	19,904	(6,214 Ground Level Commercial and 13,690 Reside
2	Market Buiding	25,000	(20,000 SF Ground Level and 5,000 SF Mezzanine)
3	2398 Jolly Road	10,000	(10,000 Total SF with 7,800 renovated for new use)
4	M1- Type 3	19,904	
5	M2- Type 3	19,904	
6	M3- Type 3	19,904	
7	M4- Type 1	24,944	
8	M5- Type 2	21,488	
9	M6- Type 2	21,488	
10	M7- Type 2	21,488	
11	M8- Type 3	19,904	
12	M9- Type 3	19,904	
13	P1- Type 1	24,944	
14	P2- Type 1	24,944	
15	P3- Type 3	19,904	
16	P4- Type 3	19,904	
17	P5- Type 3	19,904	
18	P6- Type 2	21,488	
19	P7- Type 2	21,488	
20	F1- Type 1	24,944	
21	F2- Type 1	24,944	
22	F3- Type 2	21,488	
	TOTAL GROSS SF	467,784	



ntial 2nd and 3rd Level)



Okemos Pointe
 Meridian Township, MI
 2/1/2016
 MU PUD Plan - Summary

Meadow Group						
Building	Building type	Unit Type				Total
		JR 1 BR	1 BR	2 BR	3 BR	
M1	Double Loaded (Type T3-R)	6	6	4	2	18
M2	Double Loaded (Type T3)	6	6	4	2	18
M3	Double Loaded (Type T3)	6	6	4	2	18
M4	Double Loaded (Type T1-R)	0	0	16	2	18
M5	Double Loaded (Type T2-R)	0	12	4	2	18
M6	Double Loaded (Type T2-R)	0	12	4	2	18
M7	Double Loaded (Type T2)	0	0	16	2	18
M8	Double Loaded (Type T3-R)	6	6	4	2	18
M9	Double Loaded (Type T3)	6	6	4	2	18
M10*	Double Loaded (Type T3)	4	4	2	2	12
Total		34	58	62	20	174

1st floor of M10 to be 6200 sf commercial.

	Coverage	total sf
	6,214	19,904
	6,214	19,904
	6,214	19,904
	7,894	24,944
	6,742	21,488
	6,742	21,488
	6,742	21,488
	6,214	19,904
	6,214	19,904
	6,214	19,890
	65,404	208,818

Park Group						
Building	Building type	Unit Type				Total
		JR 1 BR	1 BR	2 BR	3 BR	
P1	Double Loaded (Type T1-R)	0	0	16	2	18
P2	Double Loaded (Type T1-R)	0	0	16	2	18
P3	Double Loaded (Type T3)	6	6	4	2	18
P4	Double Loaded (Type T3)	6	6	4	2	18
P5	Double Loaded (Type T3)	6	6	4	2	18
P6	Double Loaded (Type T2)	0	12	4	2	18
P7	Double Loaded (Type T2)	0	12	4	2	18
Total		18	42	52	14	126

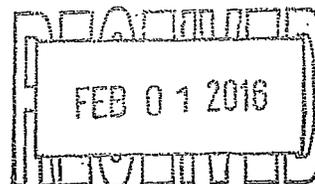
		total sf
	7,894	24,944
	7,894	24,944
	6,214	19,904
	6,214	19,904
	6,214	19,904
	6,742	21,488
	6,742	21,488
	47,914	152,576

Forest Group						
Building	Building type	Unit Type				Total
		JR 1 BR	1 BR	2 BR	3 BR	
F1	Double Loaded (Type T1)	0	0	16	2	18
F2	Double Loaded (Type T1)	0	0	16	2	18
F3	Double Loaded (Type T2-R)	0	12	4	2	18
Total		0	12	36	6	54

		total sf
	7,894	24,944
	7,894	24,944
	6,742	21,488
	22,530	71,376

Project Total	52	112	150	40	354
	14.69%	31.64%	42.37%	11.30%	100%

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Okemos Pointe

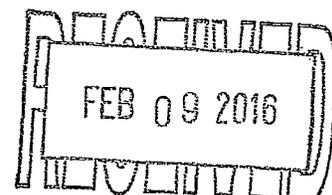
Site Plan Change Narrative

February 4, 2016

The purpose of this narrative is to provide an overview of the project site plan changes made from the first public hearing on 8/10/15 to the present, final proposed site plan.

- MUPUD site plan acreage has increased from 33.73 acres to 37.29 acres with the addition of Okemos Pointe Plaza at 2398 Jolly Road and a .9 acre adjacent parcel at 2360 Jolly Road, to be acquired from Kurt Boegner/Value Tire Center for additional parking.
- The original plan included 21 multifamily apartment buildings with a total of 378 units. The revised plan includes 19 multifamily apartment buildings with a total of 342 units, 1 mixed-use building including 6200 sf of commercial space on the lower level and 12 units above, for a total of 354 apartment units. This modification brings the proposed project density to 9.5 units per acre, compared to the original plan density of 11.2 units per acre.
- Due to modifications of the delineated wetland on the northern portion of the site, one apartment building was eliminated.
- We are moving forward with a joint permit with the Ingham County Drain Commission to cover a portion of the Smith Drain through the southern part of the property to allow for the repositioning of 2 buildings and the addition of parking for the proposed Market building.
- The use of the existing industrial building on Jolly Oak Road has been changed from a fitness facility to a retail market.
- Total parking for the site has increased from 656 total spaces to 882 spaces, for a net gain of 226 spaces.
- The gross square footage of the original project was approximately 579,500 square feet including the proposed Fitness Center and separate leasing office. The revised plan proposes a total of 467,784 gross square feet, including the addition of the 10,000 square foot existing retail building at 2398 Jolly Road.
- The original plan included approximately 33,000 of proposed commercial uses, including the 3,000 leasing office and up to 30,000 square foot Fitness Center. The revised plan proposes a 19,904 square foot mixed-use building on Jolly Oak Road with 6,214 square feet of commercial space on the first level, a 25,000 square foot Market, and the existing 10,000 square foot Okemos Pointe Plaza with 7,800 square feet to be built out as a commercial kitchen and specialty market. The revised plan proposes new commercial space of approximately 39,000 square feet.

Okemos Pointe, LLC
Will Randle, Manager



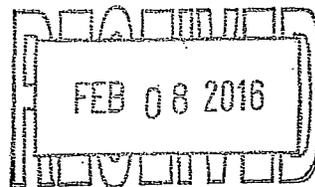
Okemos Pointe

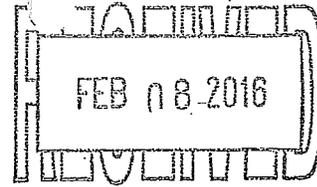
Brownfield Update
February 8, 2016

During the detailed soil boring operations on the Okemos Pointe site, SME discovered the presence of possible petroleum products in the soils in and near the industrial buildings in the proximity of the location where fuel tanks were removed and remediation took place in the past. As a result, a new Phase One Environmental study was approved by LEAP and the Ingham County Brownfield Authority. The Phase One study concluded that a Phase Two study is necessary to determine the extent of possible contamination. I have attached the approved Sampling and Analysis Plan for the Phase Two study, as well as the Findings, Opinions, and Conclusions from the Phase One study. Sampling will take place on February 10th and 11th.

I will be prepared to give a complete update on the findings and conclusions of the Sampling and Analysis plan at the February 22nd meeting of the Meridian Township Planning Commission.

Will Randle
Okemos Pointe, LLC





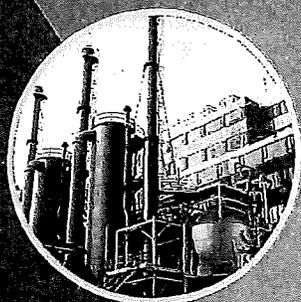
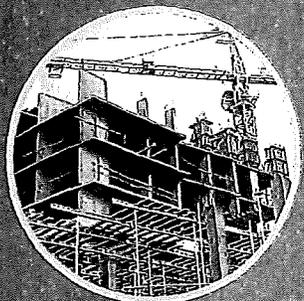
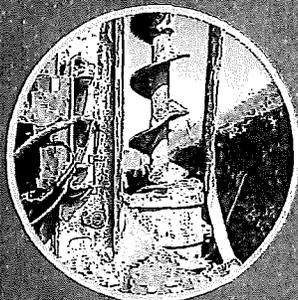
8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of two full parcels identified as 2360 and 2362 Jolly Oak Road and portions of four parcels identified as 2360 and 2398 Jolly Road, 2350 Jolly Oak Road, and Jolly Oak Road in Meridian Charter Township Ingham County, Michigan. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. In the EP's opinion, this assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following.

- The potential for undetected and/or unreported releases of hazardous substances and/or petroleum products associated with the following historical operations on the Property:
 - metal welding and fabricating (Section 5.4.2) may have led to a release of metals, lubricating and cutting oils, and metal cleaning chemicals;
 - molding and painting of plastic (Section 5.4.2) may have led to a release of paint, and paint and mold cleaning chemicals;
 - accumulation, transfer and storage of waste oil, paint and solvents (Section 5.1, 5.2.1, 5.4.2, and 7.1) may have led to a release of hazardous substances and/or petroleum products;
 - vehicle service (Section 5.4.2) may have led to a release of fuels, degreasers and vehicle fluids (e.g. oils, coolants, lubricants, etc.);
 - gasoline and diesel storage and fueling (Section 4.3, 4.5, 5.1, 5.4.2, 7.1) resulted in at least one known release of petroleum products and may have led to additional unreported and/or undetected releases of petroleum products;
 - storage of construction equipment and construction yard operations (Section 4.3, 4.5, and 5.4.2) may have led to a release of hazardous substances and/or petroleum products; and
 - placement and storage of fill material containing construction debris on the Property (Section 5.4.2 and 7.1) may have caused releases of hazardous substances and/or petroleum products to the underlying soil and/or groundwater.
- The potential presence of hazardous substances and/or petroleum products in the area of the septic systems (septic tanks and drain fields) associated with the chemical usage at the 2360 and 2362 Jolly Oak Road buildings (Section 5.2.1). Historical spills or disposal of chemicals in drains connected to the septic system may have resulted in releases of hazardous substances and/or petroleum products into the soil and/or groundwater in the area of the septic systems.
- The potential for a release of hazardous substances and/or petroleum products associated with odors noted in soil at a geotechnical soil boring previously completed by SME on the eastern portion of the Property (Section 5.2.4). Petroleum type odors were noted in a geotechnical boring completed in the eastern portion of the Property and could indicate a release of hazardous substances and/or petroleum products from an unknown source.
- The potential for migration of undetected and/or unreported releases of hazardous substances and/or petroleum products from the south and east adjoining vehicle service sites (2360 and 2380 Jolly Road) (Sections 5.1, 5.4.3, 6.5, and 7.1). The south adjoining site (2380 Jolly Road) has operated as a vehicle service station since at least 2005 and potentially generated hazardous waste. The east adjoining site (2360 Jolly Road) has operated as a vehicle service station since at least 1990 and a 4,000-gallon UST used for diesel fuel was removed from the site in 1989. Based on an estimated groundwater flow direction from these sites towards the Property, releases of hazardous substances and/or petroleum products may have migrated onto the Property.

It is the EP's opinion that a site investigation is needed to evaluate whether environmental contamination is associated with the identified RECs.

We identified no data gaps in connection with this Phase I ESA. We identified one limitation in connection with this Phase I ESA. We were unable to locate the discharge of the floor drains in the buildings on the 2360 and 2362 Jolly Oak Road parcels. The potential for spills or leaks to enter the floor drains and migrate to soil and/or groundwater was already identified as an REC; therefore, the inability to locate the discharge of the floor drains did not impair our ability to identify RECs in connection with the Property.



SAMPLING AND ANALYSIS PLAN

OKEMOS POINTE APARTMENTS
JOLLY ROAD AND JOLLY OAK ROAD
OKEMOS, MICHIGAN

USEPA Cooperative Agreement Number: BF-00E01544-0
SME Project Number: 073348.00.003.001

January 13, 2016

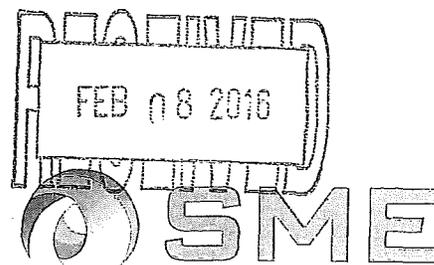


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FIGURE 1: PROPERTY LOCATION MAP

FIGURE 2: PROPOSED SAMPLE LOCATION DIAGRAM

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TABLE 1: PROPOSED SAMPLE COLLECTION AND ANALYSES

1.0 INTRODUCTION

We prepared this Sampling and Analysis Plan (SAP) as a requirement of the United States Environmental Protection Agency (USEPA) brownfields grant program prior to using assessment grant funds for environmental investigation. The Lansing Brownfield Redevelopment Authority (LBRA) Coalition intends to use its hazardous substances grant to fund an environmental assessment of a property including portions of the parcels located at 2630 and 2398 Jolly Road; 2350, 2360 and 2362 Jolly Oaks Road and one parcel with no listed address, in Okemos, Meridian Township, Ingham County, Michigan, hereinafter "the Property." The Property was determined to be eligible for the use of assessment grant funds on December 9, 2015. The general location of the Property is shown on Figure 1.

The objective of the environmental assessment is to evaluate current site environmental conditions for the purpose of supporting environmental due diligence, liability management, and potential safe (property) use (due care) issues for WestPac Campus Communities. Descriptions of the site history and known current environmental conditions; strategies and procedures for collection and chemical analyses of soil and groundwater samples, data evaluation, and reporting; and the estimated project schedule are presented in the following sections.

2.0 PROPERTY HISTORY, CURRENT CONDITIONS, AND PLANNED PROPERTY ASSESSMENT

Summaries of the Property history, current Property conditions, environmental conditions, and planned assessment are presented in the following subsections.

2.1 PROPERTY HISTORY

We reviewed the Property history as part of research for our draft Phase I Environmental Site Assessment (ESA) for the Property. The Property was agricultural and wooded land by 1938 and through 1963. The Property was first developed in 1963 with an industrial building. A second industrial building was constructed in 1971. The industrial buildings were occupied by various commercial and industrial businesses with historical operations including metal welding and fabricating; molding and painting of plastic; gasoline and diesel fueling; vehicle service; storage of construction equipment and construction yard operations. Portions of the Property were also used for placement and storage of fill material containing construction debris; and accumulation, transfer and storage of waste oil, paint and solvent. A construction yard was present on the western and central portions of the Property from 1981 through 1999. Five underground storage tanks (USTs) containing gasoline, diesel or waste oil were removed from the Property in 1992. Soil contaminated from releases from the USTs was reportedly remediated in 1993.

2.2 CURRENT CONDITIONS

At the time of the December 15, 2015, Phase I ESA site reconnaissance, the Property consisted of approximately 35 acres of land developed with two industrial buildings and two storage buildings (Figure 2). The remainder of the Property was gravel- or grass-covered, undeveloped land. A county drain was observed on the western portion and a retention pond was located in the northern portion. SME conducted a geotechnical evaluation of the Property in July and August 2015. Soil conditions encountered during the geotechnical evaluation consisted of shallow fill soil over layers of native clay and sand. Groundwater was encountered at an approximate depth of 10 to 15 feet below ground surface (bgs).

2.3 ENVIRONMENTAL CONDITIONS

SME's project team identified the following recognized environmental conditions (RECs) in the draft Phase I ESA:

- The potential for undetected and/or unreported releases of hazardous substances and/or petroleum products associated with historical operations on the Property including:
 - metal welding and fabricating;
 - molding and painting of plastic;
 - accumulation, transfer and storage of waste oil, paint and solvent;
 - vehicle service;
 - gasoline and diesel storage and fueling;
 - storage of construction equipment and construction yard operations; and
 - placement and storage of fill material containing construction debris on the Property.
- The potential presence of hazardous substances and/or petroleum products in the area of the septic systems (septic tanks and drain fields) associated with the chemical usage at the 2360 and 2362 Jolly Oak Road buildings.
- The potential for a release of hazardous substances and/or petroleum products associated with odors noted in soil at SME geotechnical soil boring B14.

- The potential for migration of undetected and/or unreported releases of hazardous substances and/or petroleum products from the south-adjointing vehicle service sites (2360 and 2380 Jolly Road).

2.4 PLANNED SITE ASSESSMENT

We designed the proposed assessment activities to further evaluate current site environmental conditions for the purpose of supporting environmental due diligence, liability management, and potential safe (property) use (due care) issues associated with WestPac Campus Communities' redevelopment of the Property. The assessment will include collection and chemical analyses of soil, groundwater and soil gas samples; comparison of the analytical results to Michigan's Part 201 generic residential and non-residential cleanup criteria (soil and groundwater) and vapor intrusion soil gas screening levels (soil gas) and preparation of a Baseline Environmental Assessment (BEA) report and Documentation of Due Care Compliance. The BEA report, submitted to the Michigan Department of Environmental Quality (MDEQ), will provide the basis for the prospective owner's (WestPac Campus Communities) defense against liability for environmental contamination existing on the Property at the time of acquisition. Documentation of Due Care Compliance will provide information for the owner to comply with Part 201's due care (safe property use) requirements.

3.0 SAMPLING PLAN

The sampling plan for the assessment activities is presented in this section. The sampling plan includes a summary of the planned soil, groundwater and soil gas sampling locations, rationales for those locations, and descriptions of procedures and methods for field sampling.

3.1 SUMMARY OF SAMPLING LOCATIONS

The planned sampling locations (SB1 through SB20 and SG1 through SG5) are shown on Figure 2. We selected the sample locations to further evaluate the RECs identified in the Phase I ESA and to evaluate potential safe property use (due care) concerns associated with the current and future uses of the Property. Specific sampling objectives, rationales for the sample locations and depths, and target analytes are summarized in Table 1. The rationales for the selection of sample intervals at each boring are further discussed in Section 3.2.1.

SME's project team will advance twenty soil borings (SB1 through SB20) using hydraulically driven, direct-push coring equipment for collection of soil and groundwater samples; two hand auger borings (SB21 and SB22) for collection of soil samples in the mounded fill materials; four sub-slab soil gas sample points (SG1 through SG4) for collection of soil gas samples beneath the 2360 and 2362 Jolly Oak Road buildings and two soil gas sample (SG5) in the area of former waste solvent storage. SME's project team will also install and sample temporary groundwater monitoring wells fitted with pre-packed screens at up to ten of the direct-push boring locations identified on Figure 2.

SME's project team will also install and sample temporary groundwater monitoring wells fitted with pre-packed screens at up to ten of the sample locations.

3.2 SAMPLING PROCEDURES AND METHODS

Soil and groundwater sampling, soil gas sampling, quality control (QC) sampling, and waste management procedures and methods are summarized in this subsection. Sampling activities will be conducted in accordance with the Quality Assurance Project Plan (QAPP) for the Lansing Regional Brownfields Coalition, which was approved by the EPA on February 18, 2011, and subsequently updated with USEPA approval on December 8, 2015.

3.2.1 SOIL AND GROUNDWATER SAMPLING

SME's project team will collect soil and groundwater samples according to the methods described in SME's SOP 1, Soil and Groundwater Sampling Using Direct-Push Methods, and/or SOP 2, Soil Sampling with a Hand Auger, which were included in the QAPP. Additional details of our sampling procedures are provided below:

- We will collect continuous soil samples from each boring, visually characterize them in the field, and note physical indicators of environmental contamination (odors and staining).
- We will field-screen the soil samples using a portable photoionization detector (PID) for the potential presence of volatile organic compounds (VOCs).
- We will collect soil samples for chemical analyses in accordance with the plan described in Table 1.
 - We will collect one soil sample from each soil borings at the target depth (Table 1), if applicable, or the depth where evidence of contamination is noted. Sample preference will be based on evidence of contamination in the following descending order of importance: 1) elevated PID measurements, 2) olfactory evidence, 3) visual observation of unnatural coloration or man-made debris.

- If no evidence of contamination is noted, we will collect soil samples from each sampling location from the upper three feet of the soil column to evaluate the potential presence of contaminated fill soil.
- We may collect additional soil samples if evidence of contamination is observed at more than one depth interval.
- In selected soil borings, after soil samples are collected, we will install and sample temporary, one-inch diameter, polyvinyl chloride (PVC) well assemblies fitted with five-foot long, pre-packed well screens in the open boreholes, where groundwater is encountered.
- We will collect the groundwater samples for chemical analyses from the temporary wells using a peristaltic pump at low-flow sampling rates. The pH, temperature, and conductivity of the purge water will be monitored until judged stable prior to collecting a groundwater sample. The sampling procedures will be consistent with those outlined in the QAPP.

After completion of soil and groundwater sampling at each location, we will place purge water and soil cuttings back into their respective boreholes, fill the remaining space with hydrated bentonite, and restore the ground surface to match surrounding materials (soil or pavement).

3.2.2 SOIL GAS SAMPLING

We will install soil gas wells and sub-slab soil gas sample points in accordance with SME SOP 22, Soil Gas and Sub-Slab Vapor Sampling and Analysis Using EPA Method TO-15 (Michigan), which is included in the QAPP. Additional details of our sampling procedures are provided below:

- We will install the four sub-slab sample points at four sample locations (SG1 through SG4). We will install soil gas wells in the boreholes at two sample locations (SG5 and SG6) at a depth of approximately five feet bgs and collect soil gas samples. Each soil gas well and sub-slab sample point will be allowed to stabilize for at least 30 minutes after installation before sampling.
- The soil gas well or sub-slab sampling points sample tubing and sample train will be checked for leaks using a helium-filled chamber. After a satisfactory leak check, we will collect a soil gas sample at a flow rate of approximately 200 mL/min using a laboratory-supplied, pre-cleaned Bottle-Vac™ sampler. The sampling procedures will be consistent with those outlined in the QAPP.

After completion of sub-slab soil gas sampling, we will remove the sample points and patch the hole with concrete to match existing floor. After completion of the soil gas wells, we will remove the tubing and screen, fill the remaining space with hydrated bentonite, and restore the ground surface to match surrounding materials (soil or pavement).

3.2.3 QUALITY ASSURANCE AND QUALITY CONTROL

We will minimize the potential for cross-contamination by using new, disposable, nitrile sampling gloves for collection of each soil, groundwater, and soil gas sample; using new sample tubing for collection of each groundwater and soil gas sample; decontaminating soil sampling equipment before each use; and, calibrating field instruments in accordance with manufacturer's instructions

SME's project team will collect quality control (QC) samples, as summarized in Table 1, in accordance with SME SOP 6, Field Quality Control Samples, included in the QAPP. The sample handling and custody requirements, laboratory analytical methods, analysis reporting limits, and reporting protocols will be consistent with those described in the QAPP.

3.2.4 WASTE MANAGEMENT

We will manage investigation-derived wastes as described in SME SOP 12, Investigative Derived Wastes, included in the QAPP.

4.0 ANALYSIS PLAN

Fibertec Environmental Services, Inc. (Fibertec) of Holt, Michigan will analyze soil and groundwater samples for one or more of the following analytes or analyte groups (see Table 1 for specific analytes for each sample):

- volatile organic compounds (VOCs),
- polycyclic aromatic hydrocarbons (PAHs),
- polychlorinated biphenyls (PCBs), and
- arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and/or zinc (metals).

Fibertec will analyze the samples using the following USEPA methods:

- VOCs – Method 8260 (soil and groundwater) and TO-15 (soil gas),
- PAHs – Method 8270,
- PCBs – Method 8082, and
- Metals - Method 6020/7471/7470.

Laboratory testing, analysis method reporting limits (MRLs), QA/QC procedures, and reporting protocols used or performed by Fibertec will be consistent with those described in the project QAPP. If total lead is measured in soil at a concentration above 75,000 µg/kg, the soil sample may also be analyzed for fine/coarse lead fractions. We will also collect filtered groundwater samples and instruct the laboratory to hold them pending metals analyses results. If any metal(s) is measured in the unfiltered samples at a concentration exceeding the most restrictive Part 201 generic cleanup criterion, the corresponding filtered groundwater sample will be analyzed for the metal(s) to assist in determining if the initial results represented dissolved constituents or suspended sediment.

5.0 DATA EVALUATION AND REPORTING

We will evaluate the data collected during the environmental assessment as described in Section 4.0 - Data Verification/Validation and Usability of the QAPP. Following data review, verification, and validation, we will prepare a report. The report will include details of the activities performed, procedures followed, and results. The report also will include a sampling location diagram, tabulated analytical results, soil boring logs, a copy of the laboratory analytical report for all samples collected, and a copy of the chain-of-custody (COC) records. If the Property is a "facility" as defined in Part 201, we will prepare a Baseline Environmental Assessment (BEA) report and Documentation of Due Care Compliance.

6.0 ESTIMATED SCHEDULE

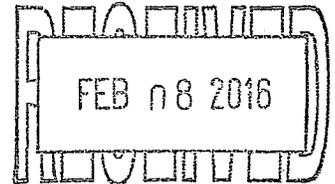
The environmental activities described in this SAP are to be implemented according to the schedule presented below. This schedule is in weeks subsequent to USEPA approval of the SAP and conducting field activities.

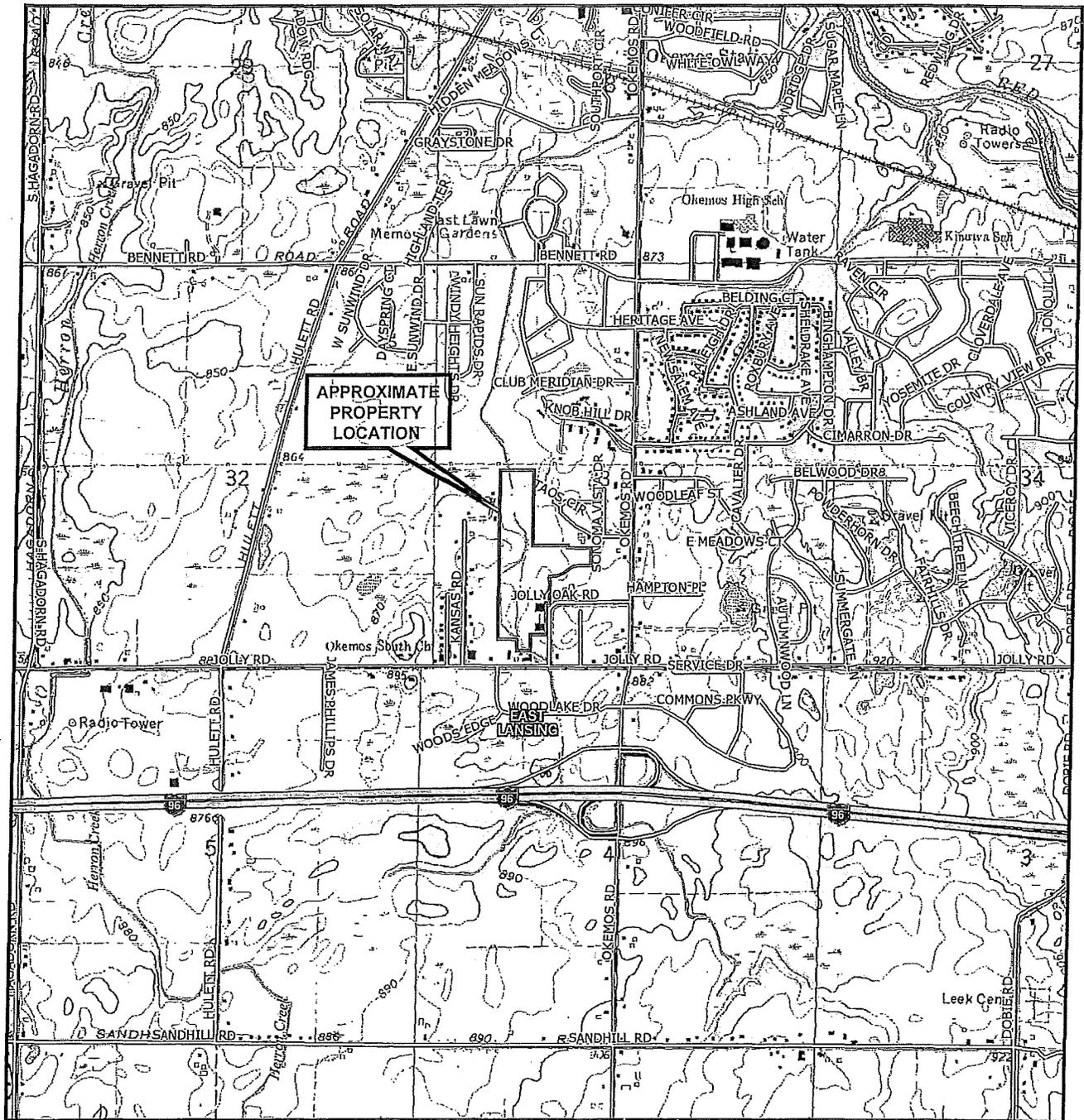
- Field Sampling Week 1
- Laboratory Analyses Week 1 through Week 2
- Data Evaluation and Reporting Week 3 through Week 7

FIGURES

FIGURE 1: PROPERTY LOCATION MAP

FIGURE 2: PROPOSED SAMPLE LOCATION DIAGRAM

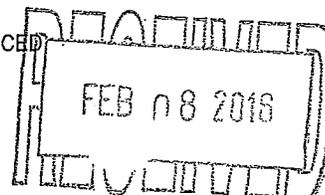
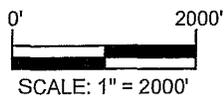




Base map obtained from © DeLorme Topo North America™ 10.

USGS QUADRANGLE(S) REFERENCED

EAST LANSING (MI) 1976



No.	Revision Date	Date	1-4-16
		Drawn By	JAB
		Designed By	AJL
		Scale	1" = 2000'
		Project	073348.00.003.001

**PROPERTY LOCATION MAP
OKEMOS POINTE
OKEMOS, MICHIGAN**



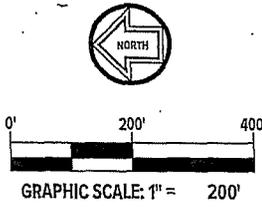
Figure No. 1

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 PLOT DATE: Jun 13, 2016 - 11:05am



- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY
 - APPROXIMATE PARCEL LINES
 - SOIL BORING LOCATION
 - SOIL BORING LOCATION WITH GROUNDWATER SAMPLE
 - HAND AUGER BORING LOCATION
 - SOIL GAS SAMPLE LOCATION

NOTE:
DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO
WITH IMAGE DATE 7-14-2015 AND INGHAM COUNTY GIS SERVER.



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Project
OKEMOS POINTE

Project Location
OKEMOS, MICHIGAN

Sheet Name
BORING LOCATION DIAGRAM

No.	Revision Date

Date	1-13-16
CADD	JAB
Designer	AJL
Scale	1" = 200'
Project	073348.00.003.001
Figure No.	2

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TABLES

TABLE 1: PROPOSED SAMPLE COLLECTION AND ANALYSES

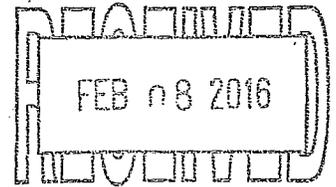


TABLE 1
 PROPOSED SAMPLE COLLECTION AND ANALYSES
 OKEMOS POINTE APARTMENTS
 JOLLY ROAD AND JOLLY OAK ROAD
 OKEMOS, MICHIGAN
 SME Project No. 073348.00.003.001

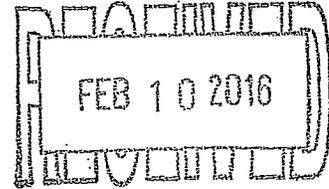
Sample Target	Sample ID	Maximum Boring Depth (feet bgs)	Target Sample		Media	ANALYTES					
			Sample Depth (feet bgs)	Rationale		VOGs ⁴	PAHs ⁴	PGBs ⁴	Cd, Cr, Pb ⁴	RCRA 8 Metals ⁴	MI 10 Metals ⁴
Adjoining Vehicle Service sites	SB1 and SB2	20/GW ¹	Worst impact ³	evaluate potential releases that may have migrated from the south-adjointing vehicle service sites ** One soil sample collected from worst impact between two borings.	Soil	1	1	0	1	0	0
			10-15'		Groundwater	2	2	0	2	0	0
Adjoining Vehicle Service sites and the historical septic system	SB3	20/GW ¹	Worst impact ³	evaluate potential releases that may have migrated from the south-adjointing vehicle service sites or from the historical septic system.	Soil	1	1	0	0	1	0
			10-15'		Groundwater	1	1	0	0	1	0
Historical waste paint and solvent AST and barrel storage area and septic drainfield area	SB4/SG5	20/GW ¹	Worst impact ³	evaluate potential releases from waste paint and solvent AST and barrel storage area and septic drainfield area.	Soil	1	1	0	0	1	0
			10-15'		Groundwater	1	1	0	0	1	0
			5-5.5'		Soil-gas	1	0	0	0	0	0
Semi-truck and trailer storage area	SB5	8+ ²	0-2'	evaluate potential releases from semi-trucks and trailers.	Soil	1	1	0	0	1	0
Historical industrial operations and proposed building location	SB6/SG6	20/GW ¹	Worst impact ³	evaluate potential releases from industrial operations and potential vapor intrusions concerns for development.	Soil	1	1	0	0	1	0
			10-15'		Groundwater	1	1	0	0	1	0
			5-5.5'		Soil-gas	1	0	0	0	0	0
Former diesel, waste oil and gasoline UST excavation areas	SB7 through SB9	20/GW ¹	Worst impact ³	evaluate current condition of reported soil impacts in the former UST areas	Soil	3	3	1	3	0	0
			10-15'		Groundwater	3	3	0	3	0	0
Near storm sewer utility trench with historical impact from USTs	SB10 and SB11	8+ ²	Worst impact ³	Evaluate reported removal of impacted soil along utility trench pathway.	Soil	2	2	0	2	0	0
Former waste oil barrel storage area	SB12	8+ ²	Worst impact ³	evaluate potential releases from former waste oil barrels and septic system.	Soil	1	1	1	0	1	0
Historical septic system	SB13	20/GW ¹	Worst impact ³	evaluate potential releases from the historical septic system.	Soil	1	1	0	0	1	0
			10-15'		Groundwater	1	1	0	0	1	0
Historical fill areas and construction yard	SB14 through SB16	8+ ²	Worst impact ³	evaluate nature of fill materials and potential releases from historical construction yard operations.	Soil	3	3	0	0	0	3
Historical fill areas and construction yard	SB17	20/GW ¹	Worst impact ³	evaluate nature of fill materials and potential releases from historical construction yard operations.	Soil	1	1	0	0	0	1
			10-15'		Groundwater	1	1	0	0	0	1
Area of geotechnical soil boring with noted odors	SB18	20/GW ¹	Worst impact ³	evaluate nature of fill materials and groundwater in the area of the soil boring with noted petroleum-type odors.	Soil	1	1	0	0	1	0
			10-15'		Groundwater	1	1	0	0	1	0
Area of fill topsoil and construction debris	SB19 and SB20	4 ⁵	Worst impact ³	evaluate soil piles of unknown origins.	Soil	2	2	0	0	2	0
Industrial operations in the 2360 Jolly Oak Road building	SG1 and SG2	Sub-slab	Sub-slab	evaluate potential for vapor intrusion in the 2360 Jolly Oak Road building.	Soil-gas	2	0	0	0	0	0
Industrial operations in the 2362 Jolly Oak Road building	SG3 and SG4	Sub-slab	Sub-slab	evaluate potential for vapor intrusion in the 2362 Jolly Oak Road building.	Soil-gas	2	0	0	0	0	0
SUBTOTALS					Soil	19	19	2	6	9	4
					Groundwater	11	11	0	5	5	1
					Soil-gas	6	0	0	0	0	0
QA/QC SAMPLES	Trip Blank/Methanol				Soil	1	0	0	0	0	0
					Groundwater	2	0	0	0	0	0
	Field Blank				Soil	0	0	0	0	0	0
					Groundwater	1	1	0	0	0	1
	Equipment Blank				Soil	0	0	0	0	0	0
					Groundwater	1	1	0	0	0	1
					Soil-gas	1	0	0	0	0	0
	Field Duplicate				Soil	1	1	1	0	0	1
					Groundwater	1	1	0	0	0	1
					Soil-gas	1	0	0	0	0	0
	Matrix Spike/ Matrix Spike Duplicate				Soil	2	2	2	0	0	2
					Groundwater	2	2	0	0	0	2
				Soil	23	22	5	6	9	7	
				Groundwater	18	16	0	5	5	6	
				Soil-gas	8	0	0	0	0	0	

NOTES:

- The soil boring will be advanced to 20 feet below ground surface (bgs) or to groundwater, whichever is shallower. If groundwater is not encountered by 20 feet bgs, the boring may be advanced to the depth of groundwater for purposes of collecting a groundwater sample.
- "8+" means the soil boring will be advanced to 8 feet below ground surface (bgs) or to a depth below fill material, whichever is deeper.
- Evidence of impact is determined from PID screenings, odors, and staining. It is further discussed in Section 3.2.1. If there is no evidence of impact, the sample should be taken from the upper three feet of the soil column.
- VOGs - Volatile Organic Compounds; PAHs - Polynuclear Aromatic Hydrocarbons; PCBs - Polychlorinated Biphenyls; Cd, Cr, Pb - cadmium, chromium and lead; RCRA 8 Metals - arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver; MI 10 Metals - arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.
- SB19 and SB20 will be hand auger borings due to site access constraints.



CONFIRMATION FOR ENVIRONMENTAL SERVICES



COMPANY REPRESENTATIVE: Mr. Will Randle
COMPANY NAME: Okemos Pointe, LLC
COMPANY ADDRESS: 2422 Jolly Road, Okemos, MI 48864
PROJECT NAME/LOCATION: Jolly Road and Jolly Oak Road, Okemos, Michigan
SME PROJECT NUMBER: 073348.00.003.001
SME PROJECT MANAGER: Matt Vander Eide, P.G., CPG
DATE: February 10, 2016

At your request, we prepared this confirmation for environmental services for the above referenced Property.

SCOPE OF SERVICES

PHASE II ESA

We will conduct a Phase II environmental site assessment (ESA) of the above-referenced property in accordance with the sampling and analysis plan (SAP) approved by the United States Environmental Protection Agency (USEPA) on February 4, 2016. A copy of the approved SAP was provided to you on February 6, 2016.

Following receipt of the laboratory analytical data, we will prepare a Phase II report documenting the findings of the Phase II ESA. If the property meets the definition of a "facility", we will prepare a baseline environmental assessment (BEA) report for submittal to the Michigan Department of Environmental Quality (MDEQ) and documentation of due care compliance (DDCC). Our report will include a summary of the analytical data, figures, a copy of the laboratory data report(s), and other information relevant to the sampling event.

We will contact you if unanticipated conditions, such as restricted access, are encountered or if site conditions or project specifics differ from the information and assumptions presented herein; additional fees may be required under these circumstances.

FEE

Our fee for this scope of service will be equal to a 10% cost share amount of \$3,590, in accordance with the work order approved by the Lansing Brownfield Redevelopment Authority (LBRA) on January 15, 2016.

AUTHORIZATION AND GENERAL CONDITIONS

We will provide these services on a time and materials basis in accordance with the attached General Conditions – Commercial (GC: 03/15) and Special Conditions for Drilling and Excavation (03/15). As authorization to proceed, please sign where space is provided in the General Conditions and return a copy of this confirmation to us.

Please do not hesitate to contact us if there are questions concerning this Scope of Services.

ATTACHMENTS: SME General Conditions – Commercial (GC: 03/15)
 Special Conditions for Drilling and Excavation (03/15)

SME GENERAL CONDITIONS

- 1. DEFINITIONS:** In this Agreement, the party agreeing to have the services performed is the "CLIENT." The CLIENT's CLIENT shall be referred to as the "OWNER." Unless expressly stated otherwise, SME, its employees, agents, subconsultants and subcontractors, are collectively referred to as "SME." The "services" to be provided under this Agreement are defined in SME's Proposal and subsequent written amendments, change orders, or otherwise-authorized additional services.
- 2. INVOICING AND PAYMENT:** SME will submit invoices to CLIENT monthly and a final bill upon completion of services. Payment is due upon presentation of invoice to the CLIENT and is past due 30 days from date of the invoice. CLIENT agrees to pay a service charge of 1-1/2% per month, or the maximum rate allowed by law, whichever is greater, on past due accounts.
- 3. INSTRUMENTS OF SERVICE:** All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by SME in connection with this Project shall be considered instruments of service, and shall remain the property of SME. SME grants CLIENT and OWNER a limited license to use such instruments of service for the purpose of designing, constructing, maintaining or repairing work that is part of this Project. Any reuse of SME's instruments of service for any purpose other than the limited license granted herein is prohibited and SME shall have no responsibility to CLIENT, OWNER or third parties for unauthorized use of its instruments of services.
- 4. RECORDS RETENTION:** SME will retain pertinent records relating to the services performed for CLIENT for a period of time consistent with SME's File Management Plan, a copy of which will be provided to CLIENT upon request. During that period, the records will be made available to the CLIENT at reasonable times. At the end of the retention period indicated in SME's File Management Plan, SME may, in its sole discretion, dispose of all such records.
- 5. SME MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH REGARDS TO ITS SERVICES.**
- 6. TERMINATION:** Either party may terminate this Agreement upon at least 7 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination will not be effective if that substantial failure is remedied before expiration of the period specified in the written notice. This Agreement shall also be automatically terminated upon a suspension of the Project for more than 3 months. In the event of termination, CLIENT will pay SME for services performed to the termination notice date plus reasonable termination expenses. In the event of termination, or suspension, prior to completion of all reports contemplated by this Agreement, SME may complete such analyses and records as are necessary to complete the files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension include all direct costs of completing such analyses, records, and reports.
- 7. DISPUTES:** If any dispute arising out of or relating to this Agreement, or its breach, is not settled through direct discussions, the parties agree that as a condition precedent to litigation or arbitration, they will endeavor for 30 days following written notice by one party to the other of a dispute or breach, to settle the dispute by mediation with the assistance of a neutral mediator. In any litigation or arbitration, if applicable, the parties agree that the prevailing party is entitled to recover all reasonable costs incurred in defense or prosecution of the claim, including its staff time, court costs, attorney's fees, and other claim-related expenses. Notwithstanding, SME has no obligation to mediate with CLIENT prior to litigation when collecting fees owed by CLIENT.
- 8. AUTHORIZATION:** By signing these General Conditions, CLIENT agrees to accept the proposal, including these General Conditions and any Special Conditions, as the Agreement governing SME's services and the relationship between the parties. If CLIENT gives SME other-than-written authorization to proceed with services after receiving SME's written proposal, CLIENT accepts the proposal, these General Conditions, and any Special Conditions, as the Agreement governing SME's services, and the Agreement is effective, except for those provisions that CLIENT objects to in writing within 7 days following the other-than-written authorization.
- 9. SAFETY:** SME will be responsible only for the safety of SME employees. Unless otherwise explicitly described in our scope of services, the scope of services does not include job or site safety for, or supervision or direction of, the work of others. The presence of SME on the job site should not be construed to in any way relieve the CLIENT, other contractors, or other parties on the site of the obligation and responsibilities for their personal safety and the safety of their employees, consultants, and subcontractors.
- 10. INSURANCE:** SME and its staff are protected by worker's compensation insurance and SME has coverage under General Liability and Professional Liability insurance policies. SME will provide CLIENT with evidence of such policies upon written request. SME is not responsible for any loss, damage or liability arising from acts of CLIENT, its agents, staff, and other consultants employed by CLIENT.
- 11. INDEMNIFICATION:** To the fullest extent permitted by law, CLIENT shall hold harmless, defend, and indemnify SME from and against all claims, damages, losses and expense, including reasonable attorney fees, arising out of the performance of SME's services or the materials of others in connection with the Project regardless of whether or not such claim, damage, loss or expense is caused in part by SME; provided however, that this obligation shall not apply to claims, damage, loss or expense caused solely by negligence of SME.

12. GOVERNING LAW: The parties agree that this Agreement shall be governed in all respects by the laws of the State of Michigan.

13. LIMITATION OF LIABILITY: In consideration for SME's undertaking to perform services at the rates set forth on the Fee Schedule attached to SME's proposal or the lump sum fee provided, CLIENT agrees to limit all potential liability of SME to CLIENT, its employees, agents, successors and assigns, for any and all claims, losses, breaches, damages or expenses arising from, or relating to SME's performance of services on this Project, such that SME's total aggregate liability to CLIENT, its employees, agents, successors and assigns shall not exceed \$50,000 or SME's total fee for the services rendered on the Project, whichever is greater. The CLIENT understands that it may negotiate a higher limit of liability in exchange for an appropriate increase in SME's fee.

- a) CLIENT further agrees that it will require all of its contractors and consultants on this project and their respective subcontractors and subconsultants, be bound by an identical limitation of SME's aggregate liability in their agreements for work on this Project.
- b) CLIENT further agrees that it will require all of its contractors and subcontractors defend and indemnify CLIENT and SME from any and all loss or damage, including bodily injury or death, arising from contractor or subcontractors performance of work on this Project, regardless of whether or not such claim, damage, loss or expense is caused in part by SME provided however, that this obligation shall not apply to claims, damage, loss or expense caused by the sole negligence or fault of SME.

14. PERIOD OF LIMITATION: Notwithstanding any period of limitations that might otherwise apply, the parties agree that no action, claim or proceeding of any kind, whether in tort, contract or equity arising out of SME's services may be brought against SME more than two years after the first to occur of the following events: (i) the date of CLIENT's acceptance, use or occupancy of the Project that is the subject of this engagement, or (ii) the date of SME's last service in connection with this Project.

15. ADDITIONAL SERVICES: If SME provides services at the request of CLIENT, in addition to those described in the scope of work contained in SME's proposal, CLIENT agrees that these general conditions including any Special Conditions shall apply to all such additional services.

16. AGREEMENT: This Agreement includes SME's Proposal, these General Conditions, and any other Special Conditions, Fee Schedules, or other documents provided with SME's Proposal. This Agreement constitutes the entire contractual relationship between the parties and cannot be changed except by a written instrument signed by both parties. All preprinted Terms and Conditions on CLIENT's Purchase Order(s) or acknowledgement forms are inapplicable to this Agreement. In the event any provision of this Agreement is held invalid or unenforceable, the other provisions will remain in full force and effect, and binding upon the parties. All the terms of this Agreement, including provisions relating to limitation and allocation of liability, shall survive the completion and/or termination of this Agreement. This Agreement cannot be assigned by either party without the written consent of the other party.

Please complete and return the signed General Conditions to SME to indicate acceptance of this proposal and to initiate work on the referenced project. The CLIENT's signature or direction to proceed also indicates that he/she has read or has had the opportunity to read the General Conditions and agrees to be bound by such General Conditions.

SME PROPOSAL

Proposal No.: 073348.00.003.001

Project Name: Okemos Pointe Apartments

Project Location: Jolly Oak Road and Jolly Road, Okemos, MI

CLIENT PROPOSAL AND AGREEMENT ACCEPTANCE(Please Print or Type)

CLIENT Signature: *Will Randle* Date: 2/10/16

Printed Name: Will Randle

Title: Manager

CLIENT (Company) Name: Okemos Pointe, LLC

Address: 2422 Jolly Road Okemos, MI 48864

Telephone No.: 5175802550 Email: will@branoffrandle.com

SPECIAL CONDITIONS FOR DRILLING AND EXCAVATION

- 1. RIGHT TO SUBCONTRACT:** SME reserves the right to subcontract for drilling, excavation of test pits, clearing and grubbing for site access, traffic control, and other instrumentation or services necessary to perform the services required by the Agreement.
- 2. RIGHTS OF ENTRY:** CLIENT shall provide any necessary rights of entry for SME, including its agents, staff, contractors or subcontractors, to access the site to perform all acts, studies, and research, including tests and evaluation, pursuant to the agreed services. CLIENT shall inform SME of any special requirements as a condition upon such rights of entry.
- 3. PERMITS AND LICENSES:** CLIENT shall secure all required permits, except specific permits identified in Agreement as being secured by SME. SME shall hold and maintain all necessary business and professional licenses, registrations, and accreditations necessary to perform its services.
- 4. UNDERGROUND UTILITIES AND STRUCTURES:** SME will take reasonable precautions to avoid damage to subterranean structures or utilities, including contacting the appropriate One-Call system for utility clearance. Unless otherwise identified in the Agreement, CLIENT is responsible for identifying all subterranean structures or utilities in the area of evaluation and sharing that information with SME prior to commencement of the field exploration. CLIENT agrees to furnish SME with all information identifying the type and location of utility lines and other man-made structures located beneath the surface of the site in the proposed work area. CLIENT will also locate all known private underground utilities at the site prior to SME performing the field exploration. CLIENT agrees to defend, indemnify and hold SME harmless from all claims, liability, and expense associated with alleged damage to subterranean utilities or structures, except if such damage was caused by SME's sole negligence.
- 5. SITE PLANS AND SURVEYS:** CLIENT will provide available project site plans and surveys, preferably in digital format (AutoCAD compatible format), and provide topographical information, if available. The accuracy and proximity of survey control provided by CLIENT will affect the accuracy of test locations and elevation determinations. Unless otherwise noted, the accuracy of test locations and elevations will be commensurate only with pacing and approximate measurements or estimates.
- 6. TEST LOCATIONS:** If unanticipated site conditions or site conditions not made known to SME prevent access to locations specified in the Agreement, then SME may deviate a reasonable distance from proposed test locations. If CLIENT objects, then SME shall have the right to reasonable adjustment of its fees and time for performance.
- 7. FIELD SERVICES SCHEDULE:** Field services will be performed Monday through Friday, except on holidays, and during normal business hours unless noted otherwise in the Agreement. Additional fees may be required for field services provided on weekends and holidays, or at times other than normal business hours.
- 8. RESTORATION:** CLIENT recognizes that some damage to the site may occur in the normal course of our services. SME will exercise reasonable care to mitigate damage from drilling or excavation equipment to lawn, landscape, pavement, or soft ground. Unless otherwise stated in the Agreement, our fee does not include time or expenses associated with the repair of wheel ruts, track marks, or other damage such as crop damage. Due to the potential applicability of environmental and transportation regulations, excess soil cuttings generated from drilling activities will not be removed from the site by SME. Unless otherwise noted in the Agreement, the boreholes will be backfilled with auger cuttings and/or bentonite, and excavations will be backfilled with excavated material. Asphalt coldpatch or quick-setting concrete will normally be used to repair existing pavement areas flush to the existing grade. Core holes in concrete floors and bridge decks will be filled with quick-setting concrete flush to the existing floor surface. Excess soil will be left on-site at the locations of the boreholes or excavations, placed in nearby greenway areas, or containerized as appropriate for site and environmental conditions.
- 9. VARIATIONS IN SUBSURFACE CONDITIONS AND INTERPRETATION OF SME DATA:** CLIENT recognizes that subsurface conditions on the site may vary from those encountered at the locations where borings, surveys, or explorations are made by SME and that the data, interpretations and recommendations of SME are based solely on the information available to SME. SME will not be responsible for the data generated by others or interpretations and recommendations by others based upon the data and information developed or provided by SME.
- 10. SURFACE MATERIALS:** Unless otherwise noted in the Agreement, SME will obtain approximate thickness measurements of surficial materials, such as pavements, aggregate base, and topsoil, at the time of the exploration. These measurements are considered approximate since some mixing of surficial materials and the underlying subgrade can occur. Additional evaluation methods and additional fees would be required to obtain more precise measurement of surface materials.
- 11. TRAFFIC CONTROL:** Unless otherwise noted in the Agreement, SME will be responsible for supplying such signs, barricades and traffic control personnel as may be needed for safe drilling or excavation operations.

12. SAMPLE DISPOSAL:

- a) Unless otherwise requested in writing by CLIENT, SME will dispose of soil samples submitted to SME's laboratories 60 days after the samples are obtained. Unless otherwise requested in writing by CLIENT, samples submitted to subcontract laboratories will be disposed by those laboratories in accordance with their sample retention policies. CLIENT agrees that it will not hold SME responsible or liable for any loss of test specimens or samples, and CLIENT agrees to pay costs associated with the storage of samples beyond the normal storage times described herein.
- b) In the event residual sampled materials in SME's possession are determined to be RCRA hazardous wastes, contain PCBs above Type II landfill disposal limits, or are otherwise subject to state or federal disposal restrictions, we will, after completion of testing and at CLIENT's expense, and using a manifest signed by CLIENT as generator, have such samples transported to a location selected by CLIENT for final disposal (see **Disposal of Hazardous and Other Regulated Wastes**). CLIENT agrees to pay all costs associated with the storage, transport, and disposal of such samples. CLIENT recognizes and agrees that we are acting as a bailee and at no time assume title to said waste.

13. ENVIRONMENTAL RISKS:

- a) CLIENT shall inform SME of any known environmental site conditions that could affect the health and safety of our field personnel or that could affect SME's performance of its services. For projects other than environmental assessments, SME will report only for informational purposes, unusual odors and/or colorations of the soil observed during field activities.
- b) Unanticipated hazardous substances, subsurface contaminants, and/or biological pollutants (HAZMAT) or levels of HAZMAT may exist at the project site. The discovery of unanticipated HAZMAT may constitute a changed condition mandating renegotiation of the scope and fees and make it necessary for SME to take immediate measures to protect human health and safety, and/or the environment. SME agrees to notify CLIENT as soon as practicable if unanticipated HAZMAT is encountered. CLIENT authorizes SME to take measures that, in SME's sole professional opinion, are justified to preserve and protect the health and safety of SME's personnel and the public, and/or environment, and CLIENT agrees to compensate SME for the additional cost of such work. SME does not assume control of or responsibility for reporting to any federal, state, or local public agencies, any conditions at the site that may present a potential danger to health, safety, or the environment.
- c) There is a risk that drilling and sampling may result in contamination of certain subsurface areas, such as when a boring device moves through a contaminated area and connects it to an aquifer not previously contaminated. SME will exercise reasonable care and caution to prevent such occurrences; however, because such drilling and sampling is a necessary aspect of the services that SME will provide for CLIENT's benefit, CLIENT agrees that SME shall not be held liable for exacerbation of HAZMAT caused in this manner.
- d) CLIENT recognizes that discovery of HAZMAT on the site may result in a significant reduction of the property's value, and SME cannot be held responsible for such devaluation.
- e) It is possible this assessment may fail to reveal the presence of contaminants, hazardous materials, or other types of environmental contamination collectively referred to as "contaminants" at sites where contaminants are assumed, expected, or subsequently determined to exist. CLIENT understands that SME's failure to discover contaminants does not guarantee that contaminants do not exist at the site. Similarly, a site which in fact is unaffected by contaminants at the time of SME's study, may later, due to natural phenomena or human intervention, become contaminated. CLIENT agrees that it would be unfair to hold SME liable for failing to discover contaminants whose exact location is impossible to foretell, or for failing to discover contaminants, which, in fact, did not exist at specific sampling locations at the time such samples were taken. Accordingly, CLIENT waives any claim against SME, and agrees to defend, indemnify and save SME harmless from any claims or liability for injury or loss arising from SME's failure to detect the presence of contaminants through techniques commonly employed for the purpose.
- f) CLIENT agrees to defend, hold harmless and indemnify SME from and against any and all claims and liabilities resulting from encountering unexpected HAZMAT, including compensation for any time spent and expenses incurred by SME.

14. DISPOSAL OF HAZARDOUS AND OTHER REGULATED WASTES: CLIENT agrees to select treatment/disposal facilities, pay for transportation and disposal, and sign, or have OWNER sign all waste profile forms, land disposal certifications, transportation manifests, and any other documentation required for transportation and disposal of hazardous wastes, PCB wastes, or other regulated wastes. Under no circumstance will SME select a disposal/treatment facility, arrange for transportation or disposal of regulated wastes, or otherwise act as agent for the generator of the wastes. CLIENT agrees to the maximum extent permitted by law to defend, hold harmless and indemnify SME from and against any and all claims and liabilities resulting from violation of any federal, state or local statute, regulation or ordinance relating to the disposal of hazardous wastes, substances or constituents or allegations that SME generated, transported, stored, treated or disposed of wastes or other contaminated materials, or arranged for the transportation, treatment, storage, or disposal of wastes or other contaminated materials, subject to federal, state, or local regulation or law.



2663 EATON RAPIDS ROAD; LANSING, MI 48911
PHONE: 517-887-9181

**U.S. EPA Brownfields Assessment Grant Project
Lansing Brownfield Redevelopment Authority (LBRA)**

Task/Work Authorization

Transmitted To: Keith Lambert, Grant Project Manager, LBRA

Via: Facsimile E-Mail USPS Overnight

Date: 1/13/16

Address: 1000 S Washington Ave, Suite 201
Lansing, MI 48910
Phone: 517-702-3387

Site Location: 2360 and 2398 Jolly Road; 2360, 2360 and 2362 Jolly Oak Road, and on parcel with no address, Okemos, Meridian Township, Michigan

SME Project No: 073848.00.003.001

Task/Work Description: We will conduct a Phase II Environmental Site Assessment (ESA) of the Property consisting of approximately 20 soil borings and 6 soil gas samples to evaluate recognized environmental conditions (RECs) identified during the Phase I ESA; collect and submit for analyses assessment and quality assurance/quality control soil, groundwater, and soil gas samples in accordance with the approved QAPP; prepare either a Phase II ESA or a baseline environmental assessment (BEA) report, depending on the Property's status as a facility; and prepare documentation of due care compliance (DDCC), if applicable.

Fee:

Phase II ESA (soil borings and soil, groundwater, and soil gas sampling and analyses).....	\$28,000
Phase II ESA or BEA Report.....	\$3,900
Documentation of Due Care Compliance.....	\$4,000
Cost Share (10%).....	(\$3,500)
Total.....	\$32,310

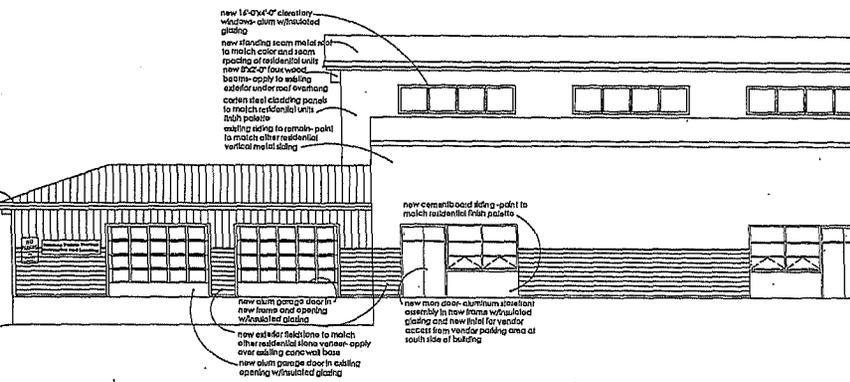
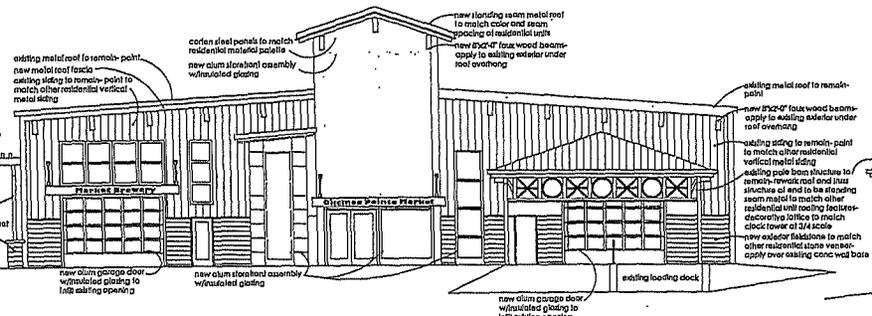
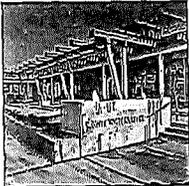
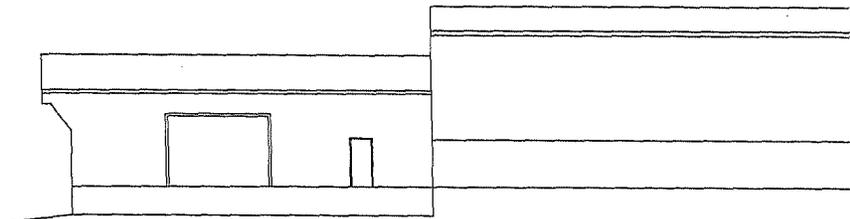
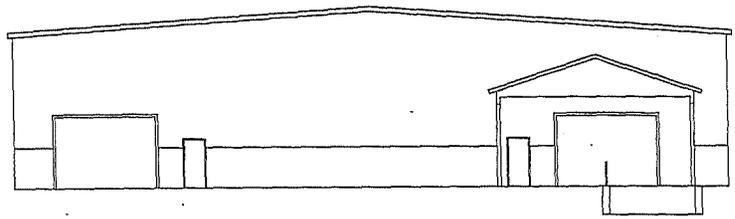
Proposed fee has been determined and will be invoiced in accordance with the Professional Services Agreement dated November 12, 2015 between LBRA and SME. Please sign and return one copy of this form as authorization for SME to expend Assessment Grant funds for the above-referenced project.

SME
Name: Mark Quimby

LBRA
Name: Karl R. Dorschner

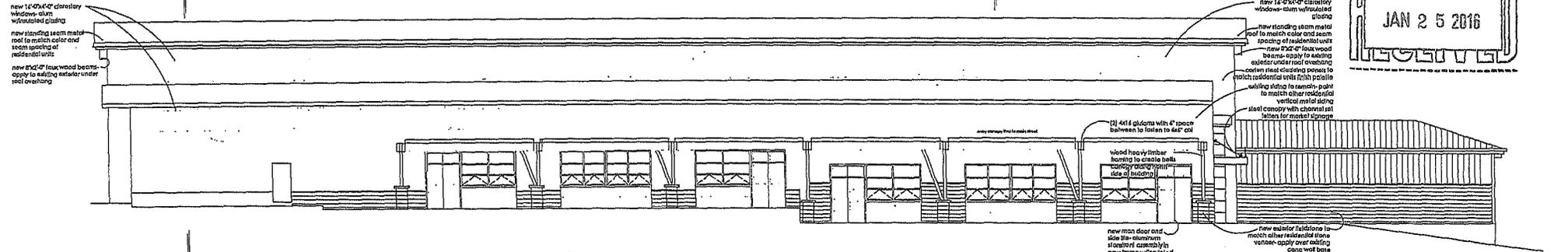
Signature: [Signature] Jan 14 2016 4:04 PM
Date: 005/16

Signature: [Signature]
Date: 1/15/2016

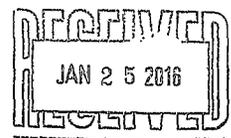


PROPOSED WEST ELEVATION
 scale: 1/8" = 1'-0"

PROPOSED PARTIAL SOUTH ELEVATION
 scale: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
 scale: 1/8" = 1'-0"



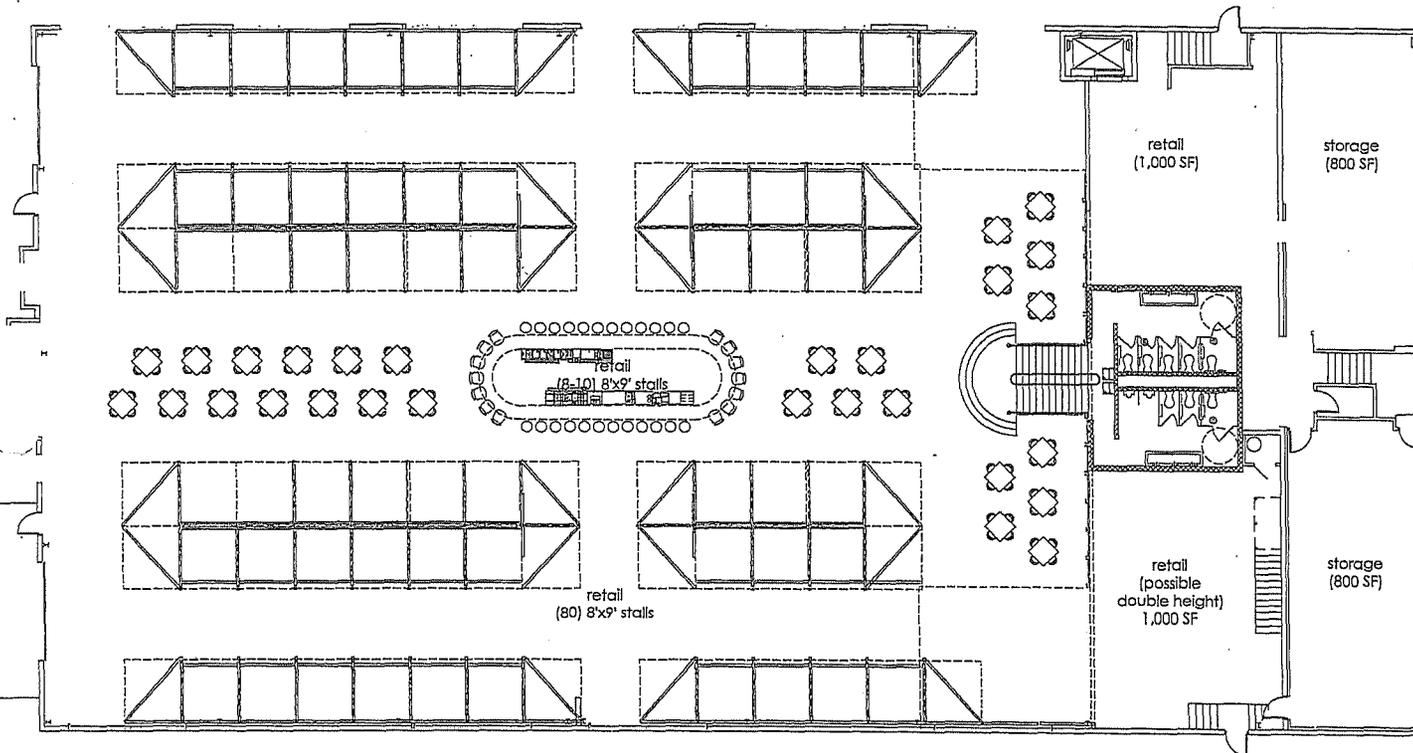
**OKEMOS POINTE MARKET
 GROUND FLOOR SCHEMATIC DESIGN**

scale: 1/8"=1'-0"

4,100 SF under the mezzanine: retail + storage

6,480 SF retail leasable: 90 retail stalls (8'x9')

10,580 SF leasable ground floor total



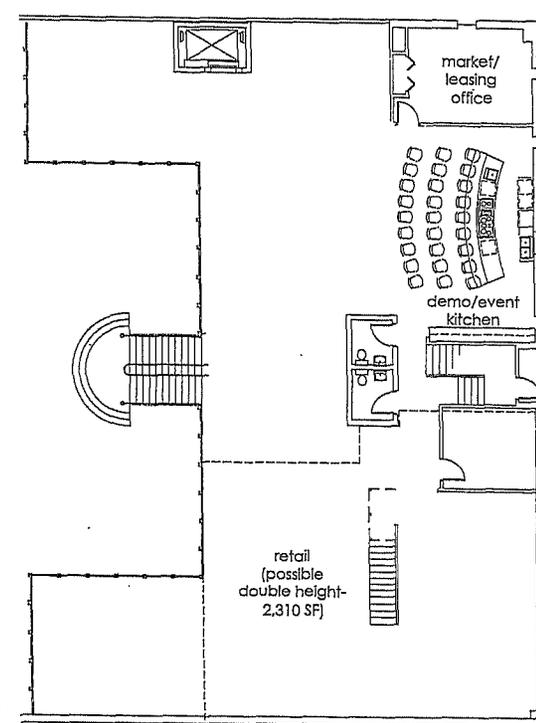
**OKEMOS POINTE MARKET
 MEZZANINE SCHEMATIC DESIGN**

scale: 1/8"=1'-0"

2,310 SF mezzanine: retail

2,675 SF event/demo leasable

4,985 SF leasable mezzanine total



Development Summary:

Meadow Group		Unit Type					Total
Building	Building Type	M 2 BR	1 BR	0.5 BR	3 BR		
M1	Market Commercial (Type T2-1)	6	6	4	2	18	
M2	Market Commercial (Type T2)	6	6	4	2	18	
M3	Market Commercial (Type T2)	6	6	4	2	18	
M4	Market Commercial (Type T2-1)	0	0	16	2	18	
M5	Market Commercial (Type T2-1)	0	12	4	2	18	
M6	Market Commercial (Type T2-1)	0	12	4	2	18	
M7	Market Commercial (Type T2)	0	12	4	2	18	
M8	Market Commercial (Type T2-1)	6	6	4	2	18	
M9	Market Commercial (Type T2)	6	6	4	2	18	
M10*	Market Commercial (Type T2)	4	4	2	2	12	
Total		34	70	50	20	174	

*1st floor of M10 to be 0200 if commercial.

Park Group		Unit Type					Total
Building	Building Type	M 2 BR	1 BR	0.5 BR	3 BR		
P1	Market Commercial (Type T2-1)	0	0	16	2	18	
P2	Market Commercial (Type T2-1)	0	0	16	2	18	
P3	Market Commercial (Type T2-1)	6	6	4	2	18	
P4	Market Commercial (Type T2-1)	6	6	4	2	18	
P5	Market Commercial (Type T2)	6	6	4	2	18	
P6	Market Commercial (Type T2)	0	12	4	2	18	
P7	Market Commercial (Type T2)	0	12	4	2	18	
Total		18	42	32	14	106	

Forest Group		Unit Type					Total
Building	Building Type	M 2 BR	1 BR	0.5 BR	3 BR		
F1	Market Commercial (Type T2)	0	0	16	2	18	
F2	Market Commercial (Type T2)	0	0	16	2	18	
F3	Market Commercial (Type T2-1)	0	12	4	2	18	
Total		0	12	36	6	54	

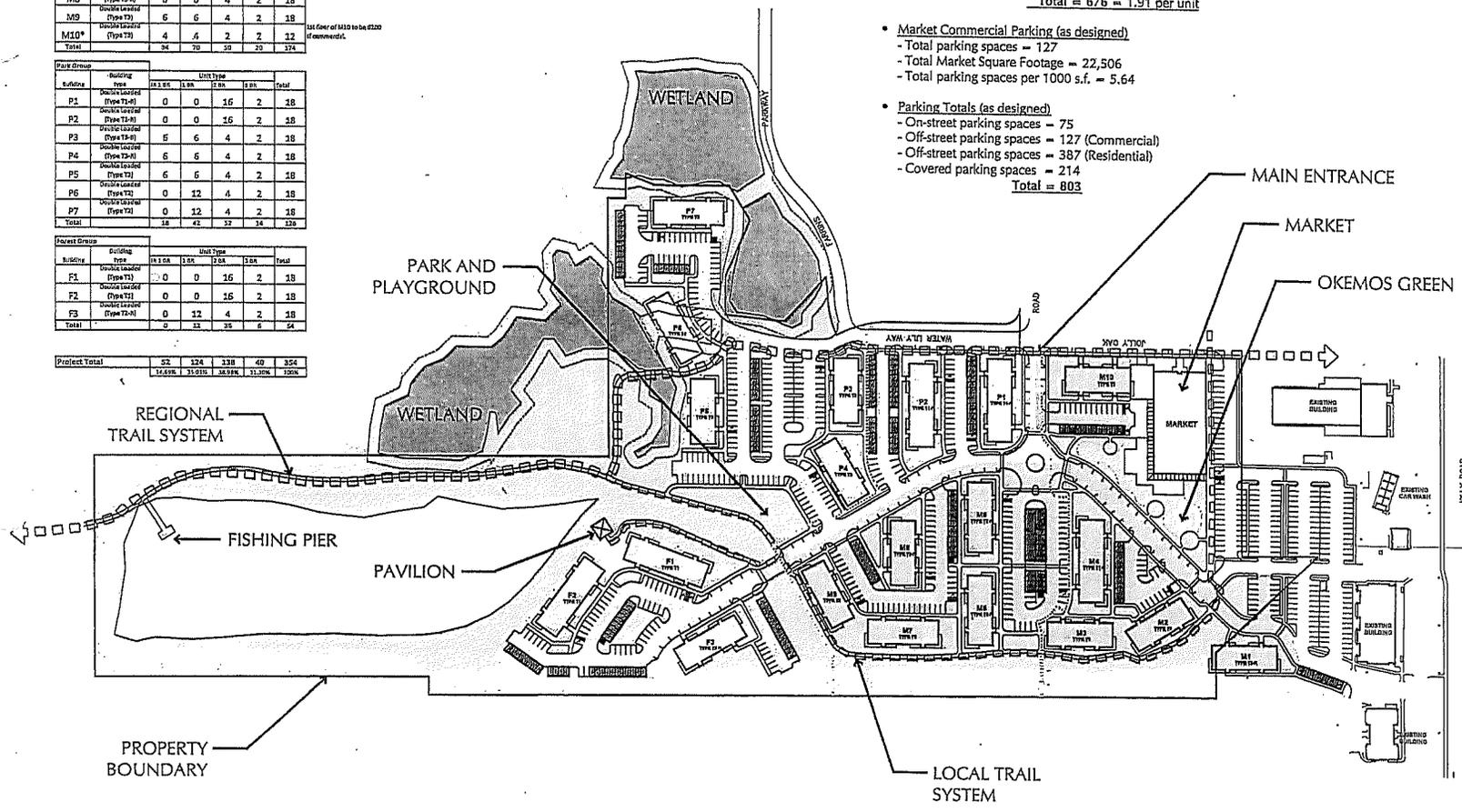
Projected Total	52	124	338	40	354
	12.65%	31.01%	84.54%	11.20%	100%

Parking Summary:

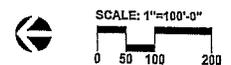
- Parking Requirements (calculated)**
 - JR 1 BR 52 x 1 space per unit = 52
 - 1 BR 112 x 1.5 spaces per unit = 168
 - 2&3 BR 190 x 2 spaces per unit = 380
 - Total = 600**
- Residential Parking (as designed)**
 - Total covered parking spaces = 214 = 0.59 per unit
 - Total off-street parking spaces = 387 = 1.11 per unit
 - Total on-street parking spaces = 75
 - Total = 676 = 1.91 per unit**
- Market Commercial Parking (as designed)**
 - Total parking spaces = 127
 - Total Market Square Footage = 22,506
 - Total parking spaces per 1000 s.f. = 5.64
- Parking Totals (as designed)**
 - On-street parking spaces = 75
 - Off-street parking spaces = 127 (Commercial)
 - Off-street parking spaces = 387 (Residential)
 - Covered parking spaces = 214
 - Total = 803**

LEGEND

- Meadow Group
- Park Group
- Forest Group
- Market Commercial
- Green Space
- Wetland



RECEIVED
JAN 25 2016

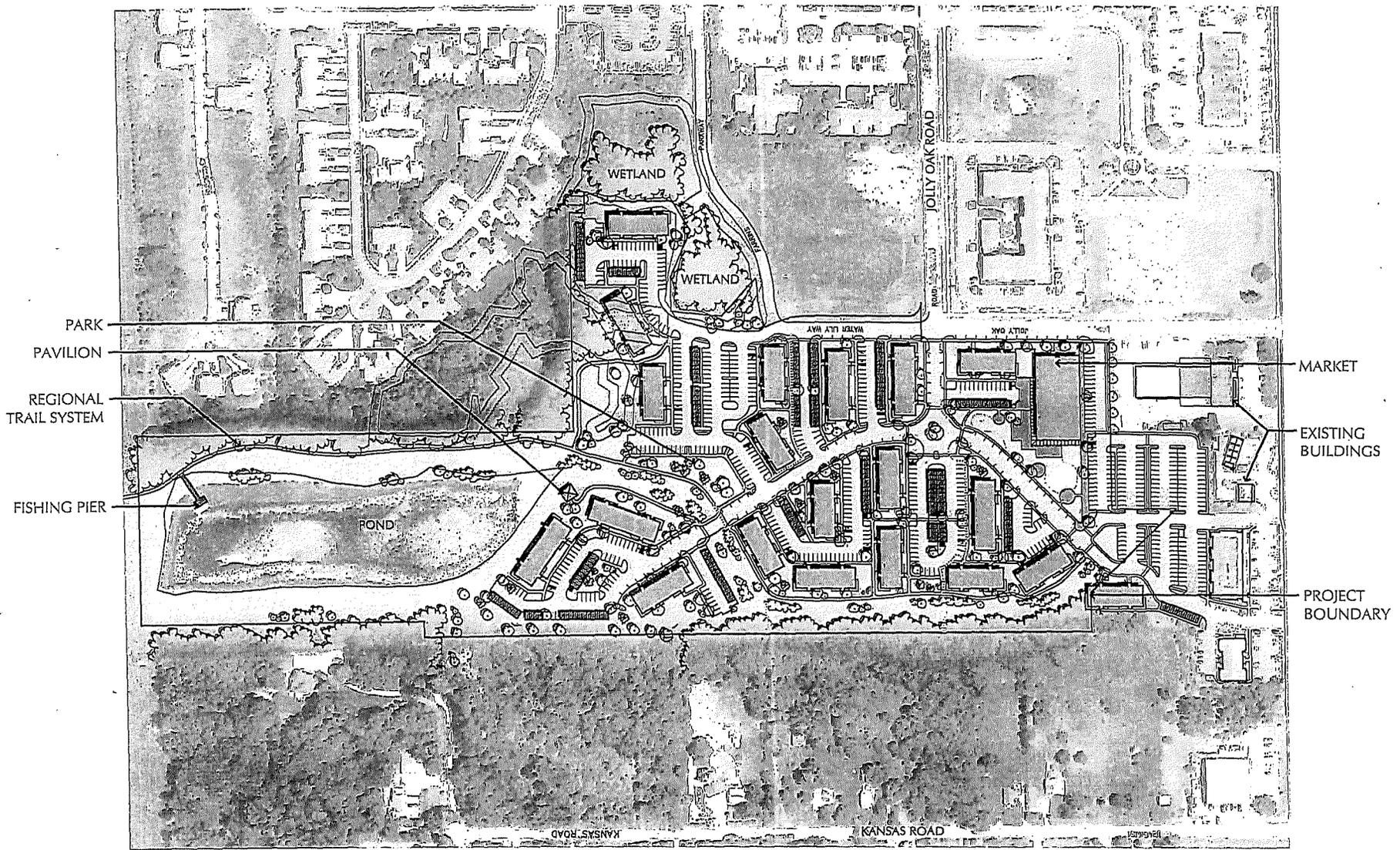


Master Plan

Okemos Pointe



01.21.16



Okemos Pointe



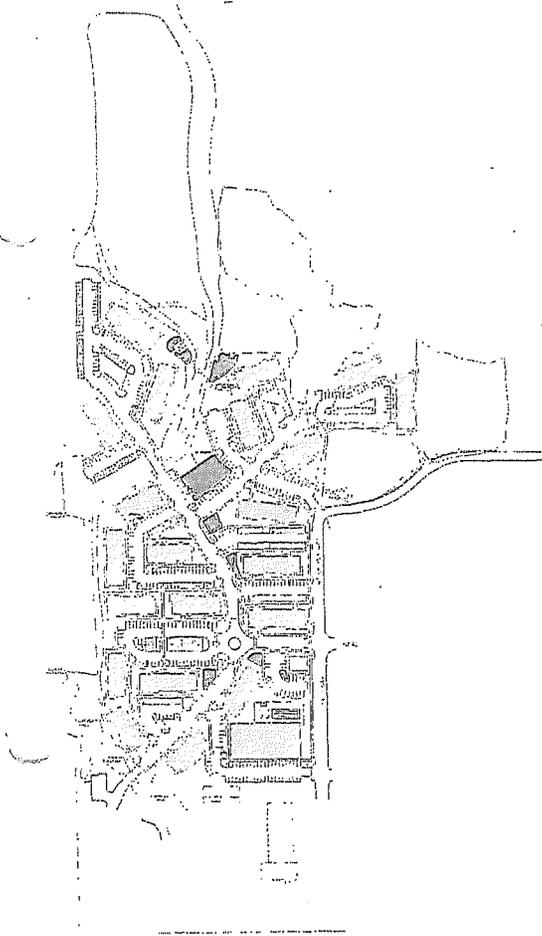
Master Plan Illustrative



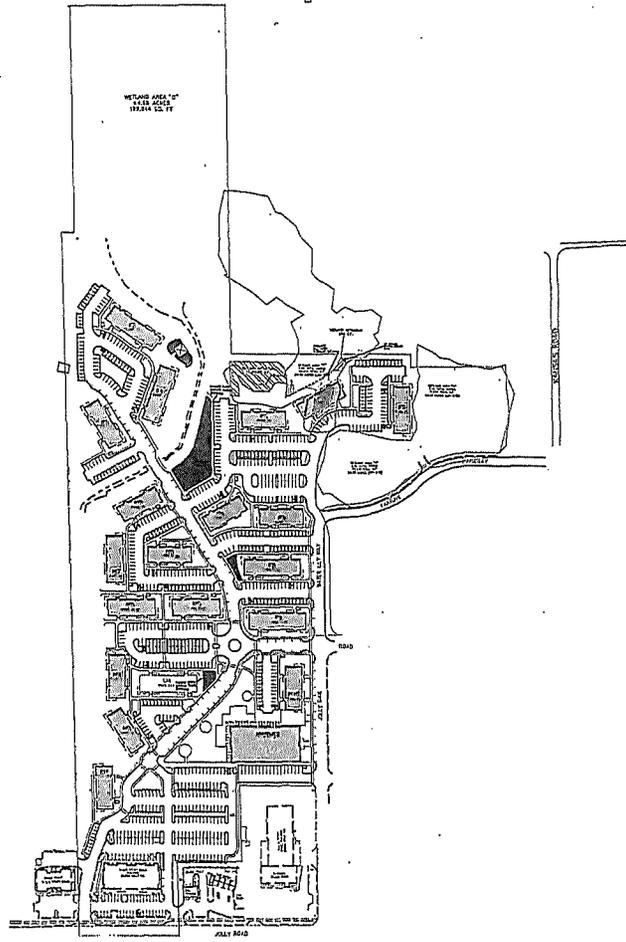
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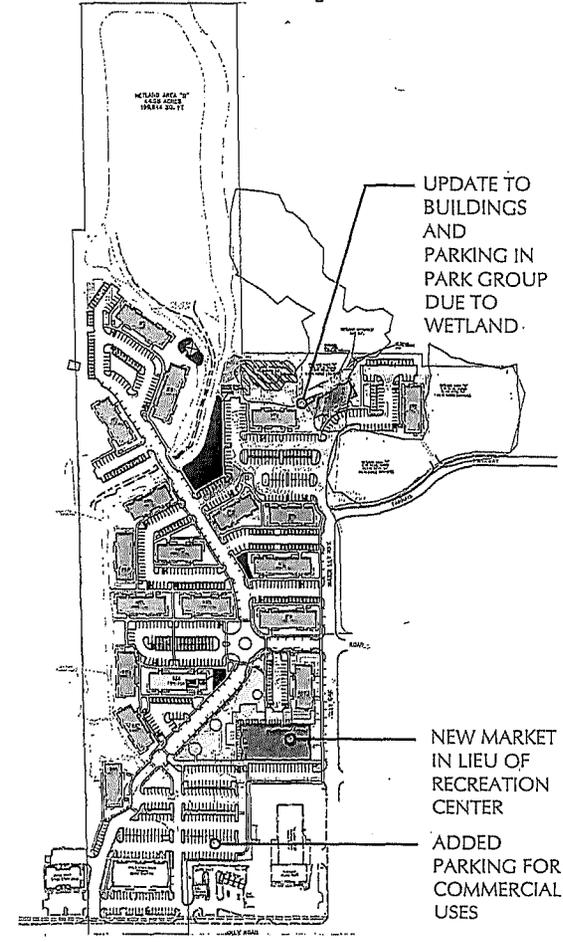
01.21.16



Previous Submittal
Site Plan



Current Site Plan



Site Plan Overlay

UPDATE TO
BUILDINGS
AND
PARKING IN
PARK GROUP
DUE TO
WETLAND.

NEW MARKET
IN LIEU OF
RECREATION
CENTER

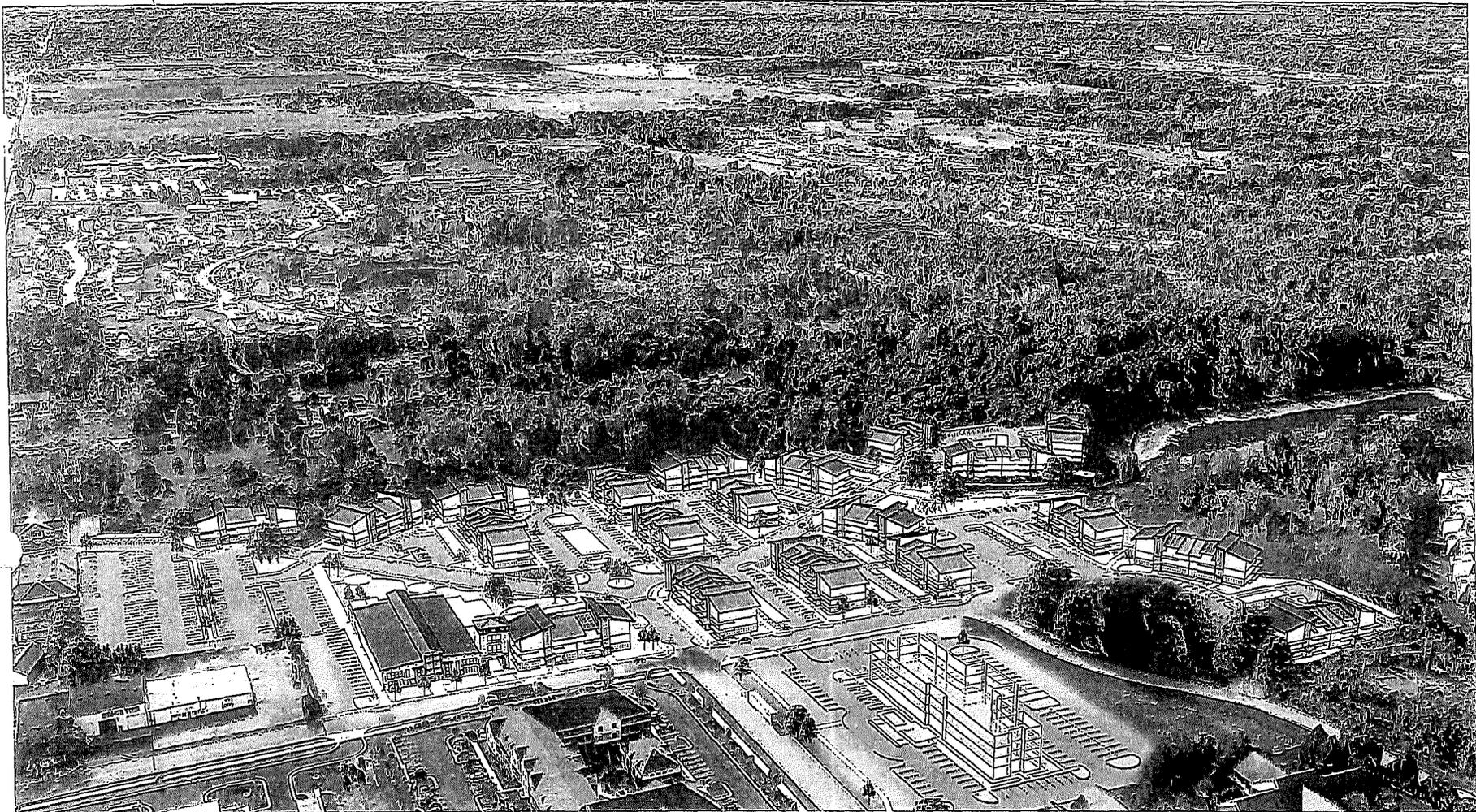
ADDED
PARKING FOR
COMMERCIAL
USES



N.T.S. 

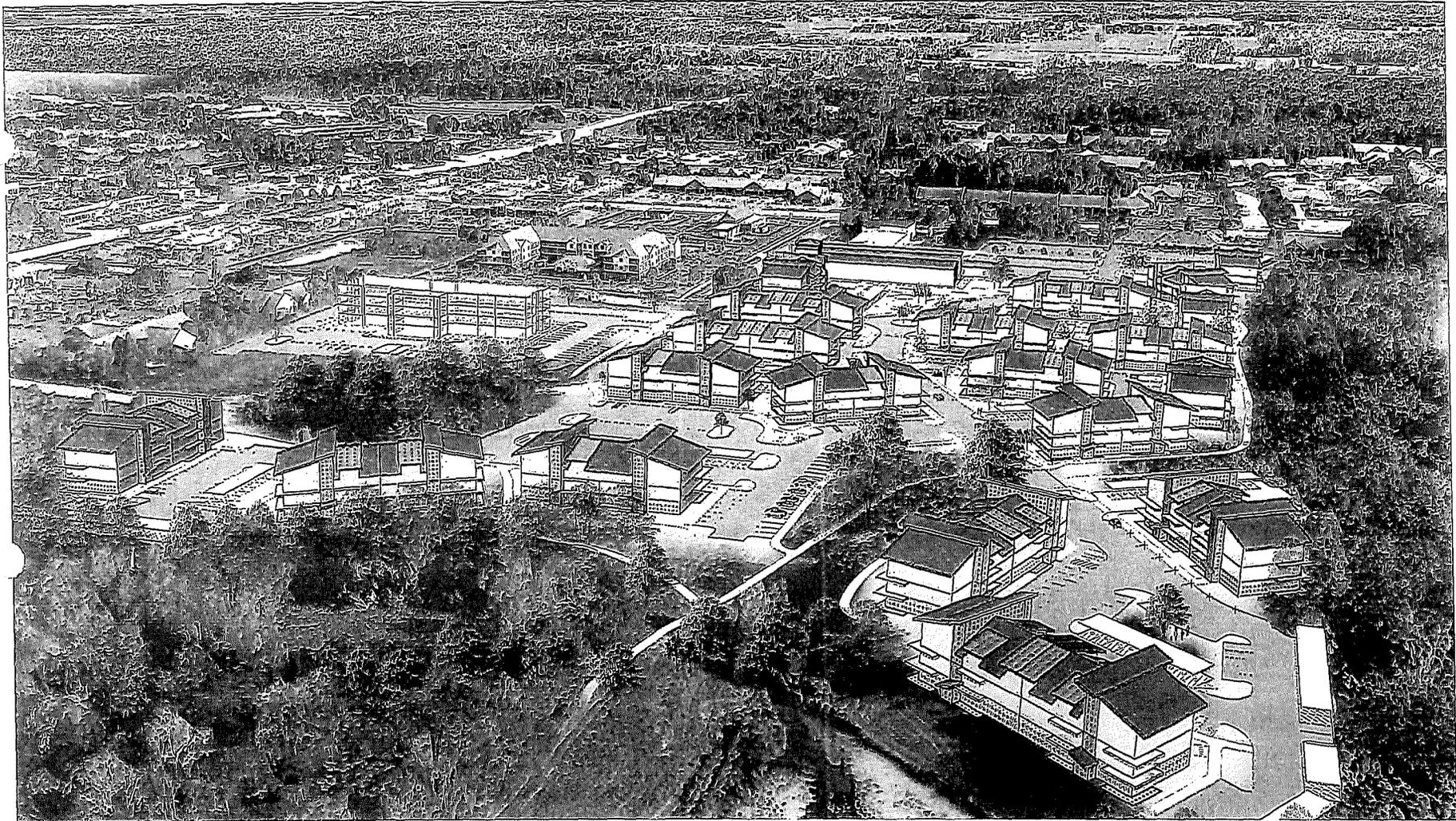


01.21.16



West Aerial View

Okemos Pointe
01.21.16

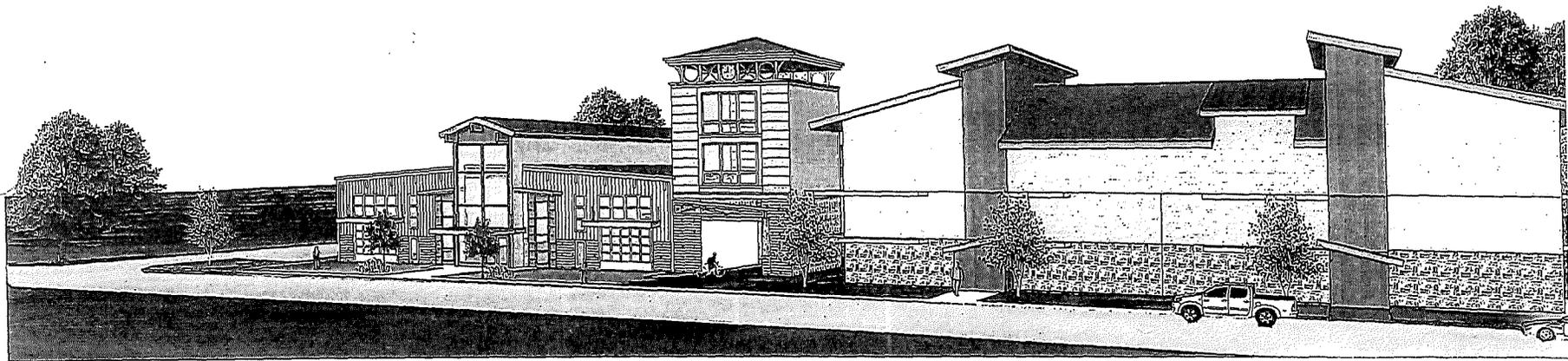
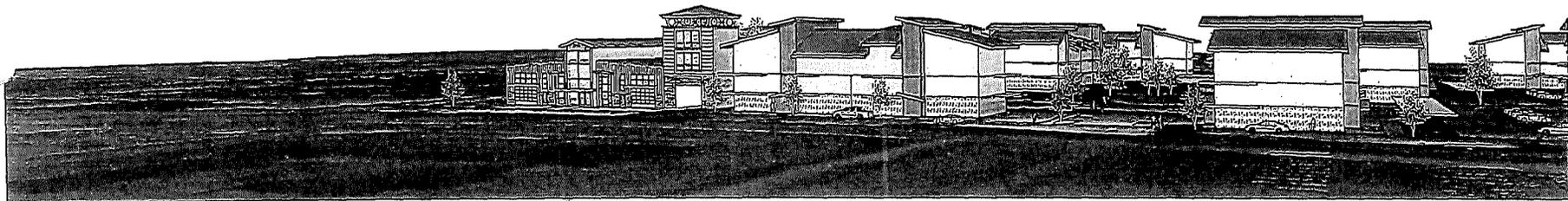


South Aerial View

Okemos Pointe



01.21.16



Okemos Pointe

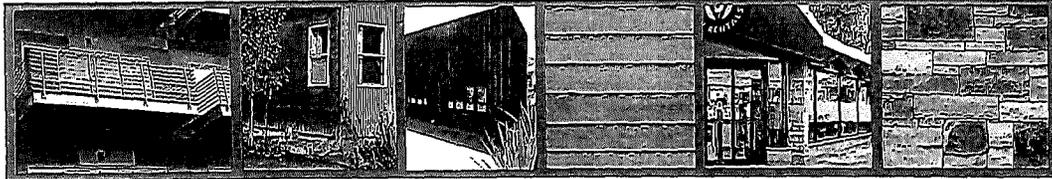
WestPac
MICHIGAN



View to Market and Retail from Jolly Road



01.21.16



- 1 PIPE RAILING
- 2 CORRUGATED METAL SIDING
- 3 CORTEN METAL SIDING
- 4 SOFTWOOD LAP or FIBER CEMENT
- 5 ALUMINUM STOREFRONT
- 6 STONE VENEER



Okemos Pointe



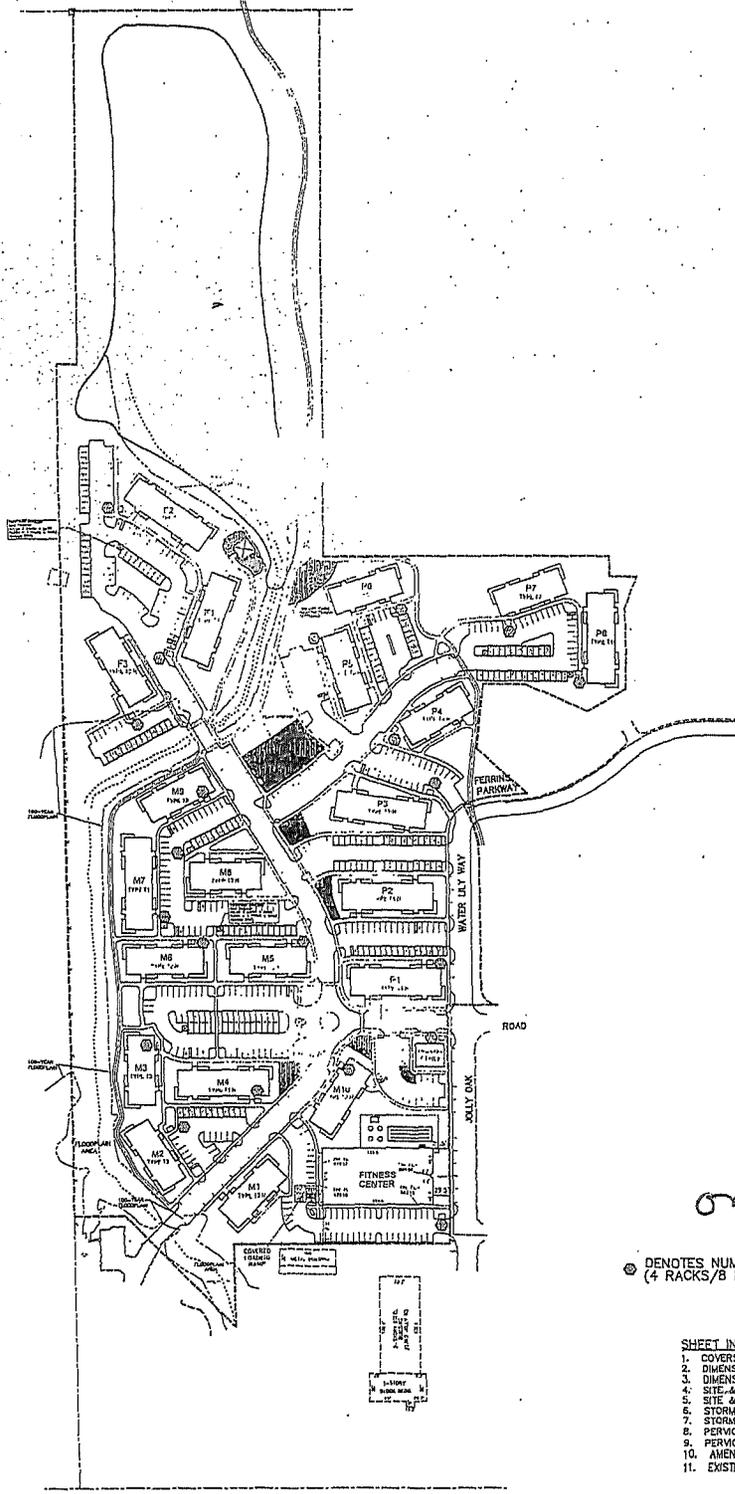
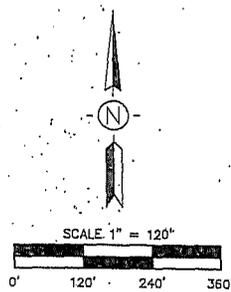
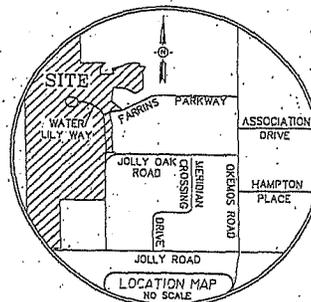
M10 - Mixed-Use Building



01.21.16

T4N, R1W, Meridian Township, described as: Commencing at 45°20'E along the South line N00°35'06"W parallel with the the point of beginning of this said West line 1516.31 feet; 42.58 feet to the East-West; a solid East-West 1/4 line; a solid West line and the West a. 82, Ingham County Records, of said Coyote Creek 2.50325 feet, South 34.87 feet; 1.7 of Okemos Pointe Office County Recorder; thence along 7°E 82.61 feet and S14°02'28"W thence along said North line the westerly 180.54 feet on a curve of a delta angle of 44°29'30" W; Southwesterly 206.25 feet; S17°27'50" feet; a delta angle of 55°33'58"W and Southwesterly a radius of 197.50 feet, a 6 feet bearing S75°47'04"W to east line, the following three: a right solid curve having a chord length of 104.99 feet the westerly 47.24 feet on a 4 feet delta angle of 44°45'06"S2°E to the North line of said North line 90.12 00°04'E along said West line S00°45'30"E along a line of 1/4 of Jolly-Okemos industrial Ingham County Records S89°23'28" 7 feet to the more or less parcel

M.U.P.U.D. PLAN FOR:
Okemos Pointe Apartments
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



BUILDING DATA:
 TYPE I = (M4, M7, P1, P2, P3, P8, F1, F2)
 18 UNITS/BUILDING
 (1) 2 DR (3) 3 BR = 30 BEDS/BUILDING
 24,044 G.S.F./BUILDING
 TOTAL TYPE I = 144 UNITS
 304 BEDS
 274,505 G.S.F.

TYPE II (M5, M6, M10, P5, F3)
 18 UNITS/BUILDING
 (1) 2 BR (4) 2 BR (2) 3 DR = 26 BEDS/BUILDING
 21,508 G.S.F./BUILDING
 TOTAL TYPE II = 80 UNITS
 130 BEDS
 107,540 G.S.F.

TYPE III (M1, M2, M3, M4, M9, P4, P6, P7)
 12 UNITS/BUILDING
 (3) 1 DR, (2) 1 BR, (4) 2 DR, (2) 3 BR = 20 BEDS/BUILDING
 19,024 G.S.F.
 TOTAL TYPE III = 144 UNITS
 208 BEDS
 159,382 G.S.F.

TOTAL PROJECT:
 378 UNITS
 642 BEDS
 544,486 G.S.F. RESIDENTIAL
 3,000 G.S.F. LEASING OFFICE
 13,281 G.S.F. COMMERCIAL
 562,765 G.S.F. TOTAL

TOTAL SITE AREA = 1,373,489.85 S.F. = 31.53 AC.
DENSITY 378 UNITS/31.53 AC. = 11.99 UNITS/ACRE

BUILDING COVERAGE:
 CLUB HOUSE = 3,000 S.F.
 APARTMENT FIRST FLOOR = 146,574 S.F.
 COMMERCIAL 13,281 S.F.
 TOTAL = 162,855 S.F. = 11.86%

PARKING DATA:
 378 UNITS x 2 = 756 SPACES
 = 235 756 x .28 = 180 SPACES
 13,281 S.F. COMMERCIAL @ 5/1000 GROSS = 66 SPACES
 1,011 SPACES REQUIRED

PARKING PROVIDED:
 452 GENERAL PARKING SPACES
 20 COMPACT SPACES
 201 CARPOOL SPACES
 15 B/P SPACES
 682 TOTAL SPACES PROVIDED

BIKE PARKING DATA:
 8/BUILDING OUTSIDE INCLUDING LEASING/OFFICE & COMMERCIAL BUILDINGS
 24 BUILDINGS x 8 = 194 SPACES
 60 COVERED BIKE PARKING = 312 = 60 SPACES
 244 TOTAL BIKE PARKING SPACES PROVIDED

MAX. ALLOWED IMPERVIOUS AREA = 70%
 PROPOSED PERVIOUS/IMPERVIOUS AREAS:
 TOTAL PROPERTY = 1,373,489.85 S.F.
 TOTAL PERVIOUS = 760,493.63 S.F.
 = 1/2 OF DETENTION = 234,340.77/2 = (-117,170.39 S.F.)
 NET PERVIOUS = 643,323.25 S.F. = 46.84%
 IMPERVIOUS = 730,253.60 53.16% 5F = 53.16%

JUL 20 2015

original Plan
 7/20/15

⊙ DENOTES NUMBER OF BIKE RACKS
 (4 RACKS/8 BIKES TYP)

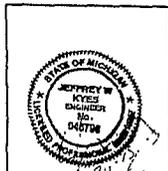
CLIENT:
 WEST PAC MICHIGAN
 1840 CENTURY PARK EAST
 LOS ANGELES, CA 90087
 PH:(310) 888-8505
 FAX:(310) 888-0355

ENGINEER/SURVEYOR:
 KEBS, INC.
 2116 HASLETT RD.
 HASLETT, MI 48840
 PH:(517) 339-1014
 FAX:(517) 339-0047

E-88667-MUPUD
 SURVEY/88667.T04

SHEET INDEX

1. COVERSHEET
2. DIMENSION PLAN NORTH
3. DIMENSION PLAN SOUTH
4. SITE & UTILITY PLAN NORTH
5. SITE & UTILITY PLAN SOUTH
6. STORM SEWER PLAN NORTH
7. STORM SEWER PLAN SOUTH
8. PERVIOUS/IMPERVIOUS PLAN NORTH
9. PERVIOUS/IMPERVIOUS PLAN SOUTH
10. AMENITIES PLAN
11. EXISTING FEATURES PLAN



REVISIONS	DATE	BY	DESCRIPTION
7-20-15 SUBMITTAL			

KEBS, INC.
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-0047
 Meridian Office
 PH. 248-701-0000

Okemos Pointe Apartments
 COVERSHEET

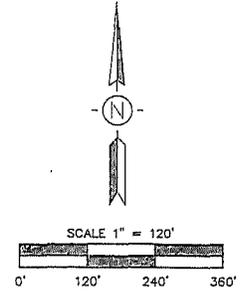
SCALE: 1" = 120"
 DATE: 5-8-15
 AUTHORIZED BY:

DESIGNER: [Signature]
 PROJECT MGR. [Signature]
 SHEET 1 OF 11
 JDR

LEGEND

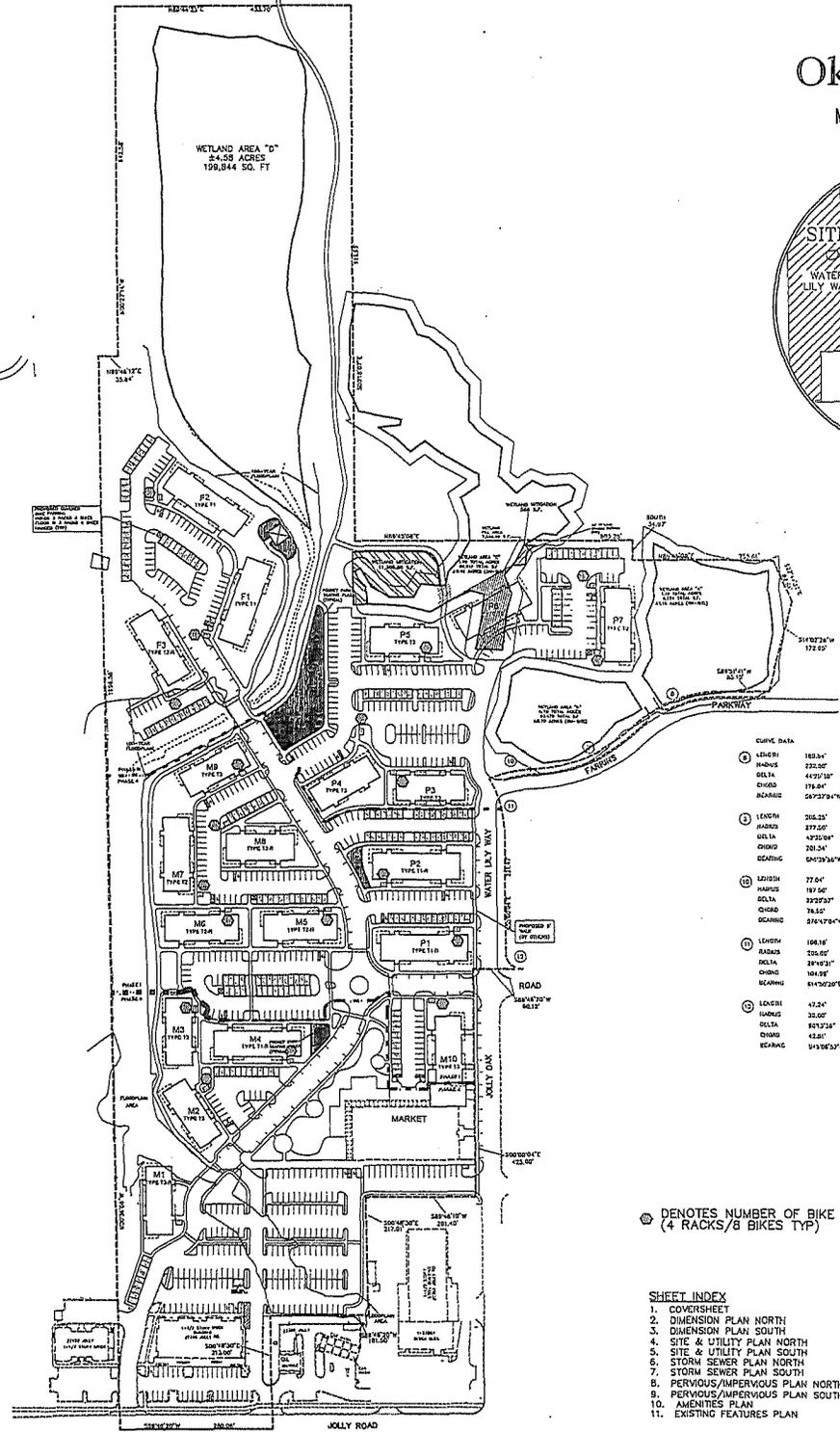
⊙	SET 1/2" BAR WITH CAP	⊕	SANITARY MANHOLE
⊠	FOUND IRON AS NOTED	⊖	DRAINAGE MANHOLE
—	DISTANCE NOT TO SCALE	⊙	ELECTRIC MANHOLE
—	FENCE	⊙	TELEPHONE MANHOLE
—	ASPHALT	⊕	CATCHBASIN
—	CONCRETE	⊕	SANITARY CLEANOUT
—	GRAVEL	⊕	FIRE HYDRANT
—	EXISTING SPOT ELEVATION	⊕	VALVE
—	EXISTING CONTOUR ELEVATION	⊕	UTILITY POLE
—		⊕	LIGHT POLE
—		⊕	GUY POLE
—		⊕	UTILITY PEDESTAL
—		⊕	TRANSFORMER
—		⊕	ELECTRIC METER
—		⊕	GAS METER
—		⊕	WATER METER
—		⊕	SOIL BORING
—		⊕	SIGN
—		⊕	POST
—		⊕	DECIDUOUS TREE
—		⊕	CONIFEROUS TREE

M.U.P.U.D. PLAN FOR:
Okemos Pointe Apartments
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



33, T4N, R1W, Meridian Township, as described as: Commencing at NB94°02'00\"/>

as named hereon, intended as a subdivision of a parcel of land, and measured unless otherwise stated. All bearings are true bearings obtained from the Lansing C.G.S.S. Establishing the property lines. This property lies entirely within the Township, according to the latest Map for the Charter Township of Meridian, Michigan, dated May 1, 1970, as amended. All public records and from subject to verification in the field. The date of this survey, etc.



BUILDING DATA:
 TYPE I = (P4, P1, P2, P1, F2)
 18 UNITS/BUILDING
 (1) 2 DR (2) 3 BR = 3R BEDS/BUILDING
 24,844 G.S.F./BUILDING
 TOTAL TYPE I = 90 UNITS
 150 BEDS
 124,720 G.S.F.
 TYPE II = (M5, M6, M7, P6, P7, F3)
 18 UNITS/BUILDING
 (1) 2 BR (4) 3 DR (2) 3 BR = 26 BEDS/BUILDING
 21,488 G.S.F./BUILDING
 TOTAL TYPE II = 108 UNITS
 156 BEDS
 128,828 G.S.F.
 TYPE III = (M1, M2, M3, M4, M5, M10, M11, P3, P4, P5)
 18 UNITS/BUILDING
 (1) 1 BR (5) 1 BR, (4) 2 DR, (2) 3 BR = 28 BEDS/BUILDING
 15,004 G.S.F.
 M10 = 12 UNITS, 18 BEDS WITH 1st FLOOR COMMERCIAL
 TOTAL TYPE III = 156 UNITS
 228 BEDS
 172,502 G.S.F.

TOTAL PROJECT:
 354 UNITS
 372 UNITS
 474,150 G.S.F. RESIDENTIAL
 30,397 G.S.F. COMMERCIAL
 450,547 G.S.F. TOTAL
 TOTAL SITE AREA = 1,624,352 S.F. = 37.29 AC.
 DENSITY 354 UNITS/37.29 AC. = 9.49 UNITS/ACRE
BUILDING COVERAGE:
 APARTMENT FIRST FLOOR = 137,683 S.F.
 COMMERCIAL = 30,397 S.F.
 TOTAL = 168,080 S.F. = 10.35%
PARKING DATA:
 354 UNITS x 2 = 708 SPACES
 + 25% 730 x .25 = 182 SPACES + 25% = 708 x .25 = 177
 30,397 S.F. COMMERCIAL @ 5/1000 GROSS = 152 SPACES
 1,037 SPACES REQUIRED
PARKING PROVIDED:
 616 GENERAL PARKING SPACES
 216 CARPORT SPACES
 22 BIKE SPACES
 882 TOTAL SPACES PROVIDED
BIKE PARKING DATA:
 22 RACKS x 8 = 176 SPACES
 48 COVERED BIKE PARKING = 48 x 2 = 96 SPACES
 224 TOTAL BIKE PARKING SPACES PROVIDED

BENCHMARKS:
 BENCH #1 ELEVATION: 882.25 (NAVD 88)
 1/4\"/>

EX. LEGEND
 [Symbol] = SET 1/2\"/>

CURVE DATA

①	LENGTH	183.34'
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	DELTA	40°03'50"
	CHORD	176.84'
	BEARING	56°37'34\"/>
②	LENGTH	205.13'
	RADIUS	377.50'
	DELTA	47°02'50"
	CHORD	130.24'
	BEARING	64°32'34\"/>
③	LENGTH	77.64'
	RADIUS	157.50'
	DELTA	32°27'30"
	CHORD	316.4784\"/>
④	LENGTH	106.16'
	RADIUS	536.00'
	DELTA	38°49'30"
	CHORD	184.85'
	BEARING	61°32'30\"/>
⑤	LENGTH	47.24'
	RADIUS	35.00'
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	CHORD	42.81'
	BEARING	94°58'30\"/>

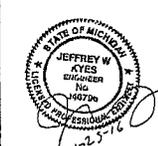
Ⓢ DENOTES NUMBER OF BIKE RACKS
 (4 RACKS/8 BIKES TYP)

Revised Plan 1/23/16

MAX. ALLOWED IMPERVIOUS AREA = 70%
 PROPOSED PERVIOUS/IMPERVIOUS AREAS:
 TOTAL PROPERTY = 1,624,352 S.F.
 TOTAL PERVIOUS = 873,539 S.F.
 - 1/2 OF DETENTION = 234,341/2 = (-117,170 S.F.)
 NET PERVIOUS = 756,369 S.F. = 46.56%
 IMPERVIOUS = 867,983 SF = 53.44%

CLIENT:
 WEST PAC MICHIGAN
 1840 CENTURY PARK EAST
 LOS ANGELES, CA 90087
 PH: (310) 585-6505
 FAX: (310) 585-0535

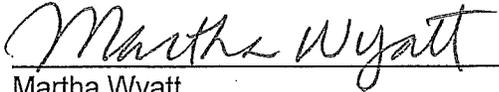
ENGINEER/SURVEYOR:
 KEBS, INC.
 2116 HASLETT RD.
 HASLETT, MI 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047



REVISIONS 7-20-15 SUBMITAL 10-12-15 WETLANDS 12-21-15 NEW SUBMITAL		KEBS, INC. EYES ENGINEERING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Meridian Office PH. 517-339-8047
SCALE 1"=120' DATE 3-8-15 AUTHORIZED BY: WEST PAC MICHIGAN		
SHEET INDEX 1. COVER SHEET 2. DIMENSION PLAN NORTH 3. DIMENSION PLAN SOUTH 4. SITE & UTILITY PLAN NORTH 5. SITE & UTILITY PLAN SOUTH 6. STORM SEWER PLAN NORTH 7. STORM SEWER PLAN SOUTH 8. PERVIOUS/IMPERVIOUS PLAN NORTH 9. PERVIOUS/IMPERVIOUS PLAN SOUTH 10. AMENITIES PLAN 11. EXISTING FEATURES PLAN		APPROVED BY: [Signature] PROJECT MGR. G.A.P. JOB #: 88667

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: March 11, 2016

RE: MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan), request to develop a mixed use planned unit development in Section 33 (north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway)

The Planning Commission held a second public hearing on February 22, 2016 to review the revised plans for the request from T.A. Forsberg, Inc. and WestPac Michigan to establish a mixed use planned unit development (MUPUD) commonly referred to as Okemos Pointe. The revised plans at that time showed 21 buildings totaling approximately 467,800 square feet in size, with 354 apartment units. The project site is approximately 37.29 acres in size.

A special use permit (SUP #15101) is also required for a building or group of buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

Since the public hearing the applicant has provided a revised phasing plan showing two phases for the project instead of three phases as previously shown. The applicant has also modified the total number of apartment units from 354 units to a maximum of 394 units to allow flexibility in the apartment unit mix as a way to respond to the market demand. The buildings are designed so that a 3-bedroom apartment unit could be converted into two separate apartment units comprised of one 1-bedroom and one 2-bedroom apartment units. This conversion would be feasible for the end units of each of the 19 apartment buildings and the top floor of the mixed use building. The overall density with 394 units equates to 10.56 dwelling units per acre, which is consistent with REZ #15010, allowing a maximum density of no more than more than 18 units per acre. The overall square footage of all buildings remains the same, approximately 467,800 square feet.

The applicant noted a wetland use permit application will be submitted to run concurrent with the review of the mixed use project by the Township Board. A portion of a regulated wetland located in the northeast corner of the site will be filled and a wetland mitigation area is proposed in the same general area.

Regarding proposed work in the 100-year floodplain, plans have not been finalized by the Ingham County Drain Commissioner's office (ICDC) for improvements to the Smith Drain, specifically for areas on the subject site. It is likely a separate application and review process will be required for work in the 100-year floodplain of the Smith Drain, similar to the proposed improvements to the Smith Drain north of the subject site (Special Use Permit #16041 and Wetland Use Permit #16-01). Based on the phasing plan submitted by the applicant it appears improvements to the Smith Drain will occur in Phase 2, such as enclosing a portion of the drain, and may be considered part of the Smith Drain improvement project.

MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan)
Planning Commission (3/11/16)
Page 2

It is unclear at this time who the applicant will be or what permits and approvals will be required for work in the floodplain specific to the Okemos Pointe project. The applicant noted he is meeting with the ICDC on Friday March 11, 2016 and may have additional information available at the Planning Commission meeting on March 14, 2016.

On another topic the applicant has explained the Phase 2 Environmental Site Assessment (ESA) report is not finalized at this time. Once the report is completed and it is determined site remediation is required, the applicant can decide if he will pursue reimbursement for the remediation expenses through the brownfield program, or cover the costs himself. If the applicant chooses the brownfield option, he will then submit the brownfield plan to the Ingham County Brownfield Authority (BRA) for their review and decision. After that the approval process for the brownfield remediation plan requires a public hearing at the municipality where the project is located, approval by the Township Board, and approval by the County Board of Commissioners.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. The attached resolution recommends approval with conditions for Mixed Use Planned Unit Development #15024.

Attachments

1. Resolution to Approve
2. Revised Phasing Plan, prepared by KEBS, Inc, dated March 8, 2016

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #15024
(T.A. Forsberg, Inc. and WestPac Michigan)
Jolly Road, Jolly Oak Road and Farrins Parkway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, T.A. Forsberg, Inc. and WestPac Michigan have submitted a request to establish an approximate 467,800 square foot mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway, consisting of 19 apartment buildings and one mixed use building with studio, one, two, and three bedroom apartment units for a total of not more than 394 apartment units, and the existing buildings at 2398 Jolly Road and 2362 Jolly Oak Road, on an approximate 37.29 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 10, 2015 and a second public hearing on February 22, 2016 and has reviewed and discussed staff material forwarded under staff memoranda dated August 7, 2015 and February 19, 2016; and

WHEREAS, the subject site is conditionally zoned C-2 (Commercial), with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance; and

WHEREAS, the proposed density is a maximum of 10.56 dwelling units per acre; and

WHEREAS, the C-2 zoning district allows for a mixed used planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities; and

WHEREAS, the proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development is adequately served by public water and sanitary sewer; and

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 2**

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15024, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Site and Utility Plans (North and South), and Amenities Plan, prepared by KEBS, Inc., dated January 25, 2016; and the Revised Phasing Plan, prepared by KEBS, Inc., dated March 8, 2016, subject to revisions as required.
2. The recommendation for approval is based on the building elevations for the apartment buildings prepared by Zehren and Associates, Inc., dated June 12, 2015; and building elevations for the mixed use building prepared by Zehren and Associates, Inc. dated January 21, 2016; and the schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, and received by the Township on January 25, 2016, subject to revisions as required. Building materials (type of materials and percentage of each material) for the apartment buildings, mixed use building and converted warehouse/commercial building shall be consistent with the products shown on the aforementioned elevation drawings.. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
3. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
4. Approval of MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan) shall be contingent on the approval of Special Use Permit (SUP) #15101 (T.A. Forsberg, Inc., and WestPac Michigan).
5. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 10) and in the applicant's project summary: recycle center; Township pathway system; bike parking (total of 224 bike parking spaces including covered bike storage); public pocket parks; uncovered bike parking; public art; outdoor seasonal sales area; rehabilitation of a degraded site; 1st floor awnings and upper floor balconies; underground utilities; consolidation of multiple parcels into one parcel; bike repair station; foot and bicycle pathways and sidewalks that connect to the Township's pedestrian/bicycle pathway system; porches; public recreation; public cultural venues; outdoor gathering spaces for residents and public; and LED light fixtures for outdoor lighting.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 3**

6. Waivers shall be granted from the Code of Ordinances as follows:

- a. Section 86-404(b)(3): The required side and rear yard setbacks for a building, parking, access drive, or other structure, is 100 feet from a residential district line or 60-foot setback shall be required if with a double row of interlocking conifer trees is provided in addition to general screening standards. Waivers are requested as follows:

<u>Building/carport/parking lot</u>	<u>Proposed setback</u>
F3	47 feet
M1	50 feet
M2	90 feet*
M3	90 feet*
M7	94 feet*
P6	75 feet*
P7	55 feet
Carports (west of Bldg. F2)	35 feet
Carports (north of Bldg. P7)	15 feet
Carports (south of Bldg. M1)	17 feet
Parking area (south of Bldg. F3)	45 feet

*If a double row of interlocking conifer trees are provided the required 60 foot setback would be met.

- b. Section 86-402(1)a.: The required front yard setback from Jolly Oak Road is 25 feet from the street right-of-way. A waiver of 9 feet is requested for Building M10 to be located 16 feet from street right-of-way.
 - c. Section 86-756(14): The required setback for a parking area is 15 feet and the proposed parking area south of the warehouse (2362 Jolly Oak Road) is 9 feet at it is closest point from the south property line, for a waiver of 6 feet.
 - d. Section 86-755: The minimum required number of parking spaces is 945 parking spaces, which includes a 10% reduction when bicycle parking is provided. The plan shows a total of 866 parking spaces (which does not include the 12 on-street parking spaces on Jolly Oak Road), for a waiver of 79 parking spaces.
7. Three percent of the apartment units shall be designated as affordable housing units for residents with income below 80 percent of the median income for the area.
 8. The project shall be constructed in two phases. Each phase shall include a commercial building, which is the use permitted by right in the C-2 (Commercial) district.
 9. Future site plans shall show wetlands associated within the Smith Drain, the top of the bank of the Smith Drain, and floodplain elevations for the entire project area.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 4**

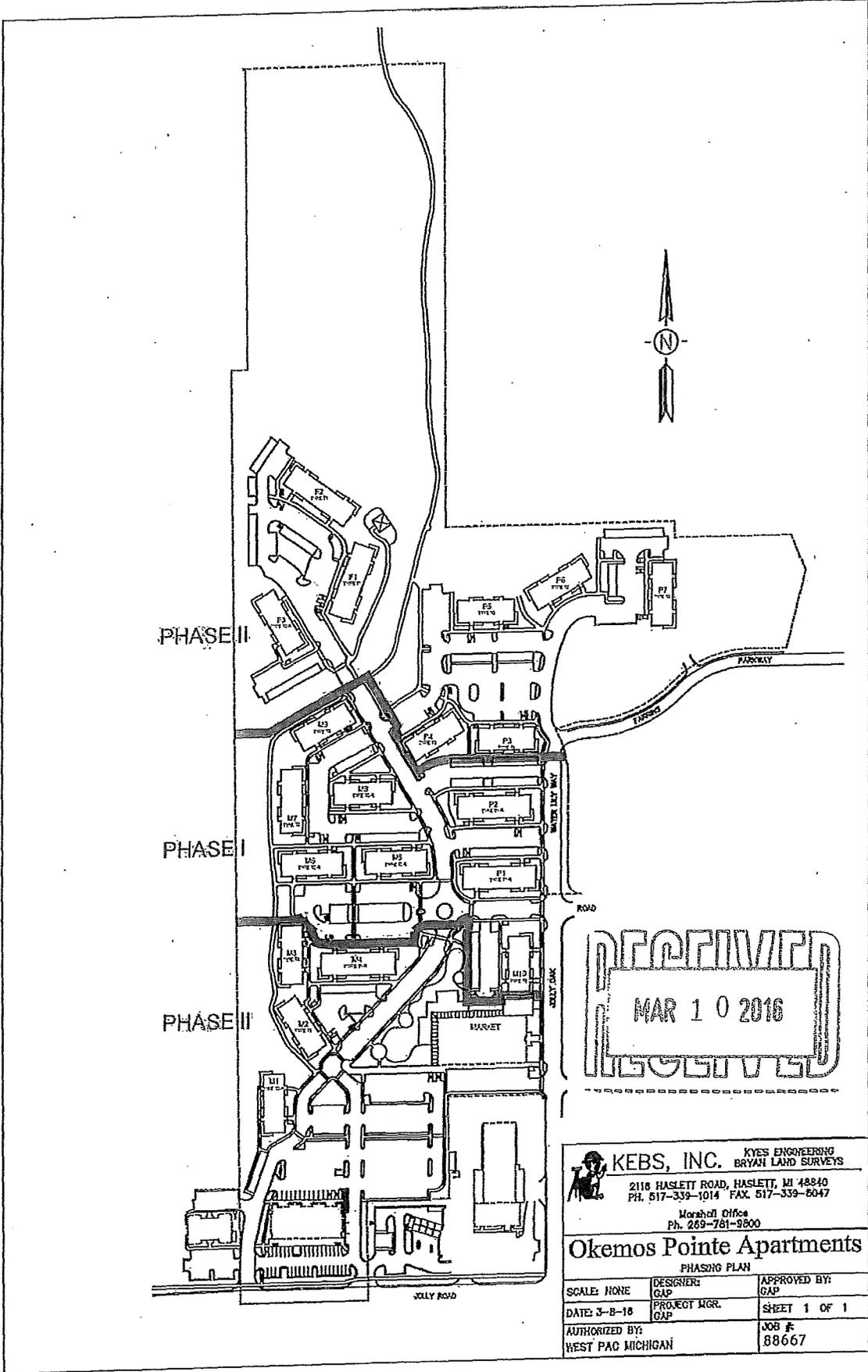
10. The applicant shall secure all applicable approvals from the Ingham County Brownfield Redevelopment Authority (BRA), Meridian Township Board, and Ingham County Board of Commissioners for a Brownfield Remediation Plan, as necessary.
11. Any work in the 100-year floodplain shall require separate applications, reviews, permits, licenses, and approvals from all applicable agencies and governing entities such as the Township, the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioner's office (ICDC) and the Federal Emergency Management Agency (FEMA), as necessary. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
12. The applicant shall apply for and receive all applicable approvals and permits from the Township and MDEQ for any work in a regulated wetland including filling a wetland or drainage into or out of a regulated wetland. Copies of all permits and approvals shall be submitted to the Director of Community Planning and Development.
13. Any future building additions or expansions to the buildings will require modification to the MUPUD #15024 and SUP #15101.
14. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade," Section 86-440-(f)(1)b., stating, "Maximum building height shall be no higher than 45 feet," and Section 86-440(f)(2)b.4., stating, "Windows shall cover no less than 50 percent of nonresidential street level facades."
15. Truck standing, loading and unloading spaces shall be provided for the proposed commercial buildings, or a variance from the Zoning Board of Appeals is required.
16. Apartments may be occupied by a family, or, no more than two unrelated persons may occupy the one and two bedroom units and no more than three unrelated persons may occupy the three bedroom units.
17. All utility service distribution lines shall be installed underground.
18. The final design of the recycling enclosure shall be subject to the approval of the Director of Community Planning and Development.
19. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, enclosed bicycle parking facilities, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
20. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 6**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of March 2016.

John Scott-Craig, Chair
Planning Commission

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15024 (Okemos Pointe)\staff reports\mupud 15024 pc3 res approve



RECEIVED
MAR 10 2016

KEBS, INC. KYES ENGINEERING
BRYAN LAIRD SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-6047
Marshall Office
Ph. 269-781-9800

Okemos Pointe Apartments
PHASING PLAN

SCALE: NONE	DESIGNER: GAP	APPROVED BY: GAP
DATE: 3-8-18	PROJECT MGR. GAP	SHEET 1 OF 1
AUTHORIZED BY: WEST PAC MICHIGAN		JOB # 88667

- B. Mary Patterson, 5617 White Ash Lane, Haslett; RE: SUP #16021 (Szuma)
- C. Bob and Pat Blakeman, 5607 White Ash Lane, Haslett; RE: SUP #16021 (Szuma)
- D. Patricia and Brett Bean, 5532 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)
- E. Jan and Ciney Rich, 5538 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)
- F. The Ebert Family, 1058 Buckingham, Haslett; RE: SUP #16021 (Szuma)
- G. Scott & Elaine Lyon, 1158 Teakwood Circle, Haslett; RE: SUP #16021 (Szuma)
- H. Darcie Zubek, 5637 Ventura Place, Haslett; RE: SUP #16021 (Szuma)
- I. Steve and Valerie Alexander, 5528 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)
- J. Timothy and Kimberly Ziegler, 1217 Ascot Place, Haslett; RE: SUP #16021 (Szuma)
- K. Jeff and Kelly Jacobs, 5587 Whiteash Lane, Haslett; RE: SUP #16021 (Szuma)
- L. Kathleen Rogan, 5612 Ventura Place, Haslett; RE: SUP #16021 (Szuma)



6. Public hearings

- A. Mixed Use Planned Unit Development #15024 (T.A. Forsberg/Westpac Michigan), revised request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway and
- B. Special Use Permit #15101 (T.A. Forsberg/Westpac Michigan), request to construct a group of buildings greater than 25,000 square feet in gross floor area

Chair Scott-Craig opened the public hearings at 7:20 P.M.

Associate Planner Wyatt summarized the revised mixed use planned unit development (MUPUD) and special use permit (SUP) requests as outlined in staff memoranda dated February 19, 2016.

- **Applicant**
Mr. Forsberg, 4725 Mohican Lane, Okemos, stated the idea behind the revised development proposal was neighborhood connectivity through the commercial mixes and park system. Mr. Forsberg defined the neighborhood as the intersection of Okemos and Jolly Roads traveling west to Hagadorn Road, adding it correlates with the food innovation district. He pointed out Michigan State University has defined a food innovation district as a strategic geographic concentration of food oriented businesses and services designed to broaden the marketplace for existing and new growth in mature stage food related companies. Mr. Forsberg characterized a food innovation district as a place for growers, producers and distributors to come together in a concentrated area and provide a place for consumers to be connected with their local food systems.

Mr. Forsberg provided a Powerpoint presentation on the Okemos Pointe MUPUD, noting the current area of industrial use for the past 60 years has been changed into a market place in an effort to bring connection to nearby neighborhoods. He added the new mixed use building next to the market place will house commercial on the first floor and the current commercial building will be repurposed into the food innovation district. Mr. Forsberg offered several depictions of the repurposed industrial building into the market space as well as the pedestrian plaza. He highlighted the Flint Farmers Market as an example of a place to meet in the community.

Will Randle, WestPac of Michigan, 919 West University Drive, Suite 700, Rochester, offered slides of the high points of the design overlay changes. He focused on the two primary areas of changes, updates to the buildings in the back and the parking in the park group, due to the location of the wetland. Mr. Randle added these changes allowed the buildings to be constructed further away from the property line in the rear of the development and the addition of parking spaces. He noted the marketplace in lieu of the fitness center will serve as the major amenity for the project. Mr. Randle stated one (1) of two (2) of the buildings previously located in the greenspace was moved to Jolly Oak Road (mixed use building) and the other west of the entry road to allow for the proposed improvements.

Mr. Randle displayed the revised site map on the overhead which showed the rerouting of the trail system proposed to run through the center of the development. He noted their intent is to have all trails and all traffic flow from the community down to the marketplace. Mr. Randle shared there is approximately 20,000 square feet of greenspace associated with the marketplace which will house a covered terrace around the edge and back of the building with dining patios, artisan tents for seasonal vendors, food truck locations and an amphitheater. He offered sketch concepts of the combination of the mixed use building tied into the marketplace viewed from different angles on the site.

- Public

Leonard Provencher, 5824 Buena Parkway, Haslett, stated the MUPUD is a progressive design concept and would be a welcomed addition to the Township. He spoke to the benefit of the marketplace concept in that area of the Township. Mr. Provencher voiced his support for the design of the covered bicycle parking and storage, noting a bicycle repair station would be a good amenity within the development. He complimented Associate Planner Wyatt on the non-motorized aspect of the MUPUD. Mr. Provencher offered his belief that on the mixed use building labeled M10, fiber cement would be the better choice for longevity than the use of softwood lap.

Elizabeth Whiston, 2364 Fieldstone, Okemos, expressed concern with the close proximity of this development to her home, stating she does not want "somebody right behind" her. She inquired at what point the development will be finalized.

- Planning Commission discussion:

Chair Scott-Craig inquired as to how the major amendments mentioned by staff are handled.

Associate Planner Wyatt replied that depending on the type of major amendment, it would come back to the Planning Commission to commence the major amendment process.

Commissioner Jackson requested the applicant designate the four (4) wetlands.

Mr. Randle complied with her request.

Chair Scott-Craig noted the four (4) wetlands are labeled as A, B, C and D, and inquired if wetland D was the pond.

Mr. Randle explained D is the “fringes” around the pond that qualify as a wetland, and the smaller wetland proposed to be filled is an “appendage” to wetland C.

Commissioner Van Coevering asked if the marketplace was going to be just food or will it have other retail product.

Mr. Forsberg replied the marketplace it will contain food based businesses and compatible uses, including a commercial demo kitchen.

Mr. Randle added weddings are a prevalent use at the Flint Farmers Market and could be a popular use at Okemos Pointe.

Commissioner Van Coevering asked that if there would be a different price point on the apartments, given the addition of commercial space on first floor and two floors of apartments above the commercial space.

Mr. Forsberg responded pricing will be the same.

Commissioner Van Coevering inquired as to the reaction from the Ingham County Road Department (ICRD) to the proposed on-street parking.

Mr. Forsberg explained they plan to discuss the on-street parking with the ICRD in an attempt to work out a solution, adding that the Township ordinance allows parking on the street. He noted there currently is overnight parking on Jolly Oak Road, as it is not a restricted parking area. Mr. Forsberg expressed his preference for some dedicated spaces in the front to give it a more urban feel in the area.

Commissioner Van Coevering requested the timeline for the review of the Smith Drain.

Mr. Randle stated the permit application for the entire Smith Drain project will be filed tomorrow. He noted the goal is to get the Jolly Road crossing repaired before Michigan State University (MSU) students come back for the fall semester. Mr. Randle added the marketplace will not be in the first phase of construction.

Commissioner Van Coevering asked when the hours of operation for the marketplace will be reviewed.

Associate Planner Wyatt responded there are no restrictions on hours in the C-2 zoning district and could be looked at during site plan review.

Mr. Randle added it is their intent to speak directly with the vendors as they approach the developer as the days or hours of operation have not yet been determined. He indicated some consideration is being given to inside setups which would allow for consolidation in a specific area for the businesses which desire longer hours.

Commissioner Van Coevering stated she was impressed with the changes and the project looks like a point of destination. She believed it beneficial to keep the parking requirement

down to what is actually needed as “overparking” would detract from the attractiveness of the site. Commissioner Van Coevering noted the development demonstrates a MUPUD.

Commissioner Honicky spoke in support of the marketplace concept. He believed food trucks and other summer vendors will accent a stable number of merchants (e.g, butcher, baker, etc.). Commissioner Honicky voiced his appreciation for the “wage earners” ability to occupy designated apartments. He suggested one (1) or two (1) of the buildings contain elevators to address some of the components in the mix of population who would benefit from them. Relative to the pet issue, he suggested if dogs are allowed, there be a specific place for them to walk with a “facility” to provide dog mittens to pick of animal waste.

Commissioner Ianni stated the amenities and trailways benefit everyone in the community, and fostering small business growth and development helps promote entrepreneurs (e.g., food businesses, food trucks) in the area.

Commissioner Cordill requested the sequencing of phases for this project, beginning with the first phase.

Mr. Randle pointed to the eight (8) buildings which will consist of Phase 1. He explained that depending upon the “lease up” of Phase 1, they anticipate to immediately roll into Phase 2. Mr. Randle stated the timeframe for the first opening phase is 18-24 months, with a total project completion time of four (4) years in order to bring together the details for the 50-60 anticipated vendors.

Commissioner DeGroff voiced appreciation for the marketplace concept in lieu of a membership based fitness center to address the true spirit of a MUPUD.

Commissioner Jackson asked for a definition of corten metal.

Mr. Randle explain corten is corrugated steel panels which are allowed to patina to create a contrast with the other materials on a building to enhance the modern mountain architecture.

Commissioner Jackson asked for the percentage of impervious surface for the revised site plan.

Associate Planner Wyatt believed both plan versions showed approximately 53%.

Commissioner Jackson asked if it is the applicant intends to meet the 50% glass requirement in the commercial components.

Mr. Randle replied it is their intent to meet the 50% glass requirement; however, the proposed plan is in the initial conceptual stage and no drawings have been completed to address that Township standard.

Commissioner Jackson inquired if it is the applicant’s intent to meet the landscaping requirements.

Mr. Randle replied in the affirmative.

Chair Scott-Craig inquired if there are plans for an on-site leasing office.

Mr. Randle replied the leasing office will be incorporated into the 6200 feet on the first floor of the mixed use building.

Chair Scott-Craig expressed appreciation for the lack of density per acre in this project and the marketplace concept. He requested an update on the environmental contamination issues.

Mr. Randle explained that when the soil borings for the Phase I buildings were being conducted, the boring crew noticed diesel fuel odor in the cores which triggered a new Phase 1 environmental assessment. He noted that enough information was obtained which justified a Phase 2 environmental assessment, which has now been completed. Mr. Randle mentioned that he received an email after work hours today which indicated preliminary lab results showed fuel type residues above the guidelines. He relayed there is an issue but at this point in time, the extent of the issue is unknown. Mr. Randle added a complete update will be provided to the Planning Commission at the next meeting as they will then have a full assessment of the brownfield plan. He emphasized the applicant wants to be proactive in fully disclosing all known elements of the brownfield.

Chair Scott-Craig addressed the importance of understanding the Smith Drain repair in this area. He reminded Commissioners of a previous discussion in August concerning the depth of the drain and the possibility of a protective fence for the safety of children in the project and adjacent neighborhoods.

Mr. Randle clarified the trail is between the proposed housing and the drain. He was unsure how this issue is addressed in other portions of the trail system.

Mr. Forsberg added it is their plan to have sufficient landscaping around the drain as they view it as an asset for pedestrians using the trail. He stated if there is any safety hazard involved with the depth of the drain, it will be addressed.

Mr. Randle felt confident their insurance carrier will help them take the necessary precautions relative to pedestrian safety concerning the depth of the drain.

Chair Scott-Craig noted there was also previous discussion about driveways which cross the drain and there would be subsequent guardrail issues to be dealt with as well. He asked for an update on the proposed wetland fill and mitigation.

Mr. Randle explained it is their intent to apply for the wetland use permit (WUP) so it will "happen" at the same time as the Board approval process for the SUP and MUPUD.

Chair Scott-Craig indicated the first step in the WUP process is to go before the Environmental Commission for a recommendation.

Chair Scott-Craig expressed appreciation for the greater than 40 foot building setbacks, as he believed residential setbacks to be appropriate for this development, adding the MUPUD ordinance allows for waivers on this issue. He addressed the parking setbacks, stating those issues are less important than the buildings themselves. Chair Scott-Craig was appreciative the buildings have been moved "well-away" from the boundary lines.

Chair Scott-Craig requested an explanation of the issue with the trail.

Mr. Forsberg explained they are working with the Department of Public Works and Engineering to alter the original Township Pathway Master Plan in order to not have the trail cross the wetland (which would require an expensive boardwalk and subsequent maintenance). He stated the proposed revision would bring the dedicated trail into the development, and would "carry" the trail into the commercial use for pedestrian connectivity. Mr. Forsberg stated he is also working with the Ingham County Drain Commissioner's (ICDC) Office and the Township on the trail which not only goes along the pond, but also the Township's sewer line. He noted the ICDC and the Township both need access "back there" for the vacuum trucks, and there is a partnership being formed to provide a sufficient base underneath the trail to withstand the weight of the trucks.

Chair Scott-Craig asked the applicant if there was any connectivity planned with a trail which leads into their property from another community to the west.

Mr. Forsberg responded the aforementioned connection has been met with great resistance from the residents on Kansas Street.

Chair Scott-Craig stated the Kansas Street residents will have to decide if they want the connectivity to walk to the marketplace. He asked if the existing tenants in the building to house the commercial kitchen intend to remain at that location.

Mr. Randle replied in the affirmative.

Commissioner Jackson spoke to the applicant's use of the word "community" relative to taking care of the maintenance of Water Lily Way and providing transportation to three (3) different big employers in the area. She requested their definition of what community is being referred to in that context.

Mr. Randle replied it would be the privately held apartment community.

Commissioner Jackson inquired if all the residential living units would be rentals.

Mr. Randle replied in the affirmative.

Commissioner Van Coevering asked if input from Coyote Creek residents was received when the charrettes were held for the revised plan as she recalled several residents voicing concern when the Okemos Pointe project was before the Planning Commission in August, 2015.

Mr. Randle explained the only charrette held since last August took place in December and focused on the redevelopment of the mixed use building and related components.

Commissioner Van Coevering asked if there had been any communications from Coyote Creek residents since the meeting in August.

Associate Planner Wyatt replied no additional communications have been received.



Chair Scott-Craig closed the public hearings at 8:27 P.M.

- C. Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend voluntarily offered condition of Rezoning #14060 to develop the site as an “all-suites” hotel

Chair Scott-Craig opened the public hearing at 8:27 P.M.

Director Kieselbach summarized the amended rezoning request as outlined in staff memorandum dated February 17, 2016.

- Applicant
Mr. Pierson, McClelland and Anderson, 1305 S. Washington Avenue, Lansing, attorney for Meridian Hospitality, stated the other available hotel brands did not desire an all-suites hotel at the proposed location. He noted the market clearly showed the area is not a destination for anybody but business travelers (i.e., nights, weeks, monthly stays). Mr. Pierson added the adjoining development heard earlier this evening presents a transitional opportunity for this type of development and would bring more customers to the adjoining retail center. He expected the type of people who stay at this hotel to be the same as those who would stay at the “all-suites” hotel. Mr. Pierson clarified the change to the special use permit (required for a hotel) would be a minor amendment.
- Planning Commission discussion:
Commissioner Honicky inquired if dogs will be staying with the travelers.

Mr. Pierson replied in the affirmative.

Commissioner Honicky asked if there will be a landscaping adjustment made to provide for dogs to be walked and for the disposal of dog waste.

Mr. Pierson responded those issues will be addressed and in the same manner as it is handled at other hotels.

Commissioner Ianni stated his main concern was how the proposed development would affect traffic. He commented the staff report indicated it would have no effect on traffic.

Commissioner Cordill asked if the number of hotel rooms will be the same.

Mr. Pierson replied the size of the site limits the number of rooms and offered a range of 107-112 units. He noted the steep slope on the property to the north and to the west, as well as the parking layout, limits the buildable area.

- Request before the Planning Commission is only for rezoning the land
- Rezoning would provide for a less intensive use of the land than currently zoned
- Park land to the south will not be affected by the rezoning request
- Less traffic will be generated
- Comparison between this request to suspend the rules and a previous case where there was a request for a backyard deck in the floodplain supported by surrounding neighbors
- Two week delay isn't necessary as there aren't many immediate neighbors to this property
- Current zoning could cause certain parcels to be landlocked
- Planning Commissioner belief rezoning all parcels to RD would be better for future use

ROLL CALL VOTE: YEAS: Commissioners Cordill, Ianni, Opsommer, Tenaglia, Van Coevering

NAYS: Commissioners DeGroff, Honicky, Jackson, Chair Scott-Craig

Motion carried 5-4.

Chair Scott-Craig closed the public hearing at 8:49 P.M.



7. **Unfinished Business**

- A. Mixed Use Planned Unit Development #15024 (T.A. Forsberg/Westpac Michigan), request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway.

Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15024, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Site and Utility Plans (North and South), and Amenities Plan, prepared by KEBS, Inc., dated January 25, 2016; and the Revised Phasing Plan, prepared by KEBS, Inc., dated March 8, 2016, subject to revisions as required.
2. The recommendation for approval is based on the building elevations for the apartment buildings prepared by Zehren and Associates, Inc., dated June 12, 2015; and building elevations for the mixed use building prepared by Zehren and Associates, Inc. dated January 21, 2016; and the schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, and received by the Township on January 25, 2016, subject to revisions as required. Building materials (type of materials and percentage of each material) for the apartment buildings, mixed use building and converted warehouse/commercial building shall be consistent with the products shown on the aforementioned elevation drawings. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.

3. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
4. Approval of MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan) shall be contingent on the approval of Special Use Permit (SUP) #15101 (T.A. Forsberg, Inc., and WestPac Michigan).
5. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 10) and in the applicant's project summary: recycle center; Township pathway system; bike parking (total of 224 bike parking spaces including covered bike storage); public pocket parks; uncovered bike parking; public art; outdoor seasonal sales area; rehabilitation of a degraded site; 1st floor awnings and upper floor balconies; underground utilities; consolidation of multiple parcels into one parcel; bike repair station; foot and bicycle pathways and sidewalks that connect to the Township's pedestrian/bicycle pathway system; porches; public recreation; public cultural venues; outdoor gathering spaces for residents and public; and LED light fixtures for outdoor lighting.
6. Waivers shall be granted from the Code of Ordinances as follows:

- a. Section 86-404(b)(3): The required side and rear yard setbacks for a building, parking, access drive, or other structure, is 100 feet from a residential district line or 60-foot setback shall be required if with a double row of interlocking conifer trees is provided in addition to general screening standards. Waivers are requested as follows:

<u>Building/carport/parking lot</u>	<u>Proposed setback</u>
F3	47 feet
M1	50 feet
M2	90 feet*
M3	90 feet*
M7	94 feet*
P6	75 feet*
P7	55 feet
Carports (west of Bldg. F2)	35 feet
Carports (north of Bldg. P7)	15 feet
Carports (south of Bldg. M1)	17 feet
Parking area (south of Bldg. F3)	45 feet

*If a double row of interlocking conifer trees are provided the required 60 foot setback would be met.

- b. Section 86-402(1)a.: The required front yard setback from Jolly Oak Road is 25 feet from the street right-of-way. A waiver of 9 feet is requested for Building M10 to be located 16 feet from street right-of-way.
- c. Section 86-756(14): The required setback for a parking area is 15 feet and the

proposed parking area south of the warehouse (2362 Jolly Oak Road) is 9 feet at its closest point from the south property line, for a waiver of 6 feet.

- d. Section 86-755: The minimum required number of parking spaces is 945 parking spaces, which includes a 10% reduction when bicycle parking is provided. The plan shows a total of 866 parking spaces (which does not include the 12 on-street parking spaces on Jolly Oak Road), for a waiver of 79 parking spaces.
7. Three percent of the apartment units shall be designated as affordable housing units for residents with income below 80 percent of the median income for the area.
8. The project shall be constructed in two phases. Each phase shall include a commercial building, which is the use permitted by right in the C-2 (Commercial) district.
9. Future site plans shall show wetlands associated within the Smith Drain, the top of the bank of the Smith Drain, and floodplain elevations for the entire project area.
10. The applicant shall secure all applicable approvals from the Ingham County Brownfield Redevelopment Authority (BRA), Meridian Township Board, and Ingham County Board of Commissioners for a Brownfield Remediation Plan, as necessary.
11. Any work in the 100-year floodplain shall require separate applications, reviews, permits, licenses, and approvals from all applicable agencies and governing entities such as the Township, the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioner's office (ICDC) and the Federal Emergency Management Agency (FEMA), as necessary. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
12. The applicant shall apply for and receive all applicable approvals and permits from the Township and MDEQ for any work in a regulated wetland including filling a wetland or drainage into or out of a regulated wetland. Copies of all permits and approvals shall be submitted to the Director of Community Planning and Development.
13. Any future building additions or expansions to the buildings will require modification to the MUPUD #15024 and SUP #15101.
14. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade," Section 86-440-(f)(1)b., stating, "Maximum building height shall be no higher than 45 feet," and Section 86-440(f)(2)b.4., stating, "Windows shall cover no less than 50 percent of nonresidential street level facades."
15. Truck standing, loading and unloading spaces shall be provided for the proposed commercial buildings, or a variance from the Zoning Board of Appeals is required.

16. Apartments may be occupied by a family, or, no more than two unrelated persons may occupy the one and two bedroom units and no more than three unrelated persons may occupy the three bedroom units.
17. All utility service distribution lines shall be installed underground.
18. The final design of the recycling enclosure shall be subject to the approval of the Director of Community Planning and Development.
19. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, enclosed bicycle parking facilities, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
20. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
21. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
22. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
23. All ground or roof mounted mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
24. The applicant shall obtain all necessary permits, and approvals from the Ingham County Road Department and the Ingham County Health Department. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
25. The applicant shall apply to the Township for a land division related to the parcel of land addressed as 2360 Jolly Road as part of site plan review. Once approved, documents shall be recorded with the Ingham County Register of Deeds and proof of recording submitted to the Township prior to the issuance of an occupancy permit for buildings constructed in Phase 1.
26. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.

27. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

Seconded by Commissioner Honicky.

Planning Commission, staff and applicant discussion:

- Revisions made throughout the process have improved the development
- Appreciation for the addition of 3% affordable housing
- Gratitude to the developer for the process he has gone through (i.e., charrettes)
- Condition #14 requires a variance from the Zoning Board of Appeals if the building elevations are not revised
- Need for the amenities to be developed along with each phase as the market is scheduled for Phase 2
- Staff has required the applicant to include a mixed use commercial component in each phase of the development
- First phase will include the mixed use building which will house the leasing office, fitness center and possible coffee shop, renovation of 2398 Jolly Road and the north/south connection of the trail system
- Appreciation to the developer for their desire to involve all interested parties (e.g., neighbors, Township, nearby businesses, etc.)
- Several environmental issues have yet to be resolved
- Phase 2 analysis to be completed on Friday of this week and will be forwarded to the Township

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

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #15101 (T.A. Forsberg/Westpac Michigan), request to construct a group of buildings greater than 25,000 square feet in gross floor area

Commissioner Ianni moved [and read into the record] **NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15101 (T.A. Forsberg, Inc. and WestPac Michigan) for a group of 21 buildings totaling more than 25,000 square feet in gross floor area subject to the following conditions:**

1. The recommendation for approval is based on the Cover Sheet, prepared by KEBS, Inc., dated January 25, 2016; building elevations prepared by Zehren and Associates, Inc., dated June 12, 2015; and schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, received by the Township on January 25, 2016, subject to revisions as required.
2. Special Use Permit #15101 is subject to all conditions placed on Mixed Use Planned Unit Development #15024 (T.A. Forsberg, Inc. and WestPac Michigan) by the Township.

3. The gross square feet of all buildings on the site shall not exceed approximately 467,800 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15101 and Mixed Use Planned Unit Development #15024 (T.A. Forsberg, Inc. and WestPac Michigan).

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Development not expected to have much of an impact on traffic
- Appreciation for the proposed market in this area of the Township
- Appreciation for the modern assessment of the parking schedule

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

NAYS: None

Motion carried unanimously.

- 
- C. Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend a voluntarily offered condition of Rezoning #14060 to develop the site as an “all-suites” hotel. Commissioner Jackson moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16-14060 amending the condition of Rezoning #14060 (Boomer Group, LLC) to read: “conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.”** Seconded by Commissioner Tenaglia.

Planning Commission:

- Request does not change the makeup of the area
- Applicant did not request any variances

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

NAYS: None

Motion carried unanimously.

- D. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a.) Commissioner Tenaglia moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16010 to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office) and RA (Single Family Residential) to RD (Multiple Family, 8 units per acre).**

EXHIBIT
Basis of Brownfield Eligibility
Supportive Environmental and Non-Environmental Information
As of April 27, 2016

A. PROPERTY INFORMATION

The Subject Property is comprised of two full parcels and a portion of four additional parcels, as summarized below:

- 2360 Jolly Road (portion) - Tax ID #33-02-02-33-376-010;
- 2398 Jolly Road (portion - Tax ID #33-02-02-33-353-015;
- 2350 Jolly Oak Road (portion) - Tax ID #33-02-02-33-329-002;
- 2360 Jolly Oak Road - Tax ID #33-02-02-33-376-011;
- 2362 Jolly Oak Road - Tax ID #33-02-02-33-376-012; and
- Jolly Oak Road (portion) - Tax ID #33-02-02-33-329-100.

B. HISTORY

According to historical documents summarized in a Phase I Environmental Site Assessment (ESA) prepared by SME on January 25, 2016, on behalf of Okemos Pointe, LLC prior to their acquisition of the Property, the Property is currently developed with three, single-story buildings and gravel and vegetated areas, since The buildings were reportedly constructed in the 1950s and 1970s. The Property is currently, and has historically been, leased by multiple parties.

Historical uses of the Property include metal welding and cutting, storage of industrial waste related to manufacturing operations, multiple commercial trucking operations, including an on-site petroleum product storage and dispensing area, a dairy cattle supply company, an industrial recycling company, and an automobile manufacturing operation. Fueling operations ceased in the mid-1990s.

C. ENVIRONMENTAL FINDINGS

Phase I ESA Findings - January 25, 2016

SME conducted a Phase I ESA of the Property in conformance with the scope and limitations of ASTM International (ASTM) Standard Practice E 1527-13. The assessment revealed the following recognized environmental concerns (RECs) in connection with the Property:

- The potential for undetected and/or unreported releases of hazardous substances and/or petroleum products associated with the following historical operations on the Property:
 - metal welding and fabricating;
 - molding and painting of plastic;
 - accumulation, transfer, and storage of waste oil, paint and solvents;
 - vehicle service;
 - gasoline and diesel storage and fueling;
 - storage of construction equipment and construction yard operations; and

- placement and storage of fill material on the Property.
- The potential presence of hazardous substances and/or petroleum products in the area of the septic systems (septic tanks and drain fields) associated with the chemical usage at the 2360 and 2362 Jolly Oak Road buildings.
- The potential for a release of hazardous substances and/or petroleum products associated with odors noted in soil at a geotechnical soil boring previously completed by SME on the eastern portion of the Property.

The potential for migration of undetected and/or unreported releases of hazardous substances and/or petroleum products from the south-adjointing vehicle service sites (2360 and 2380 Jolly Road).

Phase II ESA Findings – March, 29, 2016

SME conducted soil sampling, temporary monitoring well installation and groundwater sampling, and soil gas sampling on February 10 and February 11, 2016, to further evaluate the RECs identified during the Phase I ESA, and evaluate the potential for environmental impacts resulting from historical Property uses. The findings of the Phase II ESA are presented in a baseline environmental assessment (BEA) report prepared by SME, dated March 29, 2016. A summary of the sampling activities and findings is provided below. The sample locations are shown on Figure 1.

SME advanced 20 soil borings, installed 10 temporary monitoring wells, and installed 6 soil gas sampling implants. SME collected and analyzed 21 soil samples, 10 groundwater, and 6 soil gas samples for one or more of the following constituents: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), the Michigan 10 metals, which include arsenic, barium, cadmium, copper, chromium, lead, mercury, selenium, silver and zinc.

The measured concentrations of arsenic, ethylbenzene, naphthalene, selenium, tetrachloroethylene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and/or xylenes were above the Part 201 generic residential criteria in one or more soil samples. The measured concentrations of arsenic, lead, and/or tetrachloroethylene were above the Part 201 generic residential criteria in one or more groundwater samples. Lastly, the measured concentration of trichloroethene was above the residential sub-slab soil gas screening levels in one soil gas sample (SG3).

Environmental impact was identified in subsurface fill material, which was observed at depths ranging from 2.5 to 10.5 feet below ground surface.

Four of the six parcels meet the definition of a “facility”, as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended (Part 201); therefore, based upon the environmental findings to date, the Eligible Property determination is as follows:

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Please refer to the legal description for the boundaries of the Property.

Next Steps - Supplemental Phase II ESA and Due Care Investigation

SME plans to conduct supplemental Phase II ESA and due care evaluation activities in May 2016 to further evaluate the potential for environmental impacts in the fill materials. Sample locations for the investigation will be selected based on the following rationale:

- 1) characterize areas of the Property not evaluated during the Phase II ESA, and
- 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork.

The depth to which soil borings are advanced will be dependent on the soil conditions encountered during drilling and the depth to native soil. Data collected during the supplemental field activities and analyses of soil, groundwater and soil gas samples will be used to further evaluate subsurface conditions and plan due care activities.

D. OTHER FINDINGS

In addition to the Property being a “facility” (contaminated), several tons of fill are estimated to exist. To further investigate the aforementioned fill, a geotechnical investigation was conducted by SME on August 20, 2015. These investigations found that the fill is unstable and non-indigenous. Additional geotechnical investigations are planned for May 2016. As a result of the previous studies, including environmental work, significant subsurface fill was identified across the Property. Subsurface fill material was encountered at depths ranging from approximately 2.5 feet to 10.5 feet below ground surface. It is anticipated, based upon the site topography, that areas may exist with extensive fill beyond 10.5 feet below ground surface. Additionally, existing site improvements from past operations remain on the Property from surface concrete pavement, bollards and loading/storage areas, and former foundations and partial building remnants. The approximate extent of fill material is shown on Figure 1. The remaining site conditions and presence of fill may have been the impediment to redevelopment in the past.

E. BROWNFIELD ELIGIBLE ACTIVITIES

The Property meets the definition of a "facility" due to the presence of contaminated soil and groundwater on the Property. Vapor intrusion, due to contaminated soil gas, was also identified as an environmental concern. Geotechnical investigations have confirmed the presence of unstable, non-indigenous urban fill material depths of at least 10.5 feet below ground surface. The fill material is ubiquitous across the majority of the Property, as shown on Figure 1. The presence of organic material beneath the fill has also been identified in a portion of the Property.

The goal of the project is to use Brownfield tax increment financing to address contaminated soil, groundwater, and soil gas and the associated due care obligations. Removal or management of environmental impacts on the Property will improve site conditions that have historically prevented redevelopment of the Property, and allow the developer to proceed with the proposed redevelopment project.

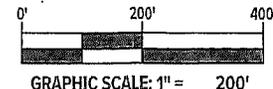
Eligible environmental activities will include Baseline Environmental Activities (BEA) {Phase I ESAs, Phase II ESAs, and BEA Reports}, Due Care Activities {Due Care Plans and Activities}, potential Additional Response Activities, and Brownfield Plan/Work Plan preparation. A preliminary list of anticipated eligible activities is provided below. Additional eligible activities may be identified at a later date.

- asbestos and lead-based paint survey & abatement;
- site demolition (including transport and off-site disposal of the fill and organic material (refer to Figure 1));
- building demolition (interior, part and whole);
- placement of engineered fill;
- survey for contaminated material and fill repurposing;
- material management (soil and groundwater);
- removal of contaminated fill/debris and soil through excavation, trucking and disposal when needed to a Type II landfill; and
- additional response activities may be conducted which could consist of the installation of a soil gas vapor mitigation system (this environmental concern is under further evaluation).

The approach is to perform site demolition activities through material management (excavation/pulverize/repurpose) all possible material (for example any concrete, block, brick, where present) encountered. Removal of fill materials will consist of on-site management and re-use, where feasible, and/or excavation, transportation and disposal at a licensed, Type II landfill (environmental activity). A large percentage of the excavated fill and debris areas will be replaced with imported, compacted engineered fill to "green" the

Property and allow for construction by bring the Property back up to a buildable condition after demolition activities. Material testing during repurposing operations and backfilling will be conducted. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking and supervision, and construction management.

Boring ID	Soil Sample Depth (feet bgs)	Contaminated	Constituent(s)
SB1	1.5-2.0	no	
SB2	soil not sampled	unknown	
SB3	1.5-2.0	yes	selenium
SB4	1.5-2.0	yes	selenium
SB5	1.0-2.0	no	
SB6	1.5-2.0	yes	selenium
SB7	1.5-2.0	no	
SB8	9.0-10.0	yes	ethylbenzene naphthalene tetrachloroethylene 1,2,3-trimethylbenzene 1,2,4-trimethylbenzene 1,3,5-trimethylbenzene xylenes
SB9	1.0-1.5	no	
SB10	1.0-2.0	no	
SB11	1.5-2.0	no	
SB12	7.5-8.5	no	
SB13	4.5-5.0	no	
SB14	1.0-1.5	no	
SB15	3.0-4.0	no	
SB16	1.0-2.0	yes	selenium
SB17	1.5-2.0	yes	arsenic selenium
SB18	1.5-2.0	no	
SB19	1.0-2.0 (stockpile)	yes	selenium
SB20	2.0-3.0 (stockpile)	no	



www.sme-usa.com

Project
OKEMOS POINTE APARTMENTS

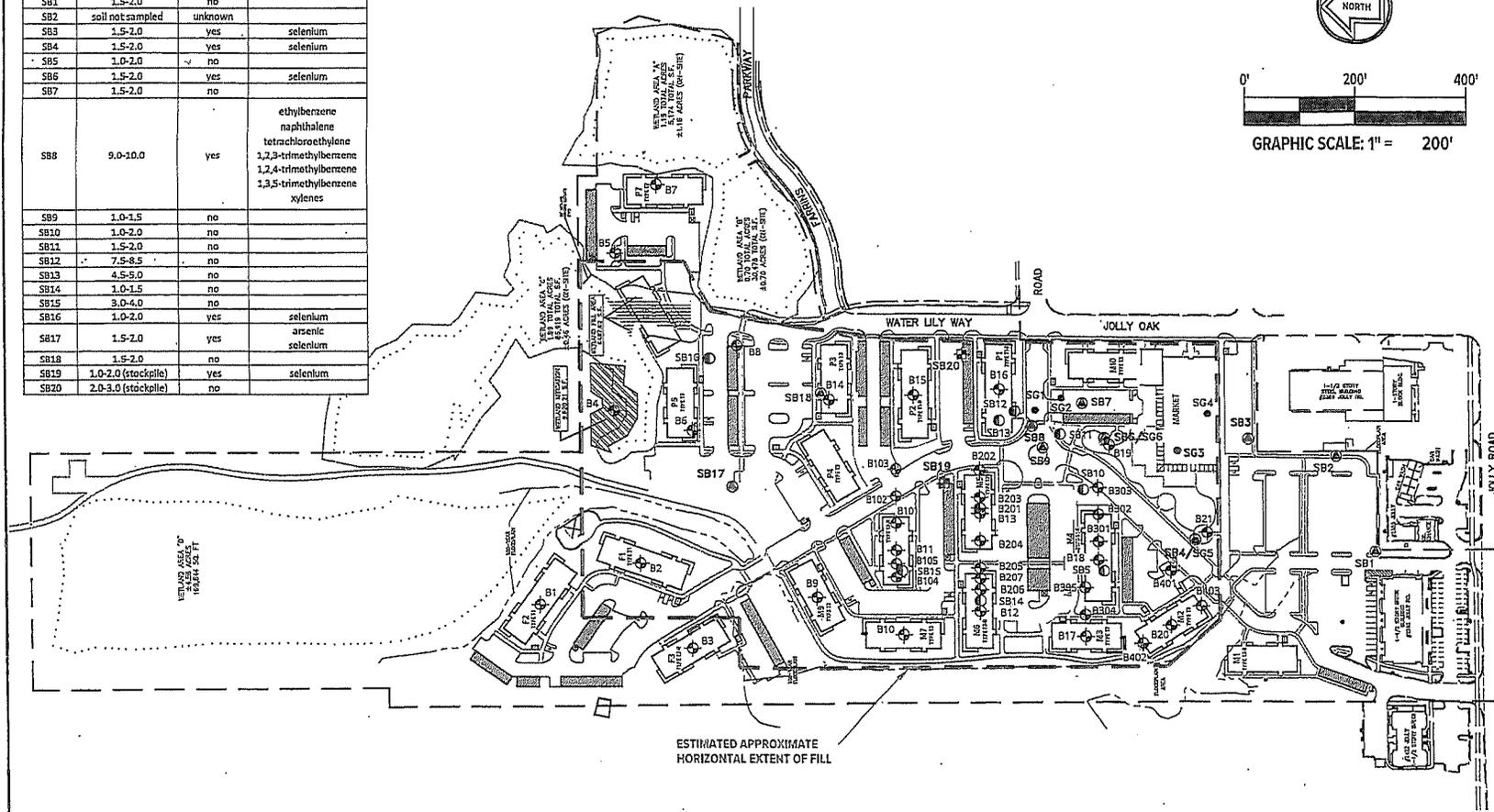
Project Location
MERIDIAN TOWNSHIP, MICHIGAN

Sheet Name
SOIL BORING LOCATION DIAGRAM

No.	Revision Date

Date **4-27-16**
 CADD **JAB**
 Designer **MAV**
 Scale **1" = 200'**
 Project **073348.00.003.001**
 Figure No. **1**

DRAWING NOTE: SCALE EXPLODED IS MEANT FOR 11" X 17" AND WALL SCALE INCORRECTLY IF PRINTED ON A4 OTHER SIZE MEDIA
 NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME
 © 2016



ESTIMATED APPROXIMATE HORIZONTAL EXTENT OF FILL

DRAFT

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- BORING LOCATION (GEOTECHNICAL)
- SOIL BORING LOCATION (ENVIRONMENTAL)
- SOIL BORING LOCATION WITH GROUNDWATER SAMPLE (ENVIRONMENTAL)
- HAND AUGER BORING LOCATION (ENVIRONMENTAL)
- SOIL GAS SAMPLE LOCATION (ENVIRONMENTAL)
- ESTIMATED APPROXIMATE HORIZONTAL EXTENT OF FILL
- SOIL BORING LOCATION WITH CONTAMINATED SOIL
- SOIL BORING LOCATION WITH GROUNDWATER SAMPLE WITH CONTAMINATED GROUNDWATER
- HAND AUGER BORING LOCATION WITH CONTAMINATED SOIL
- SOIL GAS SAMPLE LOCATION WITH CONTAMINATED SOIL GAS

NOTE:
 DRAWING INFORMATION TAKEN FROM A DRAWING TITLED "M.U.P.U.D. PLAN FOR OKEMOS POINTE APARTMENTS" (WITH LATEST SUBMITTAL DATE 1-25-16), PREPARED BY KEBS, INC.

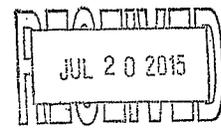
FILE LOCATION: \\Sme-hq\p\W\073348.00\CD\073348.00.003.001\DWG\073348.00.BLD.02.dwg
 PLOT DATE: Apr 27, 2016 - 11:24am - jblake



FRONT / BACK ELEVATION



SIDE ELEVATION



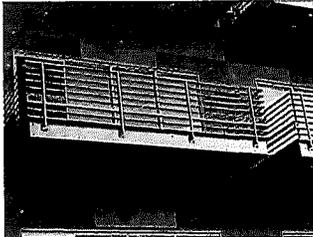
Double Loaded Apartment - Rendered Elevations
TYPE 1 - R

Okemos Pointe

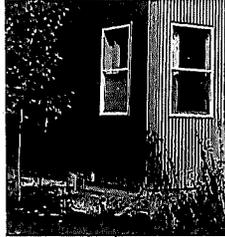


06.12.15

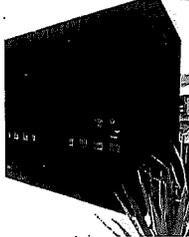
Pipe Railing



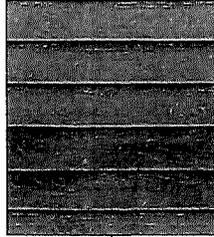
Corrugated Metal Siding



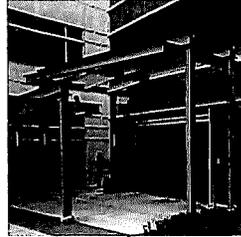
Corten Metal Siding



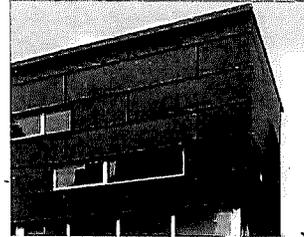
Vinyl Siding



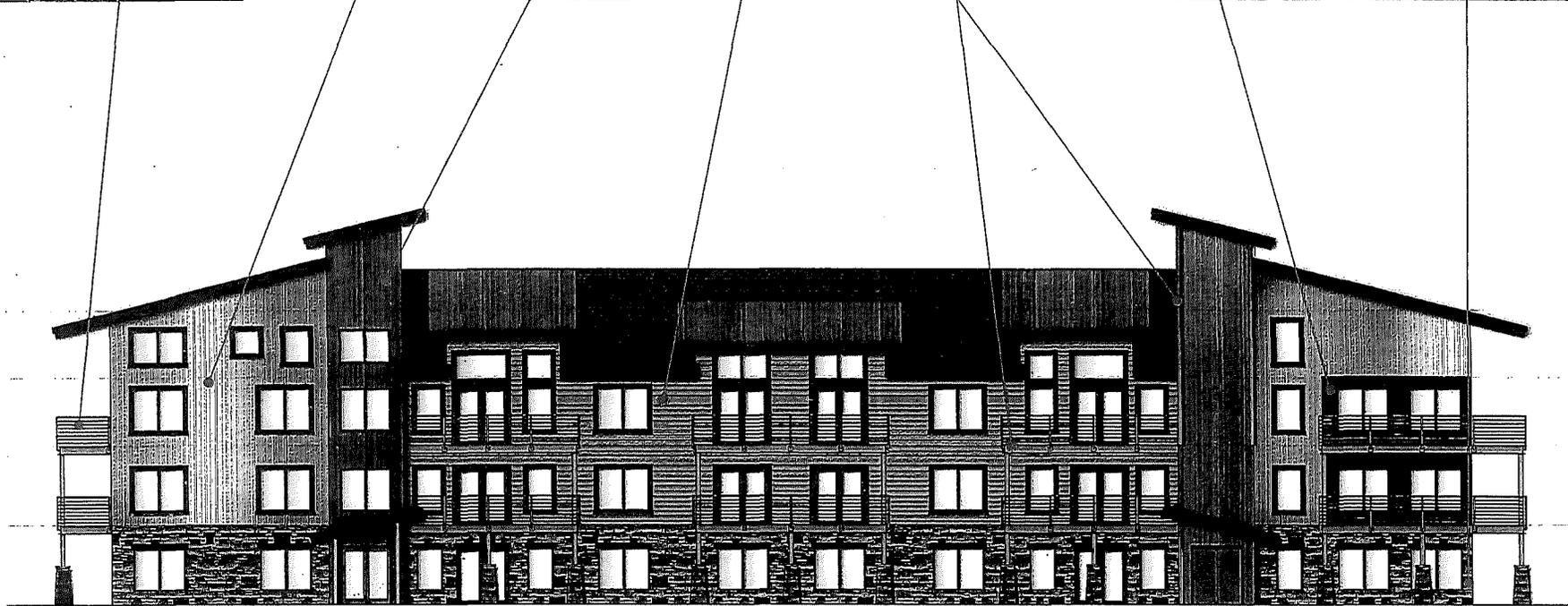
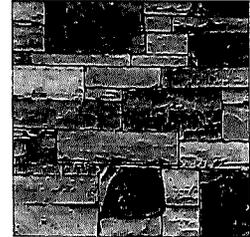
Exposed Steel



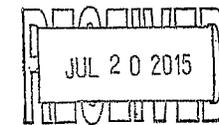
Fiber Cement Panels



Stone Veneer



EXTERIOR MATERIALS



Okemos Pointe



06.12.15

RECEIVED
APR 21 2016

Okemos Pointe Mixed Use Development

Presented by

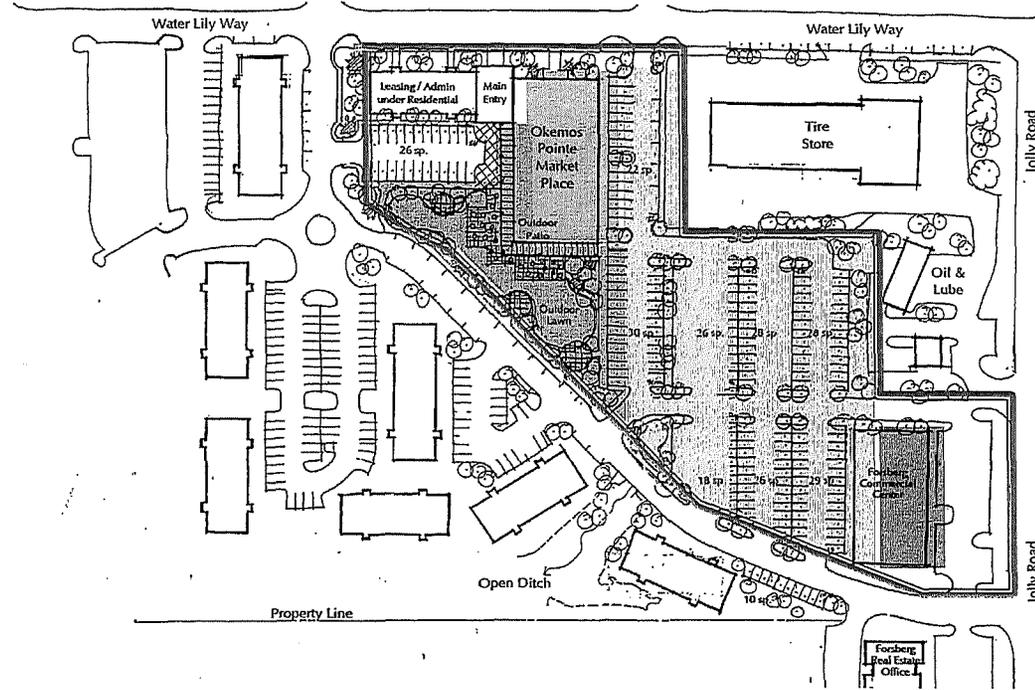
Brent Forsberg

&

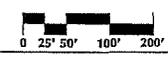
Will Randle



New Site Plan



Parking Summary:
243 spaces (labeled spaces only - ## sp.)



Okemos Pointe



WestPac Michigan

505 bath street . santa barbara . california 93101 . 805 965 2100

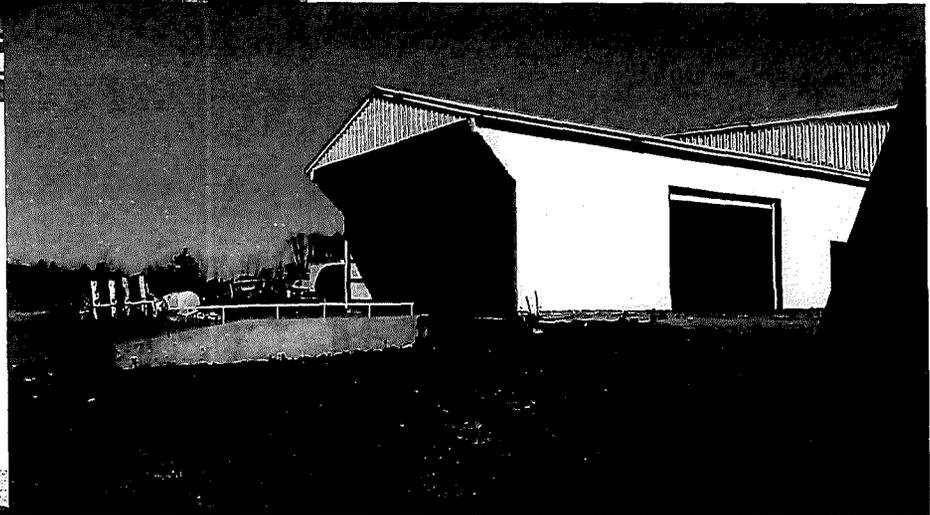


Okemos Market Place - Site Concept Plan OPTION 2

po box 1976 . avon . colorado 81620 . 970 949 0257 . www.zehren.com . ©2015

Zehren and Associates, Inc.

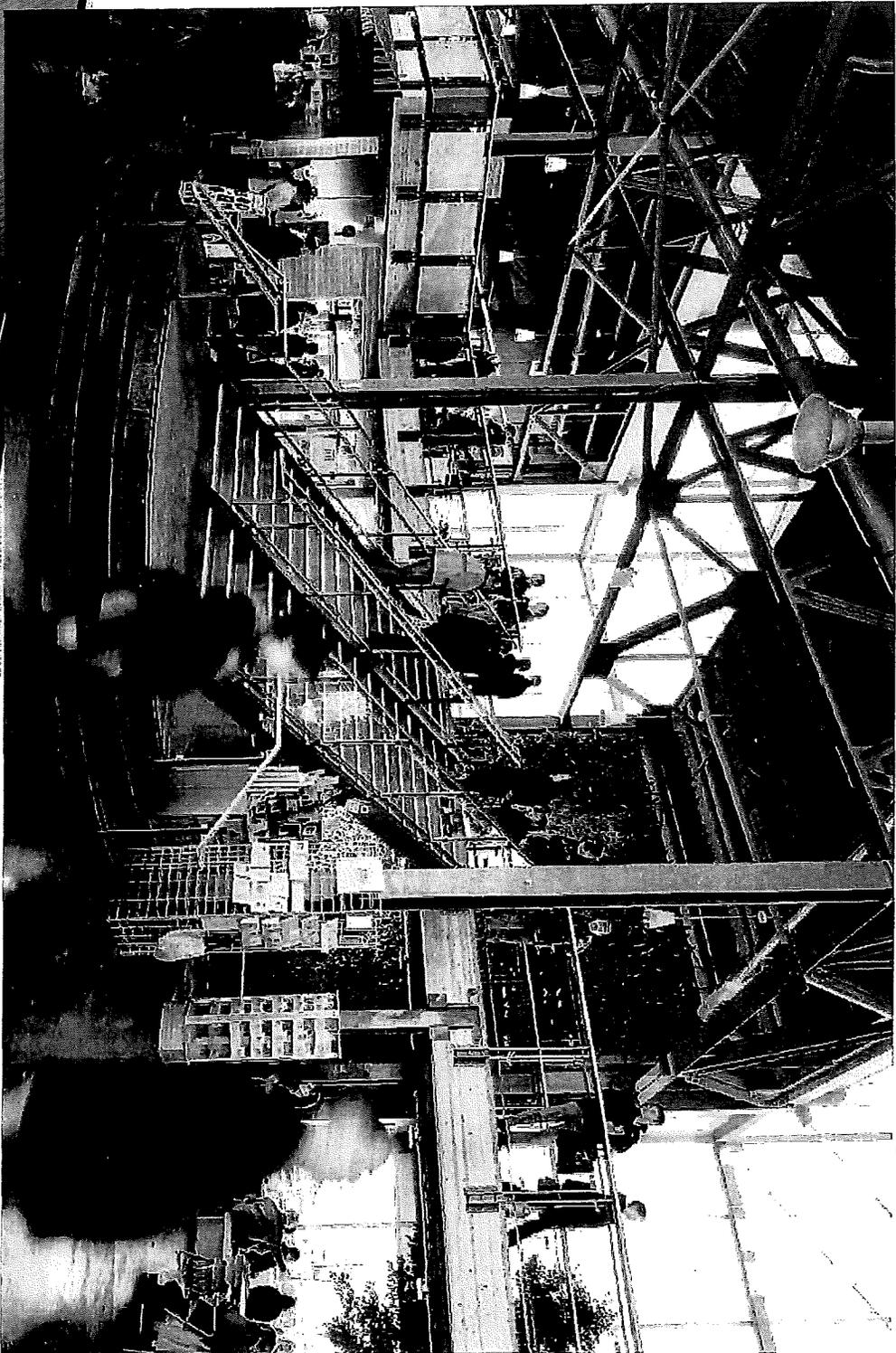
Existing 'market' building- before



Sketch Concept of Mixed Use Building and Market Pedestrian Plaza



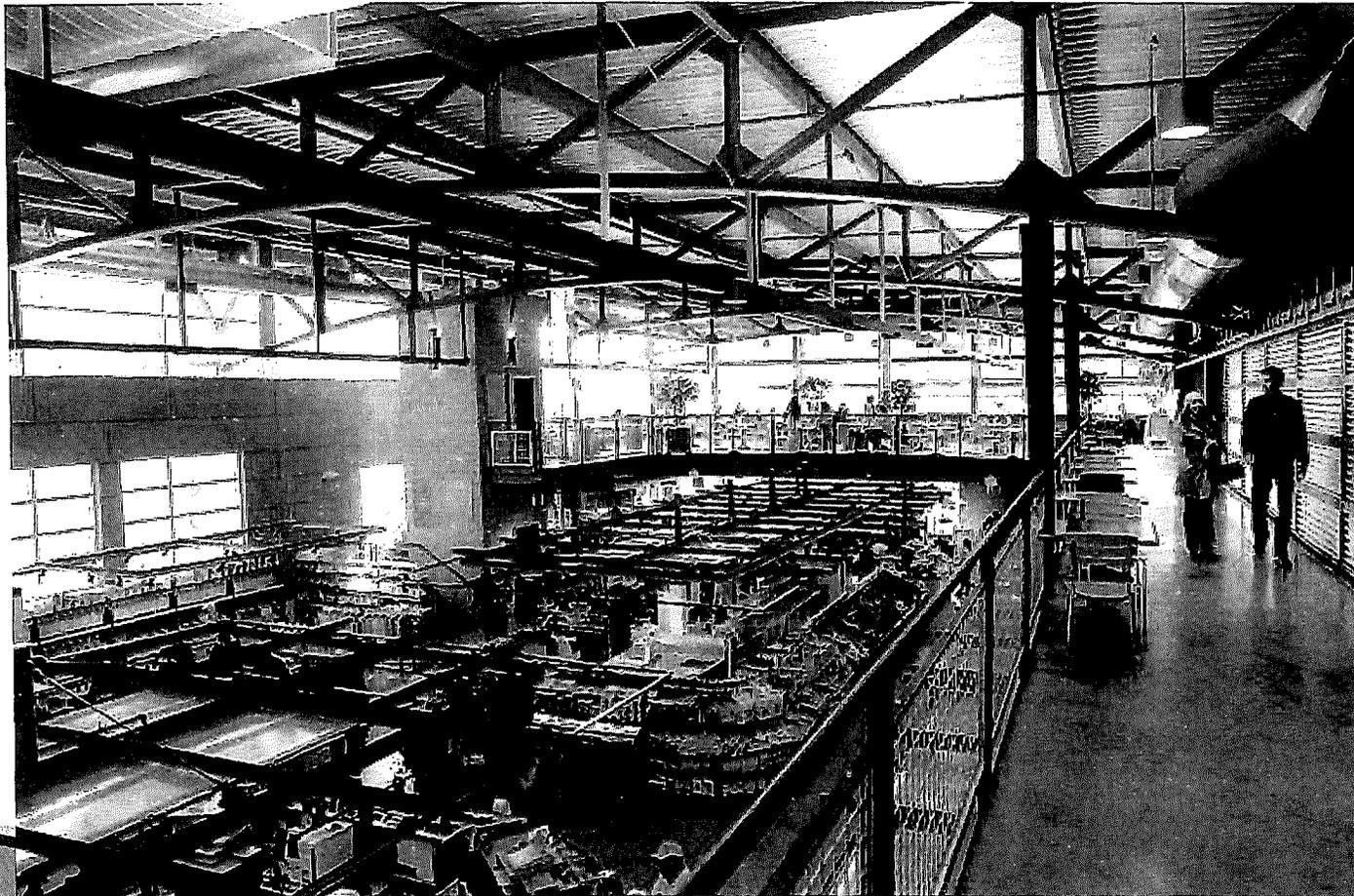
Ideas for design - mezzanine/event space



An aerial, black and white photograph of a city street. The street runs vertically through the center of the frame. On the left side of the street, there is a large, dark, leafy tree in the foreground. The street is lined with buildings of varying heights and styles. The overall scene is a dense urban environment. The text 'A place to meet' is overlaid on the right side of the image, oriented vertically.

A place to meet

Ideas for design- open ceilings/scale



Sketch Concept of Mixed Use Building and Market Pedestrian Plaza

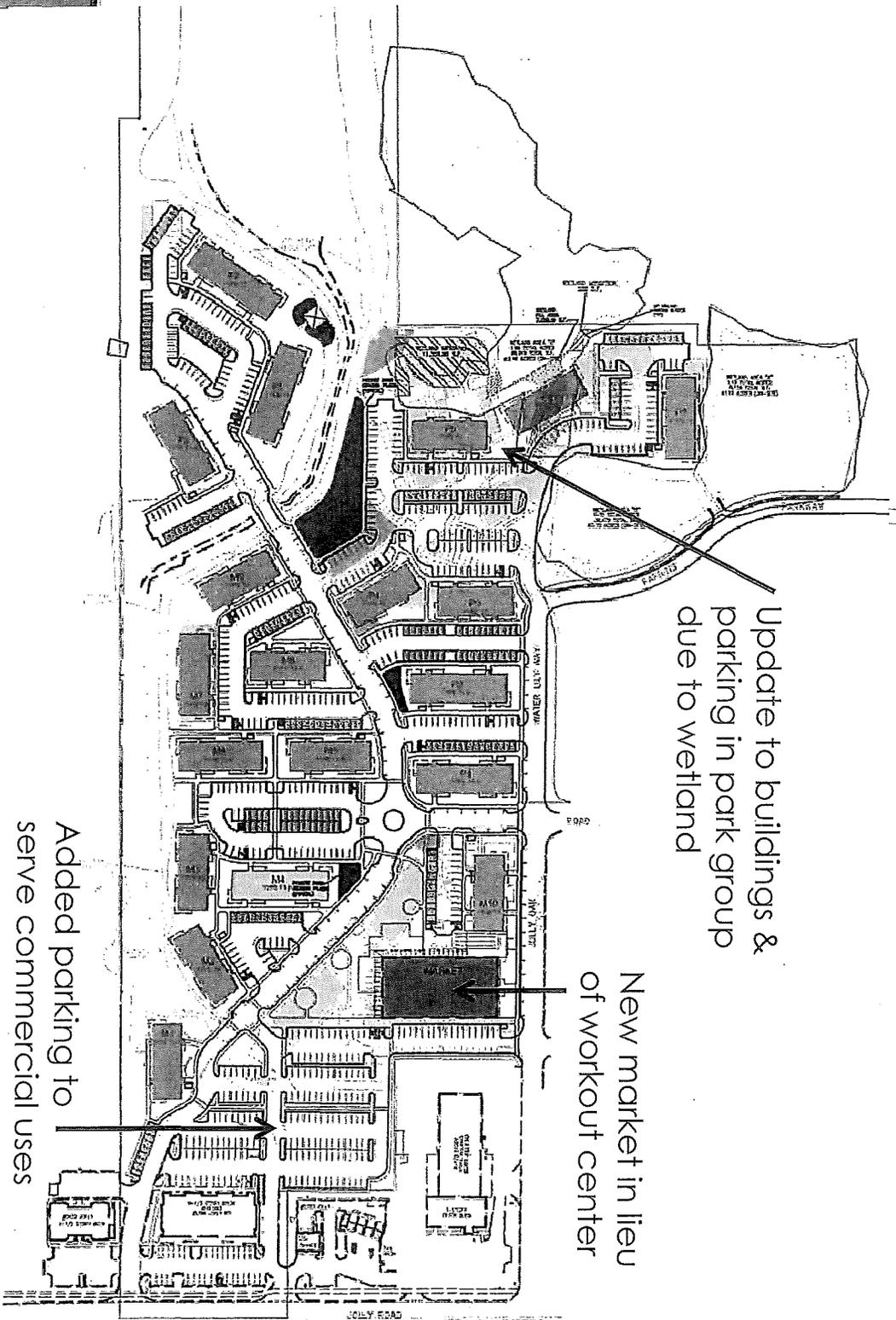


SITE PLAN EVOLUTION

Update to buildings & parking in park group due to wetland

New market in lieu of workout center

Added parking to serve commercial uses



Revised Site Map

-2&3 BR 190 x 2 spaces per unit = 380
 Total = 600

Residential Parking (as designed)
 - Total covered parking spaces = 214 = 0.59 per unit
 - Total covered parking spaces = 387 = 1.01 per unit
 - Total covered parking spaces = 600 = 1.59 per unit
 Total = 600 = 1.59 per unit

Market Commercial Parking (as designed)
 - Total parking spaces = 127
 - Total Market Square Footage = 22,506
 - Total parking spaces per 1000 s.f. = 5.64

Parking Totals (as designed)
 - On-street parking spaces = 79
 - Off-street parking spaces = 127 (Commercial)
 - Off-street parking spaces = 387 (Residential)
 - Covered parking spaces = 214
 Total = 807

LEGEND

- Meadow Group
- Park Group
- Forest Group
- Market Commercial
- Green Space
- Wetland

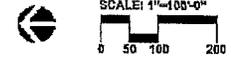
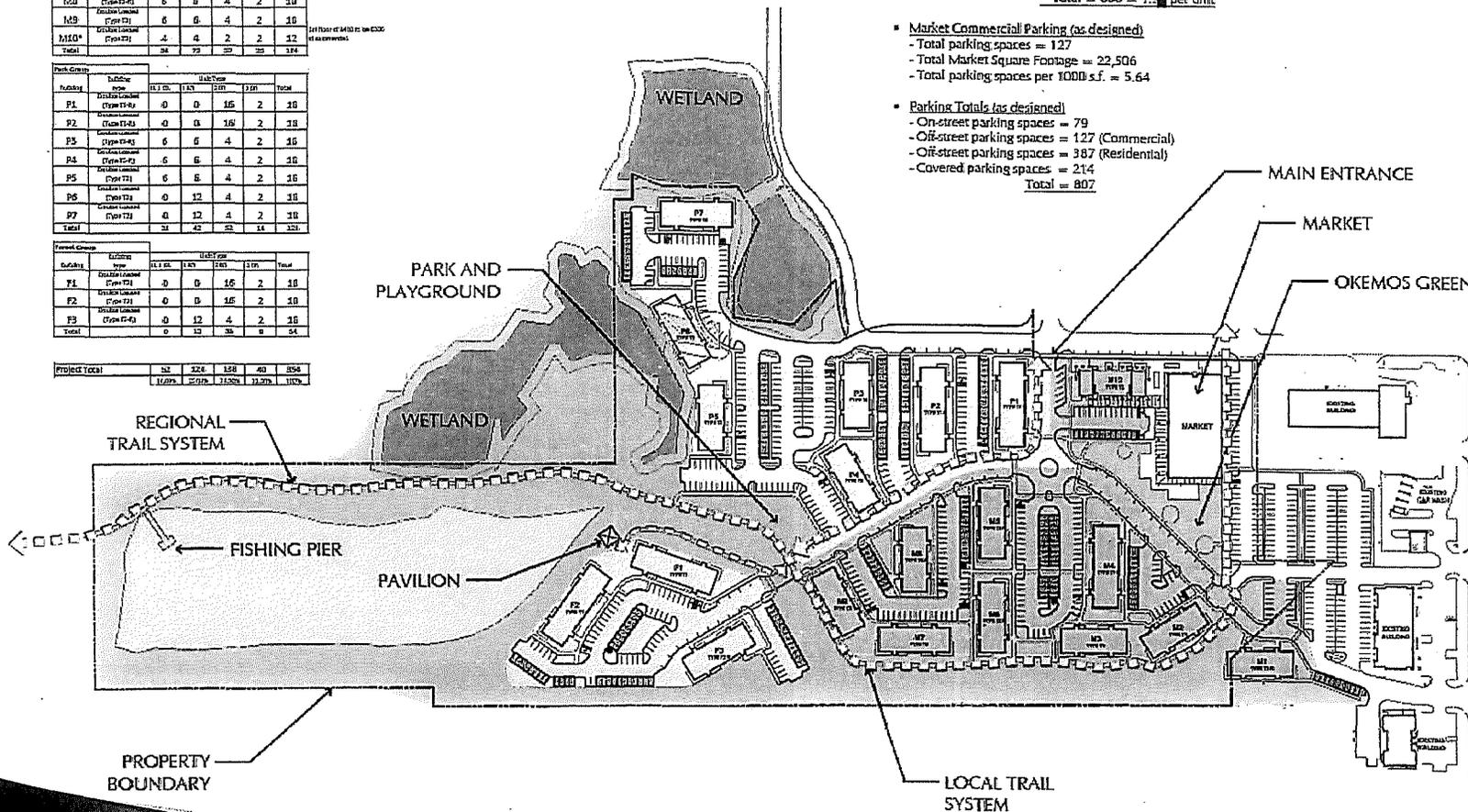
Activity	Unit Type	11.5	11.5	11.5	11.5	11.5	11.5	11.5
M2	Grass Lawn (Type F1)	6	6	4	2	10		
M3	Grass Lawn (Type F2)	6	6	4	2	18		
M4	Grass Lawn (Type F3)	0	0	16	2	18		
M5	Grass Lawn (Type F4)	0	12	4	2	18		
M6	Grass Lawn (Type F5)	0	12	4	2	18		
M7	Grass Lawn (Type F6)	0	12	4	2	18		
M8	Grass Lawn (Type F7)	6	6	4	2	18		
M9	Grass Lawn (Type F8)	6	6	4	2	18		
M10*	Grass Lawn (Type F9)	4	4	2	2	12		
Total		24	72	52	22	124		

*All items of M10 to be done at same time

Activity	Unit Type	11.5	11.5	11.5	11.5	11.5	11.5	11.5
P1	Grass Lawn (Type P1)	0	0	16	2	18		
P2	Grass Lawn (Type P2)	0	0	16	2	18		
P3	Grass Lawn (Type P3)	6	6	4	2	18		
P4	Grass Lawn (Type P4)	6	6	4	2	18		
P5	Grass Lawn (Type P5)	6	6	4	2	18		
P6	Grass Lawn (Type P6)	0	12	4	2	18		
P7	Grass Lawn (Type P7)	0	12	4	2	18		
Total		12	42	52	14	124		

Activity	Unit Type	11.5	11.5	11.5	11.5	11.5	11.5	11.5
F1	Grass Lawn (Type F1)	0	0	16	2	18		
F2	Grass Lawn (Type F2)	0	0	16	2	18		
F3	Grass Lawn (Type F3)	0	12	4	2	18		
Total		0	12	36	6	54		

Project Total	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
	12	124	124	40	124			
	12	124	124	40	124			

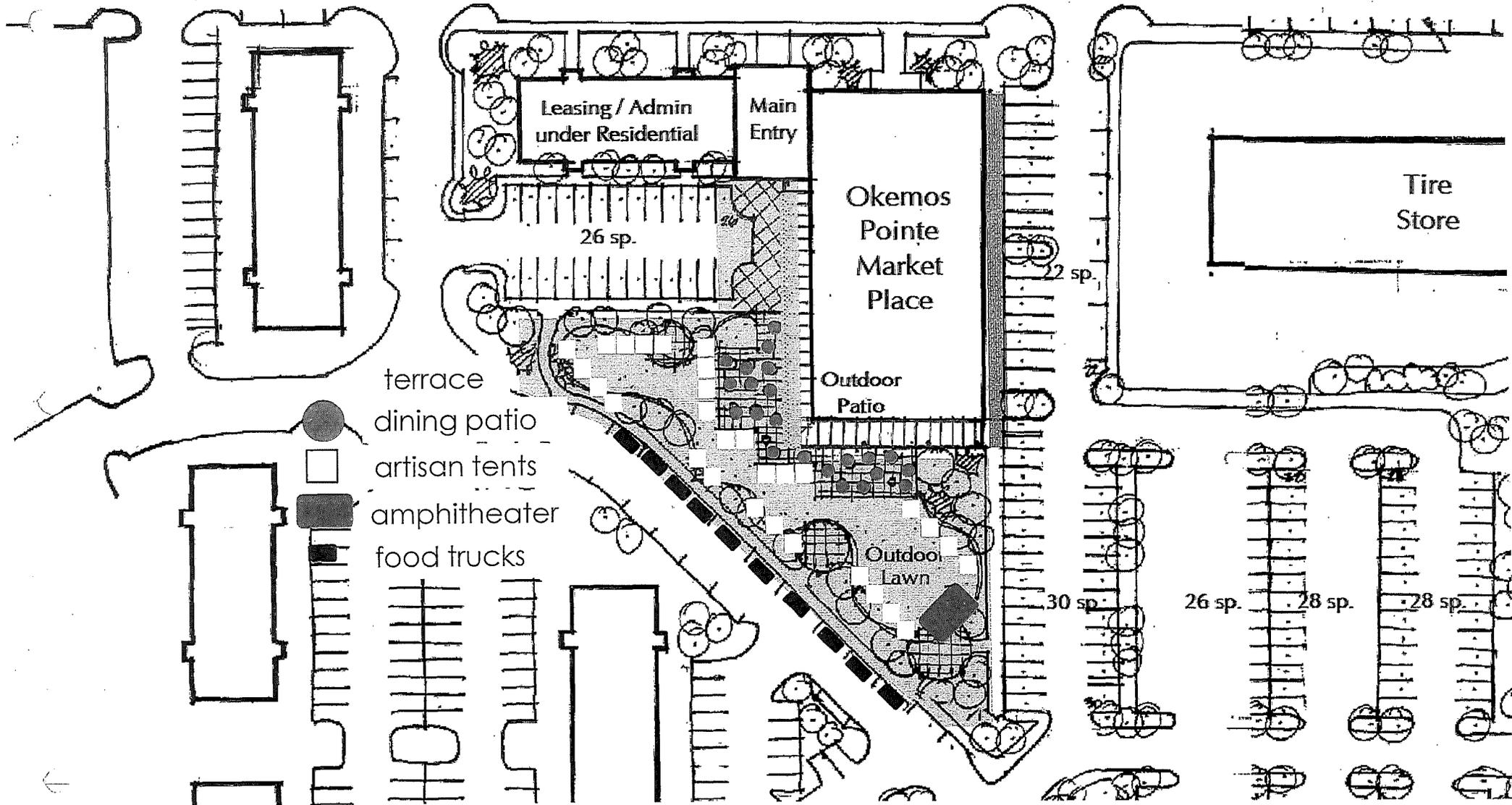


Master Plan

Okemos Pointe

Water Lily Way

Water L



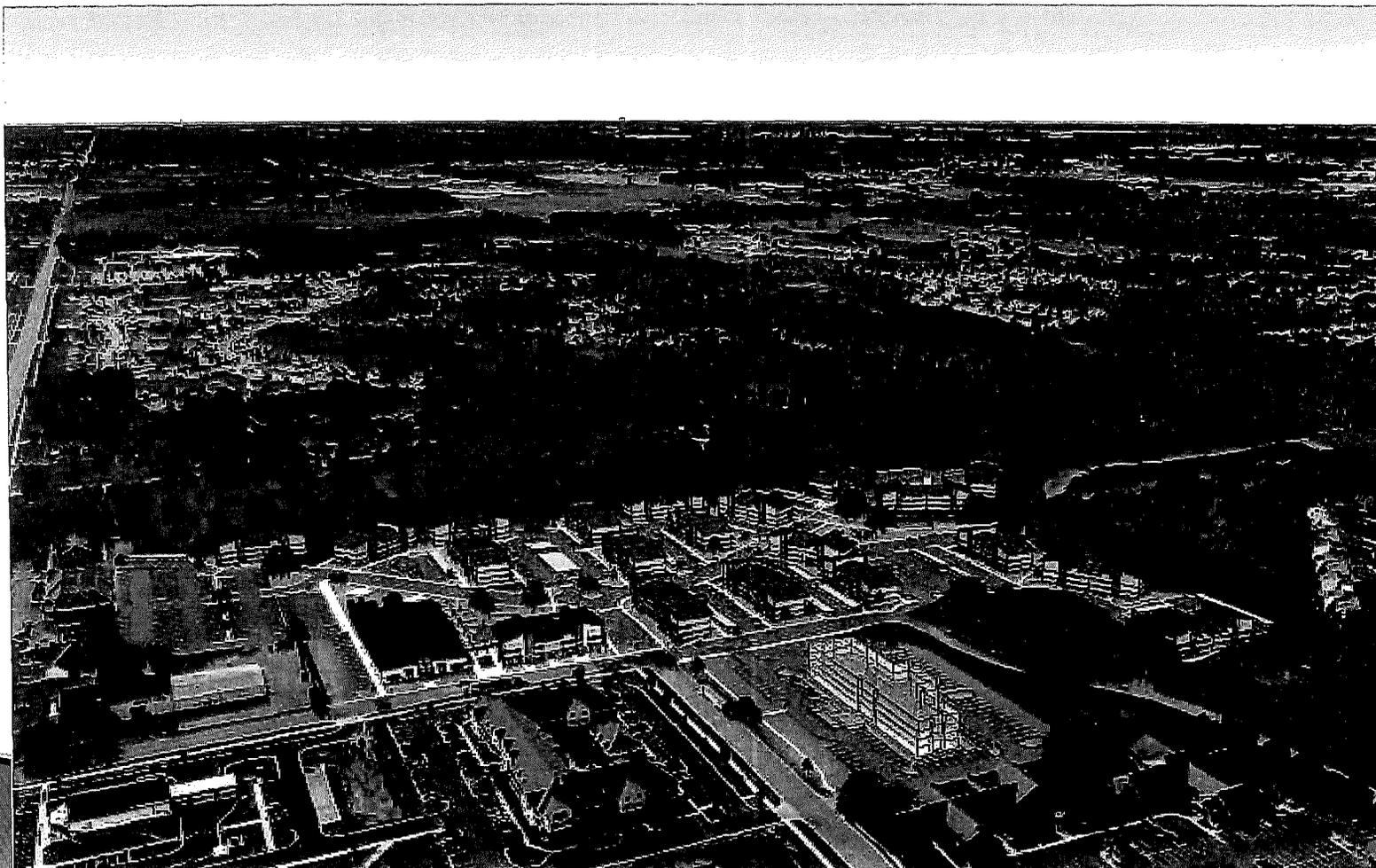
Sketch Concept of Market and Mixed Use Building from Jolly Oaks Rd



Sketch Concept of Mixed Use Building from Market and Okemos Green



Any questions?



MEMORANDUM

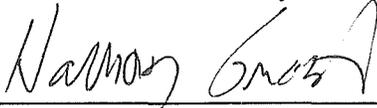
11-B

13 – B

TO: Township Board

FROM:


Mark Kieselbach
Director of Community Planning and Development


Harmony Gmazel, AICP
Associate Planner

DATE: April 28, 2016

RE: Wetland Use Permit #16-02 (T.A. Forsberg Inc. and Westpac Michigan), request to impact regulated wetlands associated with a new apartment complex

T.A. Forsberg Inc. and Westpac Michigan are requesting a wetland use permit to impact 0.15 acre of a regulated wetland area associated with a proposed mixed use planned unit development known as Okemos Pointe. The overall site location is north of Jolly Road, west and north of Jolly Oak Road, and north of Farrins Parkway.

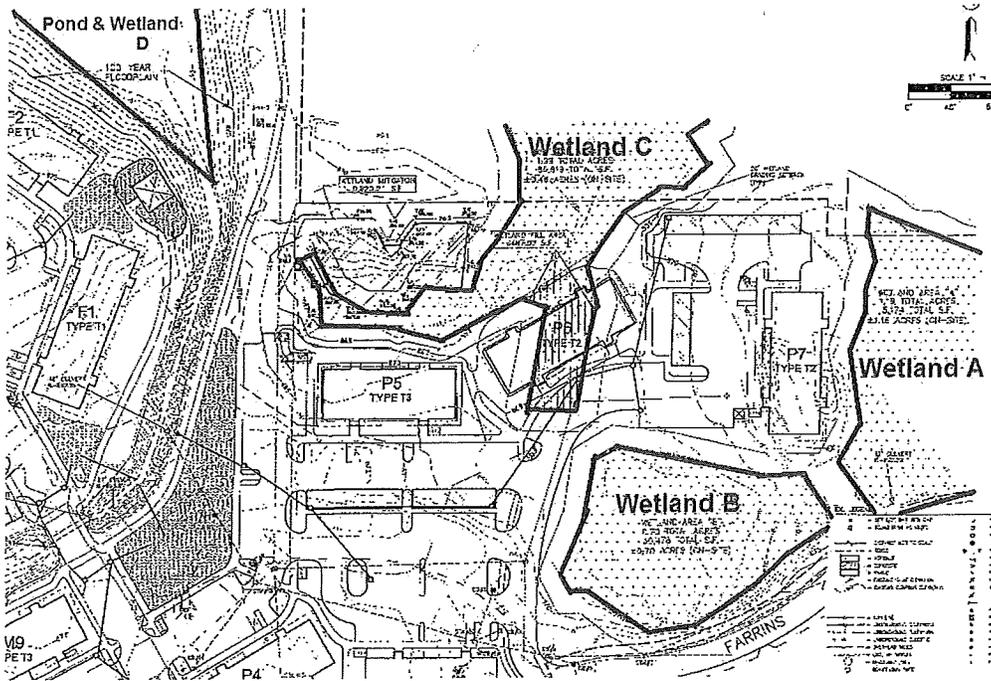
The Wetland Map on page 2 of this report, shows four regulated wetlands that have been verified by the Township Environmental Consultant—Wetland Areas A, B, C, and D. The applicant intends to impact Wetland Area C by filling 0.15 acre of emergent wetland to construct an apartment building (P6) as shown on the Site Plan Map on page 2. Approximately 0.23 acre of mitigation wetland is proposed to compensate for this wetland loss, a ratio of 1.5 (mitigation) to 1 (wetland loss) which is consistent with standards for emergent wetlands.

A minimum 20 foot water feature setback/natural vegetation strip is required to be maintained around the mitigated feature as natural vegetation. According to the Site Plan Map on page 2, the applicant is preserving a 20 foot water feature setback/vegetation strip around the mitigation wetland.

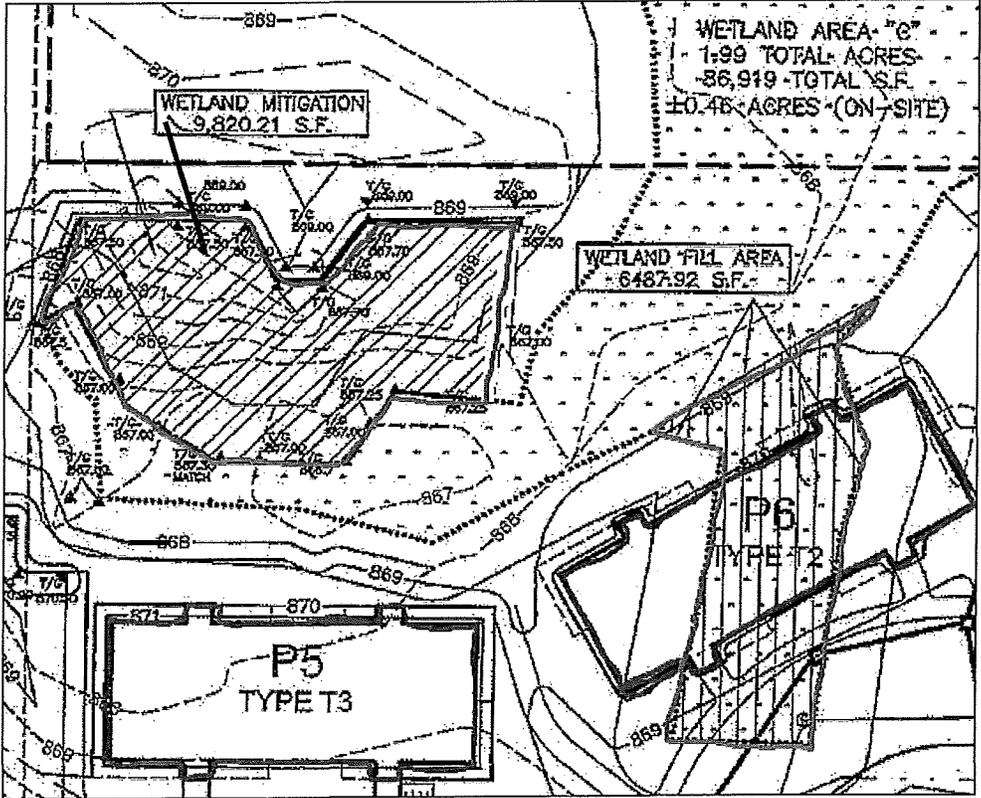
The consultant's report indicates the Smith Drain flows through the proposed development and is approximately 80 feet west of the proposed mitigation area and approximately 325 feet west of the Wetland Area C thus the mitigation site and fill area are regulated jointly by the Township and the Michigan Department of Environmental Quality.

Wetland Use Permit #16-02 is being reviewed concurrent with Mixed Use Planned Unit Development #15024 and Special Use Permit #15101. Under joint jurisdiction, a concurrent wetland use permit is being considered by the Michigan Department of Environmental Quality (MDEQ).

WETLAND MAP



SITE PLAN MAP



Staff Analysis

There are eleven general criteria provided in the Wetland Protection Ordinance, Section 22-157(2) of the Code of Ordinances, that must be considered when deciding whether to grant a wetland use permit. These include (paraphrased):

- a. The relative extent of public and private need for the proposed activity.
- b. Availability of prudent and feasible alternatives.
- c. Extent and permanence of beneficial or detrimental effects from the activity.
- d. Probable impact of the proposal in relation to the cumulative effect by other activities in the watershed.
- e. Probable impact on recognized historic, cultural, scenic, ecological, or recreational values, as well as on public health and safety or fish and wildlife.
- f. Economic value of the proposed land change.
- g. The size and quality of the wetland being considered.
- h. The findings of necessity for the proposed activity by other agencies.
- i. Amount of wetland remaining in the general area and proximity to a waterway.
- j. Proximity to any water body.
- k. Extent to which upland soil erosion adjacent to the wetland is controlled.

On November 24, 2015, the Township's Environmental Consultant confirmed the boundary of "Wetland Area C" of Township Wetland #33-2. The Environmental Consultant also made the following findings regarding Wetland Use Permit #16-02. Based on the findings, the Township's Environmental Consultant recommends issuance of Wetland Use Permit #16-02, with the following conditions:

1. Submit a soil erosion and sedimentation control plan to the Township that will be implemented during construction to ensure that there are no impacts to the mitigation wetland and the site's existing wetlands as a result of eroding soil.
2. Construct and monitor the mitigation wetland for five years in accordance with Marx's April 2, 2016 *Wetland Mitigation Plan*. Vegetation monitoring should be conducted between July 15 and August 31. Submit a monitoring plan that notes vegetative monitoring sampling transects, and photo points.
3. Modify the Mitigation Plan as follows:
 - a. Do not use topsoil from the impacted wetland as topsoil within the mitigation area, due to the prevalence of reed canarygrass, an invasive species.
 - b. Install two habitat structures, not one, within the mitigation area. Do not construct sand mounds as habitat structures.
 - c. Measure percent cover of vegetation at a minimum of 5 one-meter square sample plots.
 - d. The performance standard for vegetative cover 5 years after construction should be 80 percent cover of native, wetland species, comprised of at least 15 different species, and less than 10 percent cover of invasive species.

WUP #16-02 (T.A. Forsberg, Inc. and Westpac Michigan)
Township Board (4/28/16)
Page 4

The Environmental Commission reviewed the Wetland Use Permit #16-02 application materials at its April 26, 2016 Special Meeting and the Commission's comments are attached.

Township Board Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Township Board has the option to approve, approve with conditions, or deny Wetland Use Permit #16-02. Based on the original submittal date of March 17, 2016 and the 90 day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is June 15, 2016. A resolution to approve has been provided for consideration.

Attachments

1. Application materials
3. Environmental Consultant Review Letter, Dated April 15, 2016
4. Township Environmental Commission Memorandum, Dated April 28, 2016



MARX
WETLANDS
LLC

March 16, 2016

Ms. Carol Valor
MDEQ Water Resources Division
P.O. Box 30242
Lansing, MI 48909-7704

Ms. Martha Wyatt
Charter Township of Meridian
5151 Marsh Rd.
Okemos, MI 48864

Re: Wetland Permit Application
WestPac Michigan / Forsberg Family LLC
Section 33, T4N, R1W, Meridian Township, Ingham County

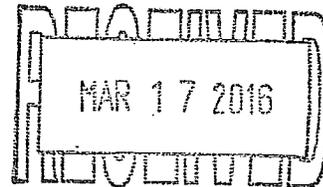
Dear Ms. Valor & Ms. Wyatt:

Enclosed please find an application for a permit, submitted on behalf of WestPac Michigan and Forsberg Family LLC, for the placement of fill material into existing regulated wetlands for the construction of apartment buildings. The application package includes a site location map, plan and cross-section view drawings, a letter authorizing Marx Wetlands LLC to act as agent and the required application fee.

Thank you for your consideration in this matter. If you have any questions or if any additional information is required, please contact me at your convenience.

Sincerely,

Marx Wetlands LLC
Gary F. Marx



Enclosures

cc: Mary Langguth, Forsberg Family LLC
Will Randall, WestPac Michigan
Jeffrey Kyes, Kebs Inc.

2990 Lake Lansing Rd.

Suite 201

East Lansing, MI 48823

Tel: 517.333.8833

Mobile: 517.898.4187

e-mail

gmarx@marxwetlands.com



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 1/2 by 11 inch paper; photographs.
 - Application fee is attached.

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

Project Address (road, if no street address) <i>Farrins Way</i>	Zip Code <i>48864</i>	Municipality (Township/Village/City) <i>Meridian Township</i>	County <i>Ingham</i>
Property Tax Identification Number(s) <i>33-02-02-33-329-002</i>	Latitude <i>42.6870 N</i>	Township/Range/Section (TRS) <i>T 4N or S; R 1WE or W;</i>	
Subdivision/Plat and Lot Number	Longitude <i>-84.4352 W</i>	Sec <i>33</i> OR Private Claim # _____	

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) <i>WestPac Michigan/ Forsberg Family LLC</i>	Agent/Contractor (firm name and contact person) <i>Marx Wetlands LLC c/o Gary F Marx</i>
Mailing Address <i>2422 Jolly Road, Suite 200</i>	Mailing Address <i>2990 E. Lake Lansing Rd., Suite 201</i>
City <i>Okemos</i> State <i>MI</i> Zip Code <i>48864</i>	City <i>East Lansing</i> State <i>MI</i> Zip Code <i>48823</i>
Contact Phone Number <i>517-349-9330</i> Fax <i>none</i>	Contact Phone Number <i>517-898-4187</i> Fax <i>none</i>
Email <i>will@westpacinv.com - mary@taforsberg.com</i>	E-mail <i>gmarx@marxwetlands.com</i>
<input checked="" type="checkbox"/> No <input 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) <i>Forsberg Family LLC</i>	Mailing Address <i>2350 Jolly Oak Rd</i>
Contact Phone Number <i>517-349-9330</i>	City <i>Okemos</i> State <i>MI</i> Zip Code <i>48864</i>

3 Project Description

Project Name <i>Okemos Pointe Apartments</i>	Preapplication File Number <i>- - -P</i>
Name of Water body <i>Wetland</i>	Date project staked/flagged <i>8-4-15</i>

- 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 Great Lake or Section 10 Waters | Project Use
<input checked="" type="checkbox"/> private
<input type="checkbox"/> commercial
<input type="checkbox"/> public/government
<input type="checkbox"/> project is receiving federal/state transportation funds
<input type="checkbox"/> Wetland Restoration
<input type="checkbox"/> other |
| <input type="checkbox"/> a pond (less than 5 acres) | <input checked="" type="checkbox"/> a wetland | |
| <input type="checkbox"/> a stream, river, ditch or drain | <input type="checkbox"/> a 100-year floodplain | |
| <input type="checkbox"/> a legally established County Drain | <input type="checkbox"/> a dam | |
| Date Drain was established _____ | <input type="checkbox"/> a designated high risk erosion area | |
| <input type="checkbox"/> a channel/canal | <input type="checkbox"/> a designated critical dune area | |
| <input type="checkbox"/> 500 feet of an existing water body | <input type="checkbox"/> a designated environmental area | |

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 *The proposed project is a multiple family housing development called Okemos Pointe Apartments. As part of the project, it is necessary to place fill material in 6,488 s.f (0.15-acre) of emergent wetland. The small area of wetland fill allows for the construction of a multiple unit building which will add to the financial feasibility of the project. The project proposes to mitigation this impact by constructing 9,820 s.f of new onsite wetland adjacent to existing wetland and close to the wetland to be impacted. This area was calculated by multiplying the fill area by 1.5 according to DEQ rules.*

Construction Sequence and Methods *Standard construction sequence and methods will be used.*

**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 purpose is to create a residential apartment complex on land long zoned for such development.

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

*The significant areas of wetland on the site are avoided except for the small 0.15 acre area proposed for impact. This fill was necessary to allow the project to be feasible, and the impacted wetland is a low quality wetland; dry enough to be mowed in most years.***5 Locating Your Project Site** *Attach a legible black and white map with a North arrow.*Names of roads of closest intersection *Farrins Way and Okemos Road.*Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *Go east of Farrins Way from intersection to project.*

Description of buildings on the site (color; 1 or 2 story, other)

There are no buildings on the site.

Description of adjacent landmarks or buildings (address; color; etc)

The project site is west of the Michigan Dental Association on the corner of Okemos and Farrins.

How can your site be identified if there is no visible address?

6 Easements and Other Permits No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

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

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

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Meridian Township	Wetland Use Pmt.				
Meridian Township	SESC Permit				

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y)

Proposed completion date (M/D/Y)

 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.*

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



9 Applicant's Certification

Read carefully before signing.

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

<input type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input checked="" type="checkbox"/> Corp. or Public Agency / Title <i>(both)</i>	Printed Name <i>Forsberg Family</i> <i>Brent Forsberg</i>	Signature 	Date <i>3/16/2016</i>
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West Pac 191

Will Randle

3/17/16



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.mcqi.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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> boardwalk or deck (Section 10I)	<input type="checkbox"/> bridges and culverts (Section 14)	<input type="checkbox"/> designated environmental area
	<input type="checkbox"/> dewatering	<input type="checkbox"/> draining surface water	<input type="checkbox"/> driveway / road
	<input type="checkbox"/> fences (Section 10L)	<input type="checkbox"/> fill or dredge	<input type="checkbox"/> restoration
	<input type="checkbox"/> septic system	<input type="checkbox"/> stormwater discharge (Section 10J)	<input checked="" type="checkbox"/> other <i>Apartment Building</i>

FILL	Dimensions maximum length (ft) <i>135</i> maximum width (ft) <i>45</i>	Area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft <i>6468</i>	Average depth (ft)	Volume (cu yd)
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DREDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
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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.

Septic System	The proposed project will be serviced by: <input checked="" 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.
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Describe the wetland impacts, the proposed use or development, and the alternatives considered:
The impact area is a marginal wetland area dry enough during the growing season that it has been mowed for many years. The area of fill is small, 0.15 acre, and will be mitigated onsite, very close to the impact area and contiguous with a larger wetland that extends off the site. The only alternative was to eliminate the proposed building that will be accommodated by the fill, and the project would be infeasible without this building.

Does the project impact more than 1/3 acre of wetland? No 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:
All of the considerable medium to high quality wetlands on the project were avoided, and only this small low quality wetland is proposed for impact.

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.
The impact will be mitigated onsite very close to the impact area with a mitigation area constructed contiguous with an existing larger wetland that extends off the site. The constructed wetland will likely have higher species diversity than the impacted wetland.



MARX
WETLANDS
LLC

MDEQ Permit Application
WestPac Michigan &
Forsberg Family LLC
Okemos Pointe Apartments

Adjacent Property Owners

Michigan Dental Association HQ LLC
3657 Okemos Rd.
Okemos, MI 48864

Jolly Building LLC
2300 Jolly Oak Rd.
Okemos, MI 48864

Peninsula Hotel Group LLC
3553 Meridian Crossing
Okemos, MI 48864

Kurt Boegner
2360 Jolly Rd.
Okemos, MI 48864

Shiner Holdings LLC
2380 Jolly Rd
Okemos, MI 48864

Xiaochun & Lilly Bian
2325 Coyote Creek
Okemos, MI 48864

Alexandra Gade
2327 Coyote Creek
Okemos, MI 48864

Venumadhav Dalayi
2329 Coyote Creek
Okemos, MI 48864

Tracie Yurkinas
2331 Coyote Creek
Okemos, MI 48864

Katherine & Nancy Knight
2333 Coyote Creek
Okemos, MI 48864

Carol Ogan
2335 Coyote Creek
Okemos, MI 48864

Brenda Cartwright
2337 Coyote Creek
Okemos, MI 48864

Avis Revocable Living Trust
2341 Coyote Creek
Okemos, MI 48864

Robert and Arvis Kenney
2345 Coyote Creek
Okemos, MI 48864

Joseph & Okhie Lee
2347 Coyote Creek
Okemos, MI 48864

Mary Hutson
2351 Coyote Creek
Okemos, MI 48864

Michael & Jennifer Corr
2355 Coyote Creek
Okemos, MI 48864

Kristin Johnson
2359 Coyote Creek
Okemos, MI 48864

Farrokh & Nawala Rahnemoon
3691 Taos Circle
Okemos, MI 48864

Timothy Eric Hill
3695 Taos Circle
Okemos, MI 48864

2990 Lake Lansing Rd.

Suite 201

East Lansing, MI 48823

Tel: 517.333.8833

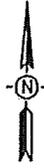
Mobile: 517.898.4187

e-mail

gmarx@marxwetlands.com

OKEMOS POINTE APARTMENTS

MITIGATION PLAN
 Sec. 33, T4N, R1W, Meridian Township,
 Eaton County, Michigan

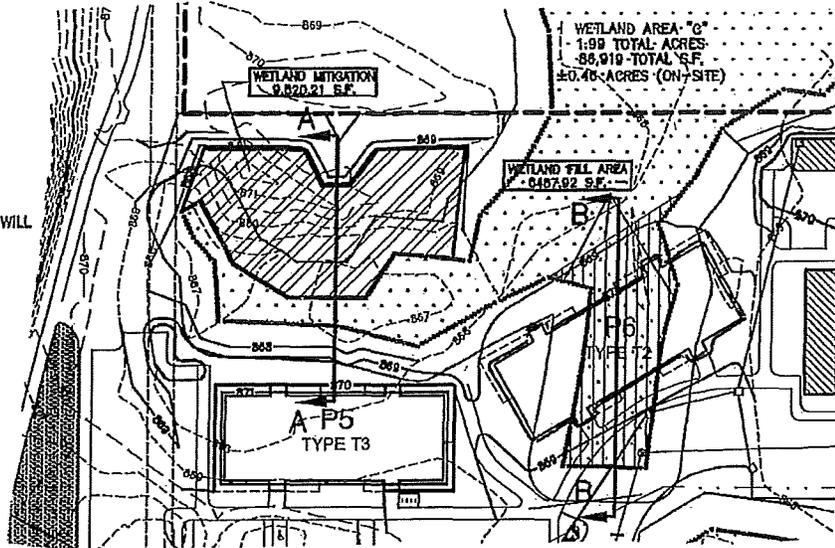


TOTAL WETLAND FILL
 AREA 6,488 S.F.

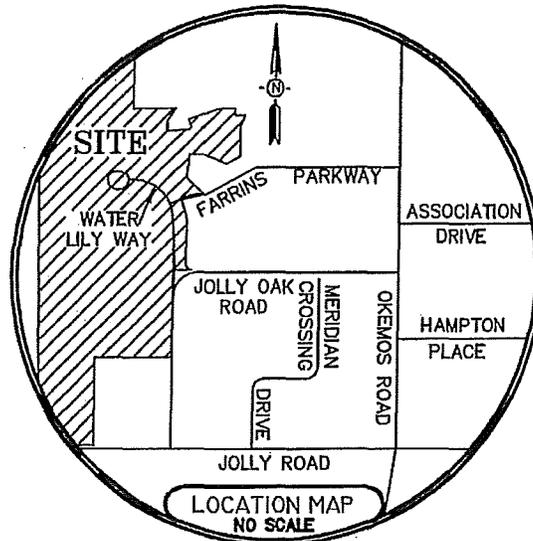
TOTAL WETLAND CUT
 AREA 9,820 S.F.

TOTAL VOLUME OF
 WETLAND FILL
 = 415 C.Y.

WETLAND MITIGATION WILL
 CREATE 9,820 S.F.
 EMERGENT WETLANDS



PLAN VIEW
 SCALE: 1"=40'



E-88667-MUPUDJRM6MITIGATION



KEBS, INC.

2118 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

Marshall Office
 Ph. 268-781-8800

REVISIONS

3-14-16 SUBMITTAL

SCALE: SEE ABOVE

PROJECT MGR.
 GAP

APPROVED BY: GAP

DRAWN BY: GAP

DATE: 3-11-16

OKEMOS POINTE APARTMENTS

WETLAND FILL & MITIGATION

AUTHORIZED BY:

WEST PAC MICHIGAN

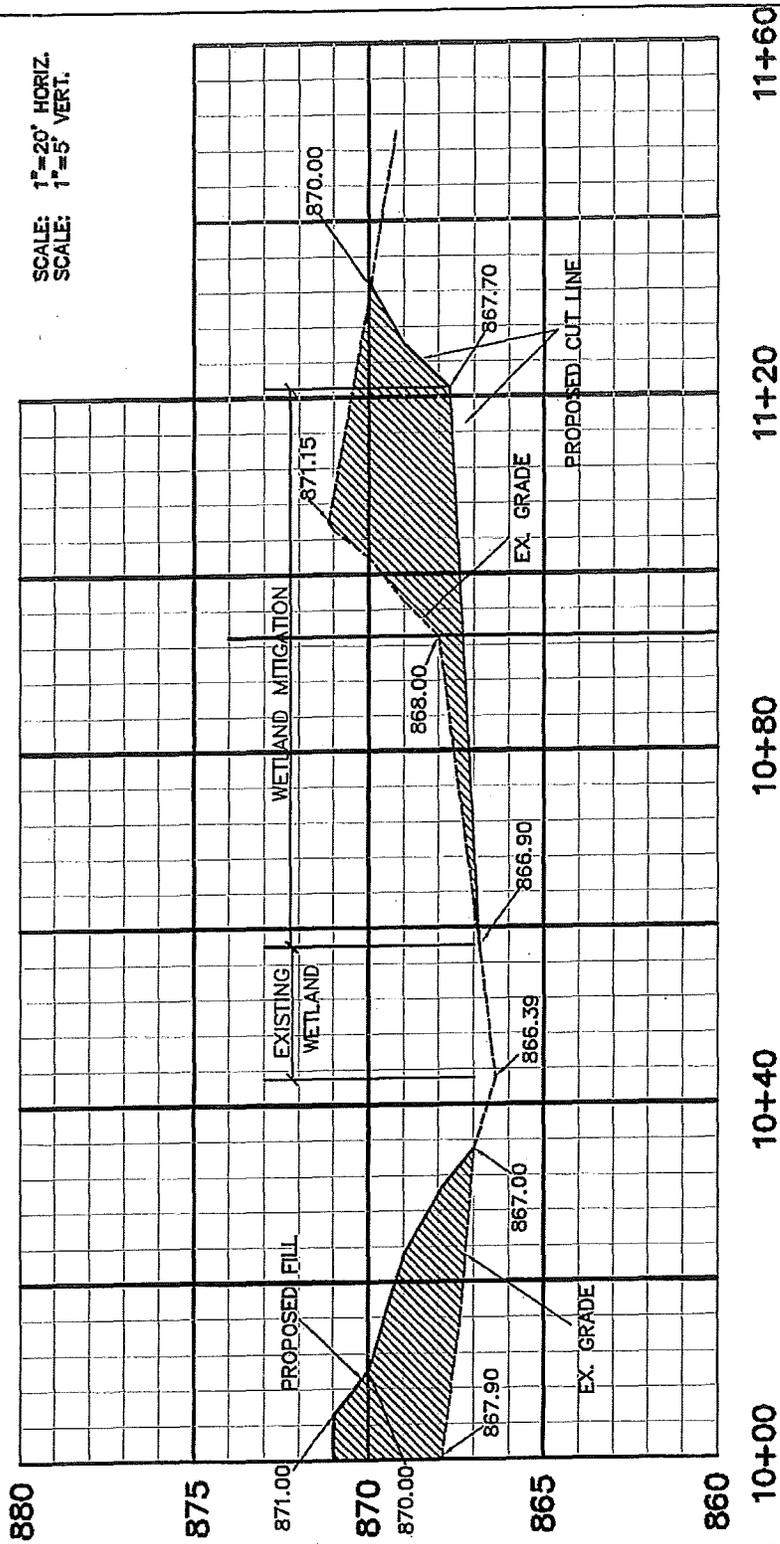
JOB #:

88667

SHEET 1 OF 3

SECTION A-A

SCALE: 1"=20' HORIZ.
SCALE: 1"=5' VERT.



E-55557-MUPUDJONG MITIGATION



KEBS, INC.

2118 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office
Ph. 269-781-5550

REVISIONS	SCALE: SEE ABOVE
3-14-16 SUBMITTAL	PROJECT MGR. GAP
	APPROVED BY: GAP
	DRAWN BY: GAP
	DATE: 3-11-16

OKEMOS POINTE APARTMENTS

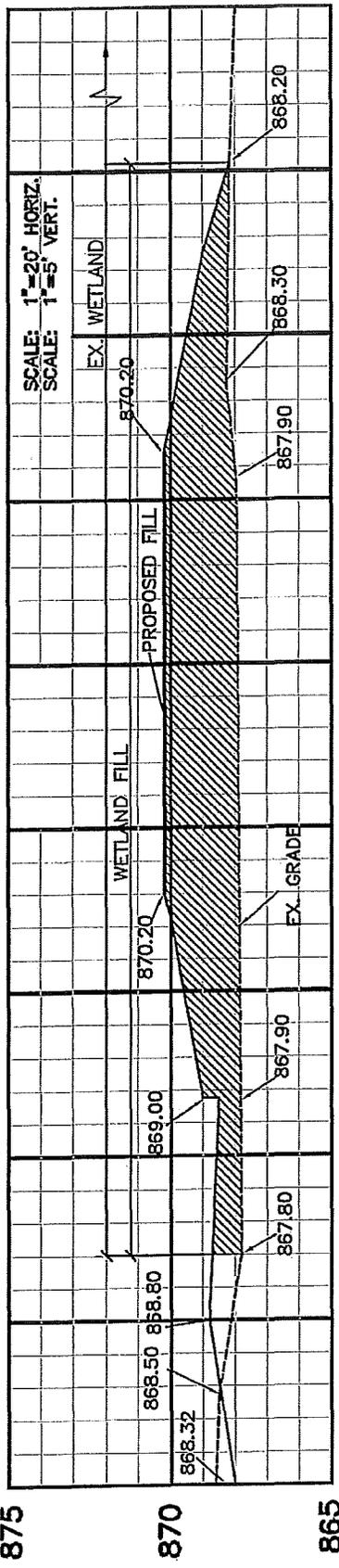
WETLAND FILL & MITIGATION

AUTHORIZED BY:
WEST PAC MICHIGAN

JOB #:
88667

SHEET 2 OF 3

SECTION B-B



WETLAND DISTURBANCE TABLE			
WIDTH	LENGTH	MAX. DEPTH	VOLUME
FULL 74'	132'	2.30'	415 C.Y.
CUT 149'	62'	3.45'	



KEBS, INC.

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office
Ph. 289-781-8800

E-88667-MUPUDJONGMITIGATION

REVISIONS 3-14-16 SUBMITTAL	SCALE: SEE ABOVE PROJECT MGR. GAP APPROVED BY: GAP DRAWN BY: GAP DATE: 3-11-16	OKEMOS POINTE APARTMENTS WETLAND FILL & MITIGATION AUTHORIZED BY: WEST PAC MICHIGAN	JOB #: 88667
			SHEET 3 OF 3

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Okemos Pointe Apartments City/County: Okemos Sampling Date: 8/4/2015
 Applicant/Owner: Forsberg Family LLC - WestPac Michigan State: MI Sampling Point: C
 Investigator(s): Gary F Marx Section, Township, Range: S33, T4N, R1W
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): 0
 Subregion (LRR or MLRA): LRR K Lat: 42.687 Long: -84.4352 Datum: _____
 Soil Map Unit Name: Sb, Sebewa Loam, 0 to 2 percent slopes NWI classification: PEM
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes XX No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Area has been regularly mowed.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Mari Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>XX</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

Sampling Point: C

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status																		
1. <u><i>Ulmus americana</i></u>	5	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u> 5 </u> (A) Total Number of Dominant Species Across All Strata: <u> 5 </u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u> 100.0% </u> (A/B)																	
2. <u><i>Acer saccharinum</i></u>	10	Yes	FACW																		
3. <u><i>Fraxinus pennsylvanica</i></u>	5	Yes	FACW																		
4. <u><i>Populus deltoides</i></u>	5	Yes	FAC																		
5. _____																					
6. _____																					
7. _____																					
	25	=Total Cover		Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u> 5 </u></td> <td>x 1 = <u> 5 </u></td> </tr> <tr> <td>FACW species <u> 80 </u></td> <td>x 2 = <u> 160 </u></td> </tr> <tr> <td>FAC species <u> 5 </u></td> <td>x 3 = <u> 15 </u></td> </tr> <tr> <td>FACU species <u> 0 </u></td> <td>x 4 = <u> 0 </u></td> </tr> <tr> <td>UPL species <u> 5 </u></td> <td>x 5 = <u> 25 </u></td> </tr> <tr> <td>Column Totals: <u> 95 </u></td> <td>(A) <u> 205 </u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u> 2.16 </u></td> </tr> </table>		Total % Cover of:	Multiply by:	OBL species <u> 5 </u>	x 1 = <u> 5 </u>	FACW species <u> 80 </u>	x 2 = <u> 160 </u>	FAC species <u> 5 </u>	x 3 = <u> 15 </u>	FACU species <u> 0 </u>	x 4 = <u> 0 </u>	UPL species <u> 5 </u>	x 5 = <u> 25 </u>	Column Totals: <u> 95 </u>	(A) <u> 205 </u> (B)	Prevalence Index = B/A = <u> 2.16 </u>	
Total % Cover of:	Multiply by:																				
OBL species <u> 5 </u>	x 1 = <u> 5 </u>																				
FACW species <u> 80 </u>	x 2 = <u> 160 </u>																				
FAC species <u> 5 </u>	x 3 = <u> 15 </u>																				
FACU species <u> 0 </u>	x 4 = <u> 0 </u>																				
UPL species <u> 5 </u>	x 5 = <u> 25 </u>																				
Column Totals: <u> 95 </u>	(A) <u> 205 </u> (B)																				
Prevalence Index = B/A = <u> 2.16 </u>																					
Sapling/Shrub Stratum (Plot size: <u> 5 sq meter </u>)																					
1. _____																					
2. _____																					
3. _____																					
4. _____																					
5. _____																					
6. _____																					
7. _____																					
		=Total Cover																			
Herb Stratum (Plot size: <u> 1 sq meter </u>)																					
1. <u><i>Phalaris arundinacea</i></u>	40	Yes	FACW	Hydrophytic Vegetation Indicators: <u> </u> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹ <u> </u> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																	
2. <u><i>Euthamia graminifolia</i></u>	5	No	FACW																		
3. <u><i>Scirpus atrovirens</i></u>	5	No	OBL																		
4. <u><i>Cyperus esculentus</i></u>	5	No	FACW																		
5. <u><i>Verbena hastata</i></u>	5	No	FACW																		
6. <u><i>Impatiens capensis</i></u>	5	No	FACW																		
7. <u><i>Juncus dudleyi</i></u>	5	No	UPL																		
8. _____																					
9. _____																					
10. _____																					
11. _____																					
12. _____																					
	70	=Total Cover																			
Woody Vine Stratum (Plot size: _____)																					
1. _____				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																	
2. _____																					
3. _____																					
4. _____																					
		=Total Cover		Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																	
Remarks: (Include photo numbers here or on a separate sheet.)																					

Date *March 17, 2016*

Ms. Carol Valor
Michigan Department of Environmental Quality
P.O. Box 30242
Lansing, MI 48909

Ms. Martha Wyatt
Charter Township of Meridian
5151 Marsh Rd.
Okemos, MI 48864

Re: Okemos Pointe Apartments

Dear Ms. Valor and Ms. Wyatt:

Please be advised that I hereby authorize Marx Wetlands LLC to act as our agent in making the application to the Michigan Department of Environmental Quality and Meridian Township for the wetland permits for the above referenced project. Please contact me at your convenience if you have any questions.

Sincerely,

Will Randle

Applicant *WestPac Michigan*
Address *2422 Jolly Rd. Ste. 100 Okemos, MI 48864*
Phone: *(517) 580-2550*

T.A. Forsberg, Inc.

Land Development Sales Project Management

March 16, 2016

Ms. Carol Valor
Michigan Department of Environmental Quality
P.O. Box 30242
Lansing, MI 48909

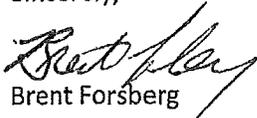
Ms. Martha Wyatt
Charter Township of Meridian
5151 Marsh Rd.
Okemos, MI 48864

Re: Okemos Pointe Apartments

Dear Ms. Valor and Ms. Wyatt:

Please be advised that I hereby authorize Marx Wetlands LLC to act as our agent in making the application to the Michigan Department of Environmental Quality and Meridian Township for the wetland permits for the above referenced project. Please contact me at your convenience if you have any questions. brent@taforsberg.com OR 517-349-9330

Sincerely,



Brent Forsberg
President
Manager, Forsberg Family L.L.C.

BF/mml



2422 Jolly Road, Suite 200
Okemos, MI 48864

www.LansingRealEstate.com

Phone: (517) 349-9330
Fax: (517) 349-7131



MARX
WETLANDS
LLC

April 2, 2016

Sent Via E-mail

Wetland Mitigation Plan

DEQ Part 303 Wetland Permit Application – Ref No. 2E4-28K3-HG8V
Meridian Township Wetland Use Permit Application
Okemos Pointe - Forsberg Family LLC and WestPac Michigan

These documents are being submitted in addition to those plans and documents already submitted to and under review by the Charter Township of Meridian (Meridian) in the above-referenced file.

Existing Conditions

A site location map, ownership information, and site development plans have been previously submitted with the application for permit. This previously submitted information, in addition to this mitigation plan is intended to provide the required detail to evaluate the existing conditions and proposed activity immediately surrounding the mitigation site.

The proposed wetland mitigation area is located adjacent to an existing wetland. The design of the wetland mitigation areas is expected to provide adequate hydrology to sustain wetland plant communities in the mitigation areas as well as maintaining the existing wetland areas.

Wetland Mitigation Goals and Objectives

In order to mitigate for unavoidable wetland impacts (0.15 acres) applied for in the above-referenced application, a total of 0.23 acres of newly created wetland area will be placed under a conservation easement as mitigation. The wetland mitigation area will be created as described below:

- 0.23 acres of emergent wetland mitigation will be created northwest of the impacted wetland at an elevation of 867.70.
- A conservation easement consisting of the newly created emergent wetland (0.23 acres) within the above-referenced project.

The newly created wetland areas are designed to develop into emergent wetlands to replace and exceed the values and functions of the impacted wetlands. The mitigation areas are higher elevation areas that will be excavated down to an elevation 6 inches below the elevation of the existing adjacent wetland and brought back to that grade with organic soils. Stumps may be buried below grade in the mitigation areas in addition to the other habitat structures to mimic natural wetland conditions, and provide micro habitat structure to allow for a more diverse flora and fauna to develop in these areas.

2990 Lake Lansing Rd.
Suite 201
East Lansing, MI 48823
Tel: 517.333.8833
Mobile: 517.898.4187
e-mail
gmarx@marxwetlands.com

Soils

A minimum of 6 inches of organic soils from the impacted areas or other on or offsite areas will be spread within the base of the newly excavated wetland mitigation areas as shown on plans.

Hydrology

The wetland areas are designed to maintain hydrology similar to the existing adjacent wetland areas. The wetlands receive their hydrology from ground water, precipitation, and surface water runoff. The primary water supply for the mitigation area will be from stormwater collected in the residential development portion of the property. This stormwater will be collected in a new apartment development in the immediate vicinity of the mitigation area. This water will flow into the mitigation excavation, and be discharged into the native vegetation planting through a level spreader structure. Passing through a Stormceptor treatment structure should provide excellent treatment of the stormwater, removing the majority of any particulate matter or other substances that it might contain as it flows off parking areas and rooftops prior to discharging to the ditch. It is anticipated that the mitigation area will experience the same water levels as the adjacent wetlands throughout the growing season based on regional weather patterns.

Vegetation Establishment Plan

The mitigation area will be planted with a wetland seed mix of including a variety of native wetland plants as shown in the wetland seed mix. The seed mix will be planted in accordance with procedures set forth by the seed supplier, and the site mulched to prevent erosion prior to establishment of the wetland flora.

Wildlife Habitat Structures

Within all mitigation areas a minimum of 2 habitat structures, such as tree stumps, logs, etc., shall be placed per acre, or one structure for the 0.23 acre site. Below is a detailed description of acceptable habitat structures.

Tree stumps laid horizontally in the created wetland area. Acceptable stumps shall be a minimum of 6 feet long (log and root ball combined) and 12 inches in diameter.

A. Logs laid horizontally within the created wetland area. Acceptable logs shall be a minimum of 10 feet long and 6-inches in diameter.

B. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not



trimmed down to major branches for installation) and be a minimum of 20 feet long (tree and root ball combined) and a minimum of 12 inches in diameter at breast height (DBH).

C. Snags which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the created wetland. A variety of tree species should be used for the creation of snag habitat. Acceptable snags shall be a minimum of 12 inches DBH. Snags should be grouped together so as to provide mutual functional support as nesting, feeding, and perching sites.

D. Sand mounds at least 18 inches in depth and places so that they are surrounded by a minimum of 30 feet water measuring at least 18 inches in depth. The sand mound shall have at least a 200 square foot area that is 18 inches above the projected high water level and oriented to receive maximum amounts of sunlight.

Sequence of Construction and Schedule

The following sequence of construction explains the methods of establishing the proposed wetland areas. Construction is anticipated to begin in the Fall of 2016 and completed in the Spring of 2017.



Mitigation Monitoring

The mitigation areas will be monitored as required in the first full growing season after construction, planting and seeding to document the newly established vegetative community.

Monitoring Plan and Management Provisions

Forsberg Family LLC and WestPac Michigan will be responsible for contracting for the monitoring of the wetland construction area for five years following the completion of construction of the wetland mitigation area. The monitoring of the wetland mitigation area will be conducted by a qualified wetland consultant. A complete assessment of the development for the wetland mitigation area will be made annually. Forsberg Family, LLC and WestPac Michigan will provide Meridian with annual reports no later than December 30 of each year following the completion of construction. The reports will be provided to Ms. Carol Valor, Michigan DEQ Water Resources Division, PO Box 30242, Lansing, MI 48909, and Mr. Mark Kieselbach, Charter Township of Meridian, 1515 Marsh Road, Okemos, MI 48864. Utilizing recognized and established scientific procedures, the annual monitoring report, at a minimum will include:

- a) A measure of the percent cover of wetland vegetation species (using U.S. Department of Interior, Fish and Wildlife Services list of wetland plant species) versus upland plant species;
- b) A measure of vegetation diversity;
- c) A description of vegetative community structure;
- d) A description of animal community structure;
- e) A record and description of hydrologic development, including:

Characterization of water regimes, measurement of water depths, periods and degree of inundation (flooding), saturation zones, water clarity, etc.

- f) A record of any oil, grease, man-made debris, and/or other contaminants.



g) A written summary of wetland development will be provided and will compare data gathered in the current monitoring year with data of all previous monitoring years.

h) A photographic history of new wetland construction work and development will be kept and submitted with the annual report. The photographic record will visually document all construction phases and shall be designed to also document wetland development through the five year monitoring period.

Monitoring Performance Schedule

End of Year 1: Mitigation area vegetative cover of at least 20% wetland indicator species (FAC or wetter). Approximately 60% of the total original seeded area should be surviving.

End of Year 2: Mitigation area vegetative cover of at least 50% wetland indicator species (FAC or wetter). Approximately 70% of the total original seeded area should be surviving.

End of Year 3-5: Mitigation area vegetative cover of at least 80% wetland indicator species (FAC or wetter). Approximately 80% of the total original seeded area should be surviving, established, and free-to-grow with a minimum of 8 native wetland species.

Should the wetland mitigation area fail to establish after five completed growing seasons, fail to satisfactorily progress to a self-sustaining wetland system as designed and/or the percent cover by invasive species, such as *Phragmites australis* (Common Reed), *Phalaris arundinacea* (Reed Canary Grass) and *Lythrum salicaria* (Purple Loosestrife) is greater than 10%, SJR Development, LLC will:

- a) Assess the problem and its probable causes;
- b) Develop reasonable and necessary corrective measures as a revision to the original plan;
- c) Make any reasonable modification deemed necessary by Meridian to assure success of the mitigation wetland development;
- d) Submit a copy of the proposed corrective measures to Meridian for review;



- e) Upon Meridian's approval, immediately implement the corrective measures.



WETLAND SEED MIX:

SPECIES	COMMON NAME	RATE (LBS./AC.)
<i>Agrostis alba palustris</i>	Bent Grass	6.000
<i>Alisma subcordatum</i>	Common Water Plantain	0.375
<i>Asclepias incarnata</i>	Swamp Milkweed	0.062
<i>Aster nova-angliae</i>	New England Aster	0.062
<i>Aster simplex</i>	Panicked Aster	0.031
<i>Bidens cernua</i>	Nodding Bur Marigold	0.312
<i>Bidens frondosa</i>	Common Beggar's Tick	0.125
<i>Boltonia latisquama</i>	False Aster	0.188
<i>Carex bebbii</i>	Bebb's Sedge	0.125
<i>Carex comosa</i>	Bottlebrush Grass	0.125
<i>Carex lupuliformis</i>	Knobbed Hop Sedge	0.062
<i>Carex stipata</i>	Awl-fruited Sedge	0.125
<i>Carex scoparia</i>	Pointed Broom Sedge	0.125
<i>Carex vulpinoidea</i>	Fox Sedge	0.500
<i>Eleocharis species</i>	Spike Rush Species	0.062
<i>Elymus virginicus</i>	Virginia Wild Rye	1.500
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	0.125
<i>Glyceria striata</i>	Fowl Manna Grass	0.125
<i>Helenium autumnale</i>	Sneezeweed	0.250
<i>Iris virginica</i>	Southern Blue Flag	0.188
<i>Juncus species</i>	Rush Species	0.062
<i>Leersia oryzoides</i>	Rice Cut Grass	0.188
<i>Ludwigia polycarpa</i>	False Loosestrife	0.001
<i>Mimulus ringens</i>	Monkeyflower	0.031
<i>Onoclea sensibilis</i>	Sensitive Fern	0.031
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.001
<i>Polygonum hydropiperoides</i>	Mild Water Pepper	0.750
<i>Rudbeckia laciniata</i>	Green Coneflower	0.125
<i>Sagittaria latifolia</i>	Duck Potato	0.062
<i>Scirpus atrovirens</i>	Dark Green Rush	1.250
<i>Scirpus fluviatilis</i>	River Bulrush	0.125
<i>Scirpus pendulus</i>	Red Bulrush	0.031
<i>Scirpus validus</i>	Soft Stem Bulrush	0.031
<i>Sparganium eurycarpum</i>	Common Bur-Reed	0.062
<i>Veronica fasciculata</i>	Common Ironweed	0.062
<i>Verbena hastata</i>	Blue Vervain	0.125

TOTAL

13.404 Lbs/Acre

NOTES: Total of 3.1 Lbs of seed for 0.23 acre mitigation Area



Seed mix to be broadcast over all wetland mitigation and enhancement areas. This is Genesis Nursery's Sedge Ghetto--The Next Generation seed mix modified for use in Michigan. A total of 3.2 pounds is needed for ±0.50 acres of wetland mitigation.



General Notes

1. CONTRACTOR shall furnish all labor, materials, equipment, transportation, services and necessary appurtenant work required to complete work as shown on the Drawings and/or as specified herein.

All work shall comply with all applicable permits. In general the work includes:

Construction

Clearing and grubbing; erosion control; earthwork; storm drainage; including native cobblestone rip rap and; wetland and upland seeding.

1. Conduct site clearing operations to insure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, and other adjacent occupied or used facilities without permission from authorities having jurisdiction.

2. Limits of work are established on the Drawings and shall be verified with the Wetland Consultant prior to any construction activities. No vehicle activity shall occur outside the limit of construction area.

3. Contractor is responsible for procuring and complying with any additional permits that may be required by any governing agency for the completion of this project, including, but not limited to, soil erosion control permits and county drain permits.

4. Disposal of excess excavated soil material and materials not acceptable for use as fill shall be placed at an upland location on-site. Stockpiled excess material shall be graded and stabilized with seed to prevent erosion into any existing wetland or watercourse. Contractor shall not remove and/or fill excess soil material without prior approval of Wetland Consultant and Contractor shall submit cost to transport excess soil material to OWNER prior to removal.

Utilities

1. Locations of existing underground utilities are shown using the best information available, but with no guarantee that indicated locations are accurate or that lines other than those shown may or may not be present.



2. Contractor and those subcontractors affected by site conditions shall be fully responsible for any deductions or conclusions made on the basis of this information and that of any additional site inspections, if made.

3. "MISS DIG" shall be contacted by Contractor for location of underground utilities prior to start of work. It should be understood that MISS DIG will not locate private lines, only utility company lines and the Contractor will be responsible for verifying all locations.

4. Conflicts between utilities and proposed work shall be reported to Wetland Consultant prior to construction.

Layout

1. Contractor shall establish and maintain grades, benchmarks, and all other significant reference line or points including mitigation area lines and guaranteeing that adequate acreages are distributed to each wetland mitigation area as shown on the drawings. Layout of elevations and alignments shall be performed by a Licensed Surveyor. Wetland Consultant shall review the layout of all grades/contours and the acreage of the wetland mitigation areas prior to construction and after the establishment of sub-grades.

2. The Contractor shall designate a full-time Project Supervisor, who is authorized to act as his/her agent and to be responsible for all subcontractors. The Project Supervisor shall be designated by name prior to commencement of the work and shall be available for proper supervision of the project for the duration of the MDEQ permit and/or contract.

Sequence of Construction

1. Hold a pre-construction meeting with all parties involved. Examine the site to ascertain the state and conditions under which the work is to be done and review conditions of all applicable permits.

2. Install erosion control measures and tree protection to the limits shown on the wetland mitigation and civil engineering drawings.

3. Clear and grub woody vegetation within the limits of the wetland mitigation areas.



4. Survey and stake proposed layout for site construction. Wetland Consultant to review contour staking for excavations and fills and review the staking for the mitigation area.
5. Excavate and fill within the limits of work to the required sub-grade elevations.
6. Survey and stake site for sub-grade elevations and mitigation area. Wetland Consultant to review and approve the created area of mitigation prior to the placement of topsoil. Any adjustments to the acreage of mitigation shall be decided at this time.
7. Remove any water which may have accumulated in the mitigation areas to prevent soil changes detrimental to the stability of the sub-grade.
8. Place and spread topsoil. Finished grades in wetland mitigation and restoration areas are subject to written approval from the Wetland Consultant.
9. Immediately following fine grading, the Wetland Consultant and Contractor shall meet on-site to jointly examine current site conditions under which the work is to be completed.
10. Stake limits of seeding and provide submittals to Wetland Consultant prior to seed placement. Wetland Consultant to approve seed mix and limits of seeding.
11. Seed the wetland mitigation area and any disturbed upland areas.
12. Provide straw mulch over seeding areas and apply erosion control blanket on slopes adjacent to existing wetland and wetland mitigation areas.
13. Contractor to provide as-built drawings to the Wetland Consultant and/or Owner.
14. Meet with Wetland Consultant to review the newly created mitigation efforts, and obtain a copy of the as-built drawings.
15. Remove tree protection and soil erosion control measures if approved by Wetland Consultant and provide site clean-up.



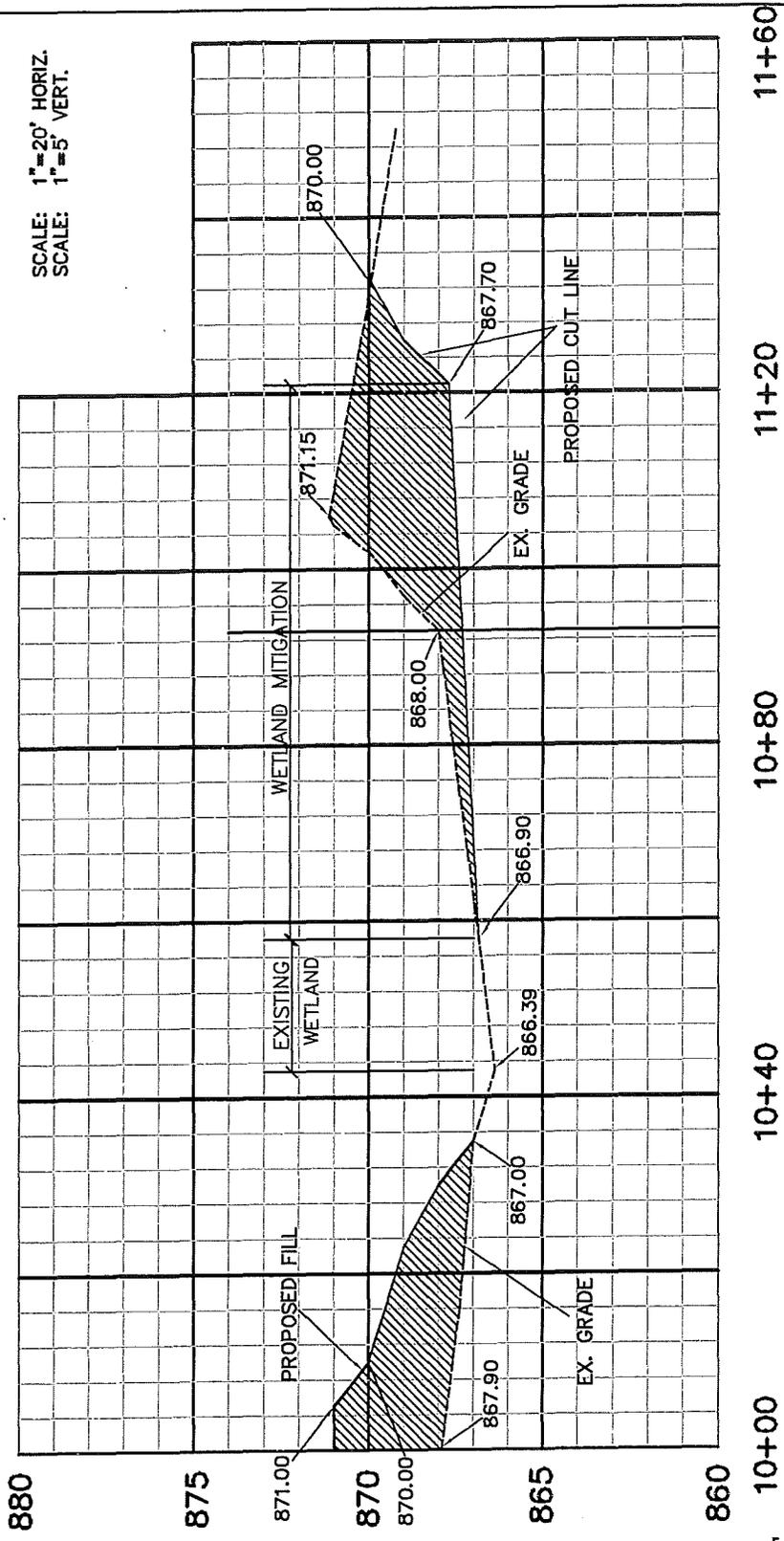
Grading Specifications
General Notes

1. Upon issuance, all work shall comply with MDEQ Permit, Meridian Township wetland use permit, and other issued permits.
2. The contractor is responsible for supplying all materials, labor, equipment, transportation, and all services incidental to clearing, grading, seeding, soil stabilization, and clean up of the mitigation areas.
3. Erosion controls are to be installed to the limits indicated on the plan and to the detail provided. Any damage to the existing wetlands not indicated on the plans shall be repaired immediately, with these areas being restored to their original character at the contractor's own expense. All pre-erosion control measures shall be removed after final acceptance of work, unless suggested by the Wetland Consultant to remain in place. Care shall be taken during removal to minimize the loss of the accumulated sediment. If necessary, all silt and sedimentation is to be immediately removed from adjacent wetland or water courses.
4. All trash and debris shall be removed from the site and legally disposed of upon completion of grading activities. Repair to their original character areas outside the work limits damaged by operating under the contract. Repair shall include finish grading and seeding as required to match existing grade and conditions, and maintenance of repaired areas.



SECTION A-A

SCALE: 1"=20' HORIZ.
SCALE: 1"=5' VERT.



E-88657-MUPUD.KING.MITIGATION



KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9300

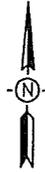
REVISIONS	SCALE: SEE ABOVE
3-14-16 SUBMITTAL	PROJECT MGR. GAP
	APPROVED BY: GAP
	DRAWN BY: GAP
	DATE: 3-11-16

OKEMOS POINTE APARTMENTS	
WETLAND FILL & MITIGATION	
AUTHORIZED BY:	JOB #:
WEST PAC MICHIGAN	88667

SHEET 2 OF 3

OKEMOS POINTE APARTMENTS

MITIGATION PLAN
 Sec. 33, T4N, R1W, Meridian Township,
 Eaton County, Michigan

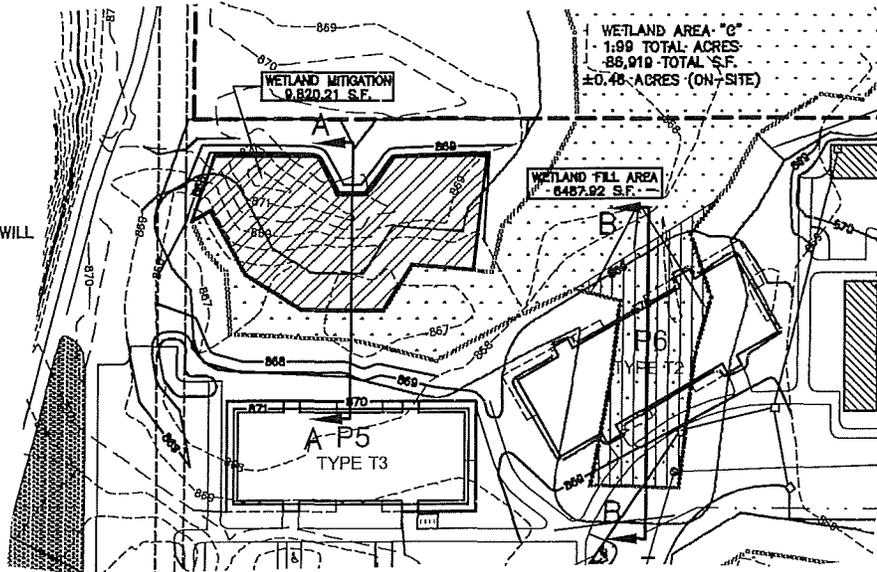


TOTAL WETLAND FILL
 AREA 6,488 S.F.

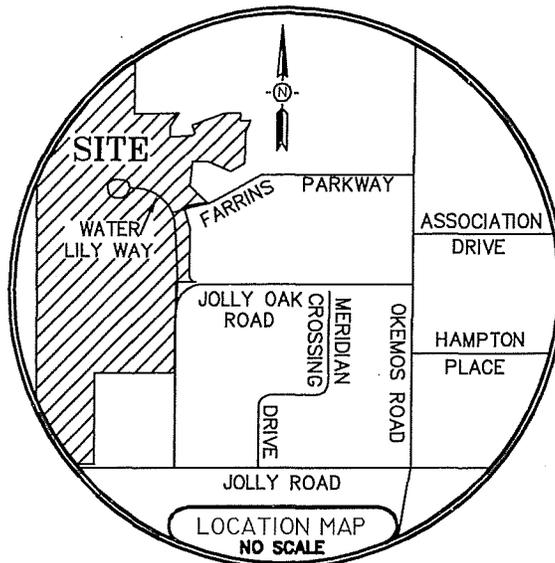
TOTAL WETLAND CUT
 AREA 9,820 S.F.

TOTAL VOLUME OF
 WETLAND FILL
 = 415 C.Y.

WETLAND MITIGATION WILL
 CREATE 9,820 S.F.
 EMERGENT WETLANDS



PLAN VIEW
 SCALE: 1"=40'



E-88667-MUPUD.KING.MITIGATION



KEBS, INC.

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

Marshall Office
 Ph. 269-781-8800

REVISIONS

3-14-16 SUBMITTAL

SCALE: SEE ABOVE

PROJECT MGR.
 GAP

APPROVED BY: GAP

DRAWN BY: GAP

DATE: 3-11-16

OKEMOS POINTE APARTMENTS

WETLAND FILL & MITIGATION

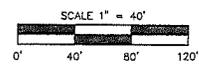
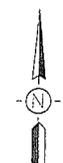
AUTHORIZED BY:
 WEST PAC MICHIGAN

JOB #:
 88667

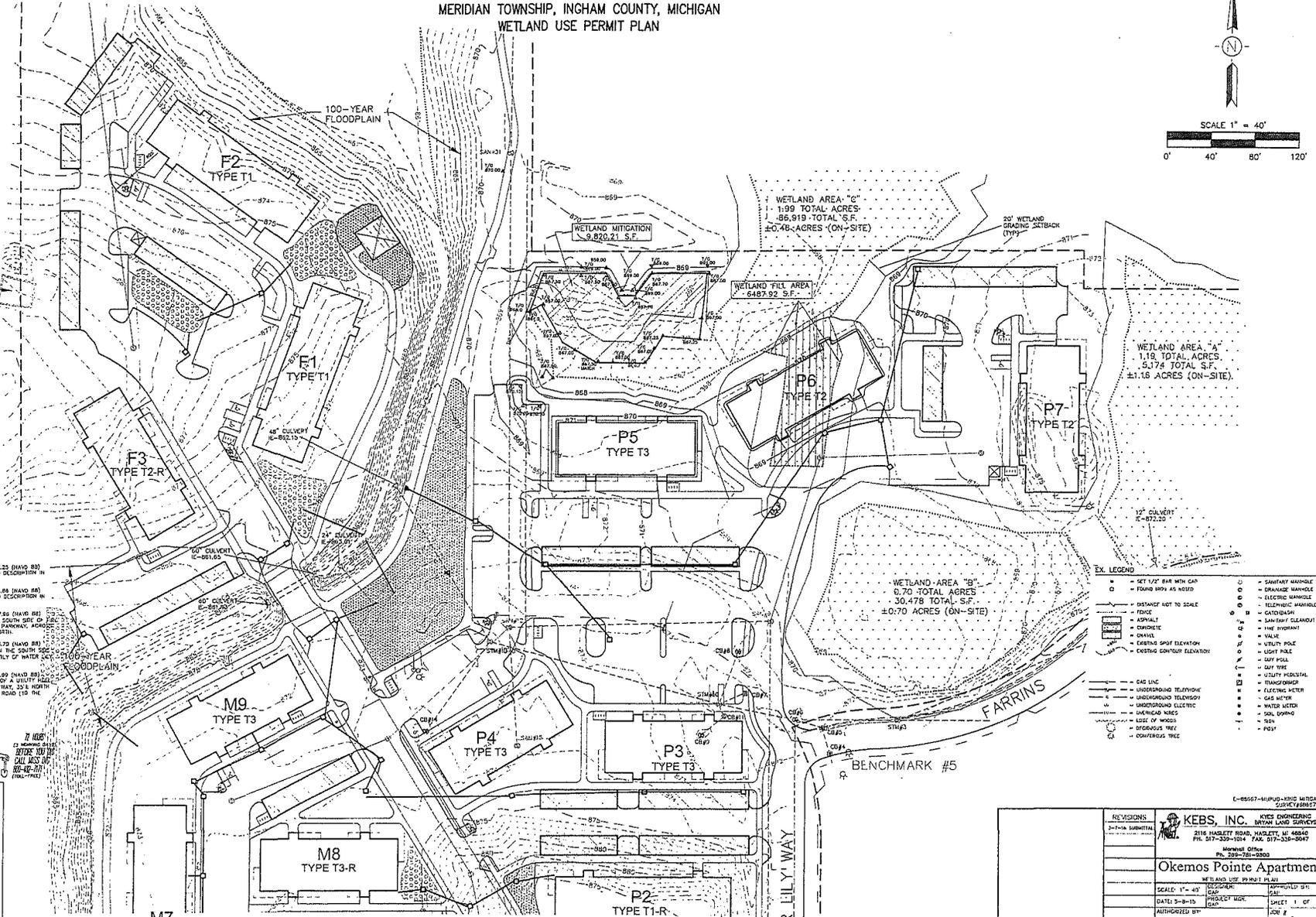
SHEET 1 OF 3

M.U.P.U.D. PLAN FOR: Okemos Pointe Apartments

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN
WETLAND USE PERMIT PLAN



- EX. INVENTORY:**
- CATCH BASIN #1
 - WELL- 873.28
 - CATCH BASIN #1
 - WELL- 873.28
 - SEWAGE MANHOLE #1
 - 12" CONC. DIA. - 882.78
 - 14" CONC. WEST - 864.89
 - 12" CONC. WEST - 864.89
 - 12" CONC. EAST - 864.89
 - CATCH BASIN #4
 - WELL- 873.28
 - 12" CONC. NORTH - 882.78
 - 12" CONC. SOUTH - 882.78
 - CATCH BASIN #5
 - WELL- 873.28
 - 12" CONC. NORTH - 867.31
 - 12" CONC. SOUTH - 867.31
 - SEWAGE MANHOLE #6
 - 12" CONC. DIA. - 861.08
 - 14" CONC. WEST - 864.16
 - 12" CONC. SOUTH - 864.16
 - 12" CONC. EAST - 864.16
 - CATCH BASIN #7
 - WELL- 873.28
 - 12" CONC. NORTH - 882.78
 - 12" CONC. SOUTH - 882.78
 - CATCH BASIN #8
 - WELL- 873.28
 - 12" CONC. NORTH - 882.78
 - 12" CONC. SOUTH - 882.78
 - SEWAGE MANHOLE #12
 - 12" CONC. DIA. - 882.78
 - 14" CONC. WEST - 864.16
 - 12" CONC. SOUTH - 864.16
 - 12" CONC. EAST - 864.16



- WELL- 873.28
- 6" DIA. W. - 864.48
- CATCH BASIN #18
- WELL- 873.28
- 12" CONC. EAST - 887.51
- 12" CONC. WEST - 887.51
- CATCH BASIN #22
- WELL- 873.28
- 12" CONC. NORTH - 873.28
- 12" CONC. SOUTH - 873.28
- CATCH BASIN #23
- WELL- 873.28
- 12" CONC. NORTH - 873.28
- 12" CONC. SOUTH - 873.28
- SEWAGE MANHOLE #23
- 12" CONC. DIA. - 873.28
- 14" CONC. WEST - 864.16
- 12" CONC. SOUTH - 864.16
- 12" CONC. EAST - 864.16
- CATCH BASIN #27
- WELL- 873.28
- 12" CONC. NORTH - 873.28
- 12" CONC. SOUTH - 873.28
- CATCH BASIN #28
- WELL- 873.28
- 12" CONC. NORTH - 873.28
- 12" CONC. SOUTH - 873.28
- SEWAGE MANHOLE #31
- 12" CONC. DIA. - 873.28
- 14" CONC. WEST - 864.16
- 12" CONC. SOUTH - 864.16
- 12" CONC. EAST - 864.16

- LEGEND**
- EST. CONTOURS
 - EST. WATER MAIN
 - EST. SANITARY SEWER
 - EST. STORM SEWER
 - EST. ELEVATIONS
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE (M)
 - PROPOSED C.I. MANHOLE (C.I.)
 - UTILITY EASEMENT
 - CENTER LINE OF ROAD
 - RIGHT OF WAY
 - PROPERTY LINE
 - FIRE HYDRANT
 - WATER VALVE
 - BRISTLE BLOCK
 - PROPOSED TOP OF CURB ELEV.

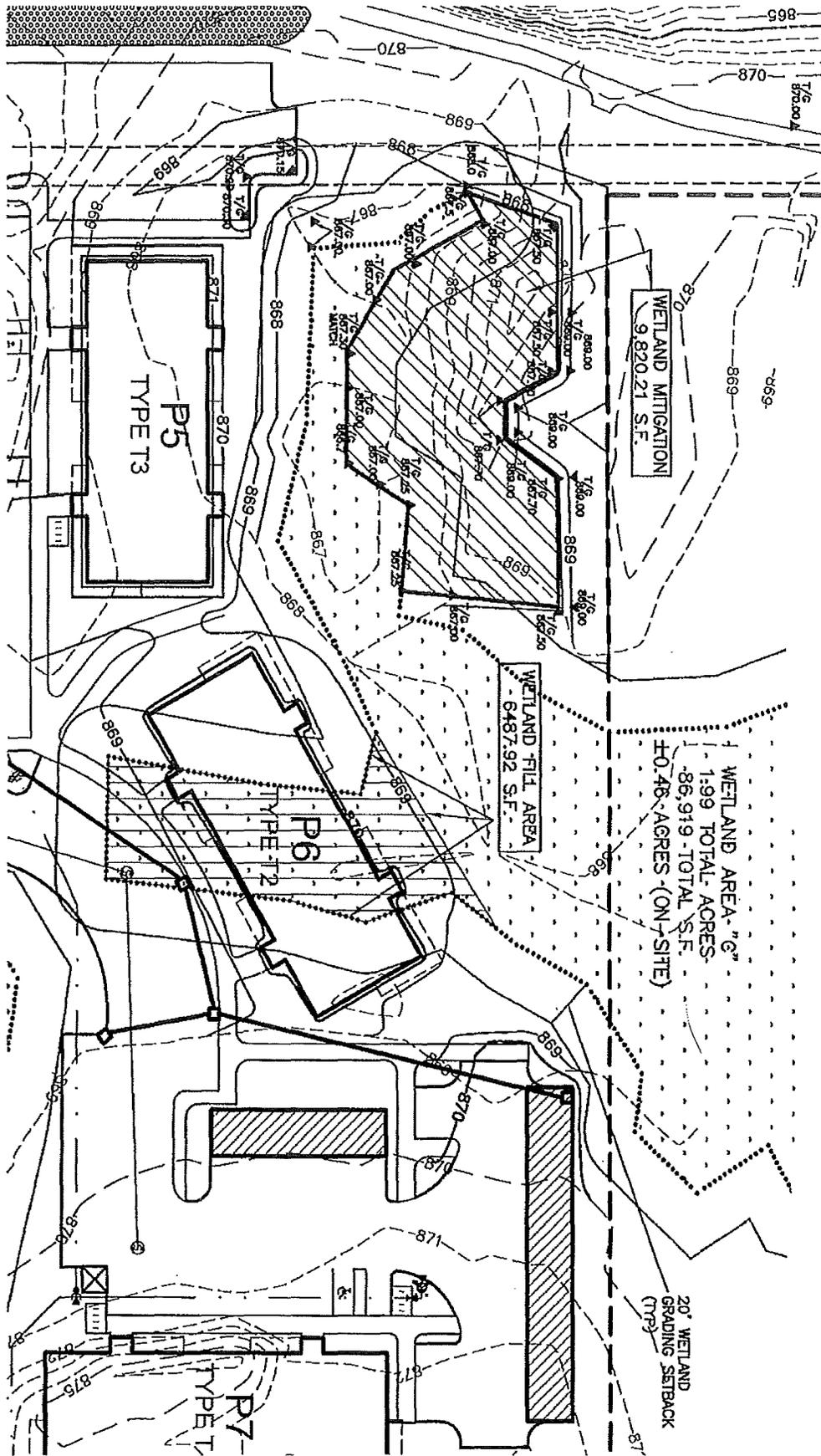
- EX. LEGEND**
- SET 1/2" BAR WITH CAP
 - FRAMING AS NOTED
 - DISTANCE NOT TO SCALE
 - FINISH
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - EARTH'S SPOT ELEVATION
 - CUSTOMER ELEVATION
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - METAL RODS
 - EDGE OF WOODS
 - HYDRANT TREE
 - CONTOUR TREE
 - SANITARY MANHOLE
 - SEWAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - CATCH BASIN
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - DAY POLE
 - DAY TRIP
 - UTILITY METERS
 - TRANSFORMER
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SOL BOPING
 - SON
 - POST

REVISIONS

NO.	DATE	DESCRIPTION
1	3-15-15	ISSUED FOR PERMIT

KEBS, INC. CIVIL ENGINEERING
2116 HAZLETT ROAD, HAZLETT, MI 48840
PH. 517-339-1014 FAX 517-339-9047

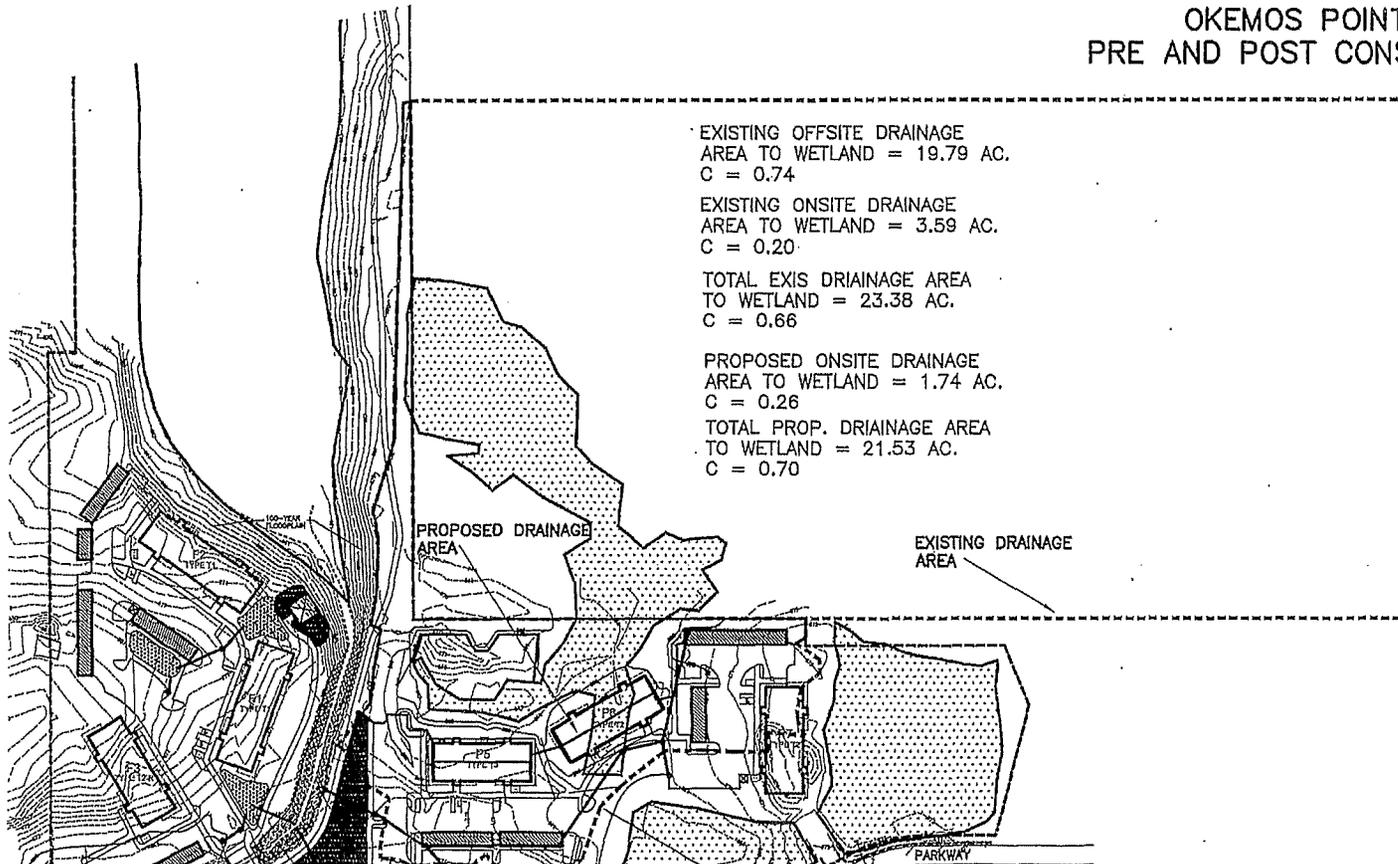
Okemos Pointe Apartments
SCALE: 1" = 40'
DATE: 3-15-15
AUTHOR: WEST PAC MICHIGAN



Okemos Pointe Apartments

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

OKEMOS POINTE WETLAND USE PERMIT PRE AND POST CONSTRUCTION WETLAND DRAINAGE





April 15, 2016
Project No. G150126W11

Ms. Gail Oranchak
Principle Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Use Permit Review
Wetland Use Permit 16-02 Application
Okemos Pointe Mixed Use Planned Unit Development

Dear Ms. Oranchak:

WestPac Michigan and Forsberg Family LLC propose to construct a multiple family housing development on a 33.73 acre parcel north and west of Jolly Oak Road, Okemos, Michigan. The project proposes to place fill material in 0.15 acre of emergent wetland and construct 0.23 acre of mitigation wetland to compensate for this wetland loss. At the request of the Charter Township of Meridian (Township), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) reviewed Wetland Use Permit (WUP) Application 16-02 and the April 2, 2016, *Wetland Mitigation Plan*, prepared by Marx Wetlands LLC (Marx). This report provides a brief description of the resources that would be impacted by the proposed work, evaluates the WUP Application, pursuant to review standards in the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian), and makes recommendations to the Township regarding issuance or denial of the WUP application.

Overview of Proposed Wetland Impacts

The proposed activities are located in Section 33 of the Township, T4N, R1W, Ingham County, Michigan. The site contains four wetlands, which were delineated on August 4, 2015 by Marx. Wetland boundary flags were verified by FTCH on November 10, 2015. The proposed project impacts one wetland, designated as Wetland C by Marx. The majority of Wetland C is forested wetland and is located offsite. The southern tip of Wetland C consists of emergent wetland which has historically been mowed. This 6,487.92 square foot area is the proposed area of wetland impact.

The proposed mitigation area is located adjacent to and north of Wetland C, as noted on the Wetland Use Permit Plan prepared by KEBS, Inc. (Plan). The Plan does not note that stormwater generated at the proposed development will pass through a Stormceptor treatment structure and over a level spreader into the mitigation wetland, as noted in the mitigation plan. No point discharges of stormwater to the mitigation wetland are noted in the mitigation plan. The mitigation wetland will be excavated to an elevation at or slightly below the elevation of Wetland C, and it is assumed that it will maintain a similar hydrology.

Review of WUP Application

The review standards used to evaluate WUP applications are found in Section 22-157 of Article IV (Wetland Protection) of Chapter 22 of the Township's Code of Ordinances. WUPs are not to be issued unless the proposed activity is found to be in the public interest, the permit is necessary to realize the benefits from the activity, and



the proposed activity is otherwise lawful in all respects. Section 22-157(2) lists eleven general criteria to be considered when evaluating whether or not a proposed activity is in the public interest. An evaluation of the proposed activity, according to each of the eleven criteria, is as follows:

Section 22-157(2)(a) *The relative extent of the public and private need for the proposed activity.*

- FTCH was not provided information regarding the relative extent of the public and private need for the proposed activity. We do not know if there is a need for additional housing in Meridian Township.

Section 22-157(2)(b) *The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.*

- The WUP application does not discuss alternative site design to avoid the impacted wetland. Impacts to all other site wetlands have been avoided. The WUP application notes the project would not be feasible if Building P6, located in the wetland fill area, were eliminated.

Section 22-157(2)(c) *The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the wetlands provide.*

- The proposed development provides positive public benefits by providing housing on land that is currently vacant and cleared.
- Proposed wetland mitigation replaces the wetland functions and values that will be lost by filling 0.15 acre of low quality wetland. It is likely that the mitigation wetland will be of higher quality than the existing wetland in the proposed fill area. Benefits the existing wetland provides are groundwater recharge and limited wildlife habitat.

Section 22-157(2)(d) *The probable impact of each proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.*

- There are no identified cumulative impacts of the proposed project.

Section 22-157(2)(e) *The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or safety, or fish or wildlife.*

- FTCH has no direct information pertaining to historic, cultural, scenic or recreational value or issues relating to impacts on public health or safety, or fish or wildlife.
- The project is likely to have a positive impact on wildlife by improving habitat within the mitigation wetland.

Section 22-157(2)(f) *Economic value, both public and private, of the proposed land change to the general township area.*

- The question of economic value associated with the proposed activity is beyond the scope of the issues FTCH was retained to address. Accordingly, FTCH offers no opinion, recommendations, or advice with respect to these criteria.

Section 22-157(2)(g) *The size and quality of the wetland being considered.*

- Wetland impact is limited to 0.15 acre of low quality emergent wetland.



Section 22-157(2)(h) *The findings of necessity for the proposed activity which have been made by other agencies.*

- FTCH is not aware of any findings of necessity for the proposed activity which have been made by other agencies.

Section 22-157(2)(i) *Amount of wetland remaining in the general area and proximity to a waterway.*

- The subject property contains 4 wetlands. Wetlands A and B are located at the eastern end of the site and are 1.19 acre and 0.70 acre in size, respectively. Wetland A consists of an emergent/scrub-shrub/forested wetland complex. Wetland B consists of a forested wetland. Wetland C is approximately 1.93 acres in size, is primarily located north of the subject property, and is predominately a forested wetland. Wetland D is located around the perimeter of a pond and contains emergent and scrub-shrub vegetation. The Smith Drain flows through the pond.

Section 22-157(2)(j) *Proximity to any waterbody.*

- The Smith Drain flows through the proposed development and is approximately 80 feet west of the proposed mitigation area and 325 feet west of the proposed wetland fill area.

Section 22-157(2)(k) *Extent to which upland soil erosion adjacent to the protected wetland is controlled.*

- The WUP application indicates a Soil Erosion and Sedimentation Control permit will be obtained from the Township prior to construction.

Recommendations

FTCH recommends the Township issue a WUP for the proposed project with the following conditions:

- Submit a soil erosion and sedimentation control plan to the Township that will be implemented during construction to ensure there are no impacts to the mitigation wetland and the site's existing wetlands as a result of eroding soil.
- Construct and monitor the mitigation wetland for five years in accordance with Marx's April 2, 2016, *Wetland Mitigation Plan*. Vegetation monitoring should be conducted between July 15 and August 31.
- Modify the mitigation plan as follows:
 - Do not use topsoil from the impacted wetland as topsoil within the mitigation area, due to the prevalence of reed canarygrass, an invasive species.
 - Install two habitat structures, not one, within the mitigation area. Do not construct sand mounds as a habitat structure.
 - Measure percent cover of vegetation at a minimum of 5 one-meter square sample plots.
 - The performance standard for vegetative cover 5 years after construction should be 80 percent cover of native, wetland species, comprised of at least 15 different species, and less than 10 percent cover of invasive species.

Ms. Gail Oranchak
Page 4
April 15, 2016



We appreciate the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink that reads "Elise Hansen Tripp". The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

pmb
By email

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Meridian Township Board

FROM: Meridian Township Environmental Commission

DATE: April 28, 2016

RE: WUP # 16-02 (T.A. Forsberg, Inc. & Westpac Michigan)

The Environmental Commission reviewed WUP # 16-02 (T.A. Forsberg, Inc. & Westpac Michigan) a special meeting on April 26, 2016. The Commission offers the following comments:

- Township ordinances stipulate that Wetland Use Permits “shall not be approved unless the proposed activity is in the public interest, and that the permit is necessary to realize the benefits derived from the activity.” The Environmental Commission acknowledges that the application does not meet this criterion, and therefore we recommend that the applicant provide further information regarding the following topics as a condition of approval:
 - the relative extent of the public and private need for the proposed activity; and
 - the availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
- It appears that this site was mowed shortly in advance of, or during, the WUP application process. To mow within the natural vegetative strip around regulated wetlands would appear to constitute a violation of Township Ordinance.
- The applicant did not provide a clear discussion of the proposed mitigation wetland design. The design should include, at a minimum:

- A description of the sources of hydrology, source and type of soil amendments,
- Plan view showing proposed condition of the mitigation wetland, including contour elevations, structures, conservation easement area,
- Typical cross-sections
- Water budget of inputs and outputs to the proposed wetland
- Vegetative establishment plan including plan view, methods for site preparation, seed sowing and care of plants post-construction.

In addition, the application should provide:

- The location of vegetative sampling transects, staff gages, monitoring wells
 - A schedule for completion of the mitigation site, including site preparation and soil erosion/sedimentation control measures to be used during construction
 - Information on current site ownership and provision for long-term protection of the site
 - Information on prevention and control of the establishment of invasive species, trash removal, etc.
 - Details regarding proper signage along the periphery of the wetland
- The applicant did not provide a clear discussion of the functionality of the wetland mitigation, for example with regard to the level spreader, which has proved problematic in previous wetland mitigation projects in the Township. Additional design details should be provided.
 - The Commission concurs with the four recommended modifications of the wetland mitigation plan found on page 3 of the Township environmental consultant's letter dated April 15, 2016.

MEMORANDUM

TO: Township Board

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

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

DATE: April 27, 2016

RE: Special Use Permit #15101 (T.A. Forsberg, Inc. & WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15024, a special use permit is being requested by T.A. Forsberg, Inc. and WestPac Michigan, to construct a group of buildings totaling more than 25,000 gross square feet. The mixed use project, called Okemos Pointe, is comprised of multiple parcels located north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway. The approximate 37.29 acre site is zoned C-2 and includes 22 buildings, totaling approximately 467,800 square feet.

The residential portion of the project includes 19 multi-story apartment buildings and one multi-story mixed use building, with commercial space on the first floor and 12 apartment units on the second and third floors. The number of apartment units range from 354 to a maximum of 394 units depending on the configuration of the apartment buildings and mixed use building.

The existing warehouse at 2362 Jolly Oak Road is to be converted to a retail market, offering approximately 25,000 square feet of commercial space (ground floor and mezzanine). The existing multitenant building at 2398 Jolly Road, with approximately 10,000 square feet of commercial space, is included as part of the mixed project. Approximately 41,200 square feet of commercial space and 426,600 square feet of residential housing are proposed.

The Planning Commission held a public hearing on February 22, 2016 for Special Use Permit (SUP) #15101. At the March 14, 2016 meeting, the Planning Commission voted 9-0 to recommend approval. The reasons cited by the Planning Commission in its recommendation were:

1. The subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office), which permits the development of buildings greater than 25,000 square feet in floor area by special use permit.
2. The proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

**Special Use Permit #15101 (T.A. Forsberg, Inc. & WestPac Michigan)
Township Board (4/27/16)
Page 2**

3. The surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 467,800 square feet of building area to be used for commercial uses including a mixed use building and 19 apartment buildings with a total of not more than 394 apartment units.
4. The approximate 37.29 acre site meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and
5. The proposed development on the subject site will be served by public water and sanitary sewer.

Copies of the staff memorandums of the Planning Commission's meetings are attached. Site plans, building elevations, and minutes of the Planning Commission's meetings are attached to the staff memorandum dated April 27, 2016 for MUPUD #15024.

Township Board Options

The Township Board may approve, approve with conditions, or deny SUP #15101. A resolution will be provided for consideration at a future meeting.

Attachments

1. Staff memorandums dated February 19, 2016 and March 11, 2016

G:\commun plng & dev\plng\special use permits (sup)\2015\sup 15101 (Okemos Pointe)\staff reports\sup 15101 TB1

**Special Use Permit #15101
(T.A. Forsberg, Inc. and WestPac Michigan)
REVISED PLANS
February 19, 2016**

APPLICANT: T.A. Forsberg, Inc. and WestPac Michigan
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Owner (Forsberg Family)

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: *C-2 (Commercial) and C-2 (Commercial)

LOCATION: North of Jolly Road, west of Jolly Oak Road and north of Farrins parkway

AREA OF SUBJECT SITE: Approximately 37.29 acres

EXISTING LAND USE: Industrial/Office/Commercial/Warehouse buildings and Undeveloped

FUTURE LAND USE: Residential 5.0-8.0 dwelling units per acre (du/a); Office, and Commercial

EXISTING LAND USES IN AREA

North: Coyote Creek Condominiums & Consumers Energy Right-of-Way
South: Commercial and Farrins Parkway
East: Office, commercial, and hotel
West: Single-family residential and office

CURRENT ZONING IN AREA: North: RD (Multiple Family, 8 units per acre)
South: C-2 (Commercial)
East: PO (Professional and Office) and C-2 (Commercial)
West: RR (Rural Residential), RA (Single family, Medium Density) residential, and PO (Professional and Office)

FUTURE LAND USE MAP: North: Institutional
South: Commercial
East: Commercial, Office, & Residential 5.0-8.0 du/a
West: Residential 0.5-1.25 du/a, Res.1.25-3.5 du/a, and Office

*Denotes Conditional Rezoning

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Martha Wyatt
Associate Planner/Landscape Architect

DATE: February 19, 2016

RE: Special Use Permit #15101 (T.A. Forsberg, Inc. and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area.

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15024, a special use permit is being requested to construct a group of buildings totaling more than 25,000 gross square feet. The Planning Commission held a public hearing on August 10, 2015 regarding the request from T.A. Forsberg, Inc. and WestPac Michigan to establish a mixed use planned unit development (MUPUD) on multiple parcels located north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway, commonly referred to as Okemos Pointe. The original project area of 33.73 acres was rezoned to C-2 (Commercial) under REZ #15010, with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the MUPUD ordinance (Section 86-440).

Since the August 10, 2015 public hearing for the project, new information has been provided by the applicant and revised plans have been submitted. Due to the number of changes new public hearings for MUPUD #15024 and SUP #15101 have been scheduled.

The project area has increased in size from 33.73 acres to 37.29 acres with the addition of Okemos Pointe Plaza at 2398 Jolly Road (multitenant retail building) and an approximate 0.9 acres parcel at 2360 Jolly Road, to be acquired from the property owner (Kurt Boegner/Value Tire Center). These properties are zoned C-2 (Commercial) are not part of the original 33.73 acres of land that was conditionally rezoned under REZ #15010.

The original plan consisted of 21 multi-story apartment buildings with a total of 378 dwelling units. A stand-alone leasing office/club house was shown as well as a fitness center (Lifestyle Community Center), utilizing the existing building at 2362 Jolly Oak Road, which was to be renovated for the fitness center. The total square footage of all 22 buildings was approximately 579,500 square feet.

The revised plan includes 19 multi-story apartment buildings with a total of 342 apartments. The leasing office building has been replaced with a three story mixed-use building with approximately 6,200 square feet of commercial space on the first floor and 12 apartments on the upper floors. A total of 354 apartment units are proposed in 20 buildings.

**SUP #15101 (T.A. Forsberg, Inc. and WestPac Michigan)
Planning Commission (2/19/16)
Page 2**

Other changes to the previous plan include the conversion of the existing building at 2362 Jolly Oak Road to a retail market, offering approximately 25,000 square feet of commercial space (ground floor and mezzanine), in place of the fitness center. The existing multitenant building at 2398 Jolly Road has approximately 10,000 square feet of commercial space. The total square footage of all 22 buildings on the revised plan is approximately 467,800 square feet.

Background information has been provided in the staff report associated with MUPUD #15014 dated February 19, 2016.

Staff Analysis

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses.

The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, number of employees, lighting, and noise. The Commission may recommend appropriate conditions be placed on an approval to address these topics.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution will be provided for a future meeting. A copy of Section 86-126 is attached.

Attachments

1. Staff memorandum dated August 7, 2015 (Public Hearing)
2. Special Use Permit Criteria (Section 86-126)

Special Use Permit #15101
(T.A. Forsberg, Inc. and WestPac Michigan)
August 7, 2015

APPLICANT: T.A. Forsberg, Inc. and WestPac Michigan
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Owner (Forsberg Family)

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: C-2 (Commercial)*

LOCATION: North of Jolly Road, north and west of Jolly Oak Road and north of Farrins parkway

AREA OF SUBJECT SITE: Approximately 33.73 acres

EXISTING LAND USE: Industrial/Office/Warehouse buildings and Undeveloped

FUTURE LAND USE: Residential 5.0-8.0 dwelling units per acre (du/a) and Office

EXISTING LAND USES IN AREA

North: Coyote Creek condominiums & Consumers Energy Right-of-Way
South: Commercial and Farrins Parkway
East: Office building and hotel
West: Single-family residential

CURRENT ZONING IN AREA: North: RD (Multiple Family, 8 units per acre)
South: C-2 (Commercial)
East: PO (Professional and Office)
West: RR (Rural Residential) and RA (Single family, Medium Density) residential

FUTURE LAND USE MAP: North: Institutional
South: Commercial and Office
East: Commercial, Office, & Residential 5.0-8.0 du/a
West: Residential 0.5-1.25 du/a & Res. 1.25-3.5 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Martha Wyatt
Martha Wyatt
Associate Planner

DATE: August 7, 2015

RE: Special Use Permit #15101 (T.A. Forsberg, Inc. and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15024, a special use permit is being requested to construct a group of buildings totaling more than 25,000 gross square feet. The project, called Okemos Pointe, consists of 21 multi-story apartment buildings, a stand-alone leasing office/club house, and a fitness center (Lifestyle Community Center), utilizing the existing industrial building at 2362 Jolly Oak Road, which is to be renovated for the fitness center. The total square footage of all buildings is approximately 579,500 square feet.

The approximate 33.73 acre site was rezoned from PO (Professional and Office), I (Industrial), RR (Rural Residential) and C-2 (Commercial) to C-2 (Commercial) under Rezoning #15010, making the entire site zoned C-2. The rezoning was approved with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the MUPUD ordinance (Section 86-440).

The general location of the site is north of Jolly Road, north and west of Jolly Oak Road, and north of Farrins Parkway, in Section 33 of the Township.

Background information has been provided in the staff report associated with MUPUD #15014 dated May 8, 2015. A synopsis applicable to the special use permit follows.

The applicant has requested a decision from the Planning Commission the same night as the public hearing for MUPUD #15024 and SUP #15101.

Master Plan and Zoning

The properties in the project area are designated on the Future Land Use Map of the 2005 Master Plan as Residential 5.0-8.0 dwelling units per acre (du/a) and Office. The site is zoned C-2 (Commercial). The site, if including all the parcels that comprise the project area, exceeds the lot area (approximately 33.73 acres) and lot width requirements for the C-2 district (approximately 420 feet of frontage on Jolly Oak Road).

Physical Features

The majority of the site is undeveloped. Three structures, a 19,500 square foot industrial/light manufacturing building (2362 Jolly Oak Road), a 9,040 square foot office/warehouse/storage building and a 2,400 square foot storage/warehouse building (both addressed as 2360 Jolly Oak Road) currently occupy the approximate three acre site (formerly zoned Industrial) located on Jolly Oak Road. Wooded areas occur near the west property line and to the east and north of Farrins Parkway. The Smith Drain pond is located on land furthest to the north. Flood Insurance Rate maps (FIRM) for Meridian Township show floodway and floodway fringe areas are present on the site, in areas associated with the Smith Drain and Smith Drain pond.

The Township Wetland Map shows a portion of Wetland #33-2 occurring on the site, however the wetland areas may be considerably smaller than depicted. Based on the applicant's Natural Features Assessment Report, four separate wetland areas were found on the site. Two wetlands are located north of Farrins Parkway and are interconnected by a swale. The third wetland is west and north of the two connected wetlands and may be part of a larger off-site wetland on the Coyote Creek Condominium property. The fourth wetland area is located around the periphery of the north end of the detention pond. Wetland delineations are to be completed by the applicant to determine the size and location of the wetlands.

The Township Greenspace Plan shows a Priority Corridor running north to south along the Smith Drain, including the detention pond. The southern portion of the Priority Corridor is also considered a Fragile Link.

Streets and Traffic

The site has frontage on Jolly Oak Road which is a public street. The partially constructed Water Lily Way, extending north from Jolly Oak Road and Farrins Parkway, also provides access to the site. Access is also provided via Jolly Road at the existing Forsberg Commercial Real Estate Agency entrance drive at 2446 Jolly Road. Internal drives are provided for access to the apartment buildings, parking areas, fitness center, and other destination points in the development.

A revised Traffic Impact Study, dated April 13, 2015, prepared by Bergmann Associates, was provided by the applicant under REZ #15010. The revised study reflected the reduction in acreage of the original rezoning request and the number of anticipated residential units (250 units reduced to 191 units per phase). Comments from the Ingham County Road Department were also addressed. A summary of the revisions appears in the front of the revised traffic study.

The Township's traffic consultant commented on the initial traffic study stating there was a lack of information for pedestrian and bicycle movements. Road diets on several streets may provide the solution for non-motorized facilities.

Utilities

The Department of Public Works and Engineering has indicated municipal water and sanitary sewer are available to serve the site. The utility plans will be finalized during site plan review. The site plan shows a schematic layout for stormwater management which includes pretreatments areas scattered throughout the development.

SUP #15101 (T.A. Forsberg, Inc. and WestPac Michigan)
Planning Commission (8/7/15)
Page 3

A more thorough stormwater management plan including calculations will be required during site plan review. The Smith Drain Study is currently underway in the subject area and recommendations from the study may impact the conceptual stormwater plans. Review and approval from the Ingham County Drain Commissioner's office will also be required.

Staff Analysis

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses.

The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, number of employees, lighting, and noise. The Commission may recommend appropriate conditions be placed on an approval to address these topics.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is provided. A copy of Section 86-126 is attached.

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

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #15041 the same night as the public hearing.

Attachments

1. Resolution to Approve
2. Special Use Permit Application
3. Special Use Permit Criteria (Section 86-126)

Sec. 86-126. Review criteria.

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

(Code 1974, § 81-3.2(F))

Sec. 86-127. Conditions.

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
 - a. Special yards, open spaces, or buffers.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: March 11, 2016

RE: Special Use Permit #15101 (T.A. Forsberg, Inc. and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area.

The Planning Commission held a second public hearing for Special Use Permit (SUP) #15101 on February 22, 2016 in conjunction with Mixed Use Planned Unit Development (MUPUD) #15024, to review revised plans for the mixed use project known as Okemos Pointe.

The 37.29 acre site includes 21 buildings, totaling approximately 467,800 square feet. A special use permit is being requested by the applicant to construct a group of buildings totaling more than 25,000 gross square feet.

Additional information on the project is provided in the staff memorandum for MUPUD #15024, dated March 11, 2016.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

Attachment

1. Resolution to approve
2. Special use permit review criteria

RESOLUTION TO APPROVE

SUP #15101

**(T.A. Forsberg, Inc. and WestPac Michigan)
Jolly Road, Jolly Oak Road and Farrins Parkway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 14th day of March 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, T.A. Forsberg, Inc. and WestPac Michigan have submitted a request to establish an approximate 467,800 square foot mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway; consisting of 19 apartment buildings and one mixed use building with studio, one, two, and three bedroom apartment units for a total of not more than 394 apartment units, and the existing buildings at 2398 Jolly Road and 2362 Jolly Oak Road, on an approximate 37.29 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 10, 2015 and a second public hearing on February 22, 2016 and has reviewed and discussed staff material forwarded under staff memoranda dated August 7, 2015 and February 19, 2016; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the approximately 467,800 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 467,800 square feet of building area to be used for commercial uses including a mixed use building and 19 apartment buildings with a total of not more than 394 apartment units; and

WHEREAS, the approximate 37.29 acre site meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15101 (T.A.

MEMORANDUM

TO: Township Board

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

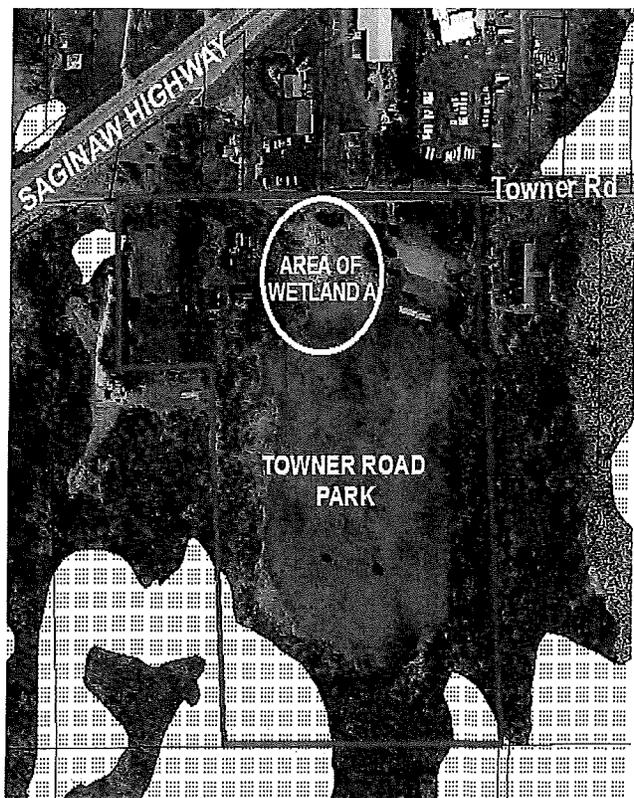
Gail Oranchak
 Gail Oranchak, AICP
 Principal Planner

DATE: April 27, 2016

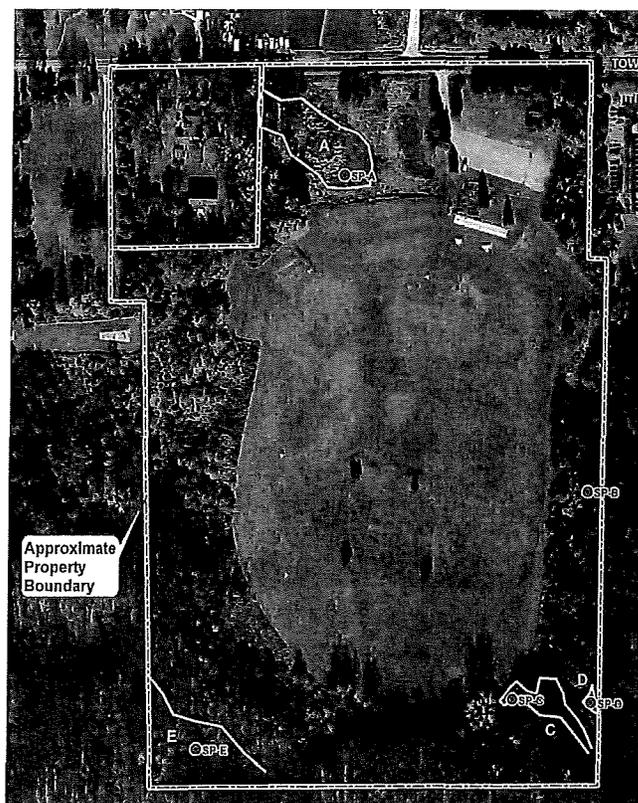
RE: Essential Wetland Determination (Meridian Township Parks), Towner Road Park

In anticipation of the development of Towner Road Park, the Township Environmental Consultant, Fishbeck, Thompson, Carr & Huber, Inc., at the request of the Meridian Township Parks Department, delineated wetlands on the park site and identified "Wetland A," a previously unmapped wetland. Plans for the park show stormwater overflow collected in Basin 2 will flow into Wetland A, an activity for which a wetland use permit will be required unless the Township Board determines the wetland is not essential. The wetland as delineated by the Township environmental consultant is approximately .43 acre (18,731 square feet) in size.

LOCATION MAP



WETLAND LOCATION MAP



**Essential Wetland Determination #16-02 (Meridian Township Parks)
 Township Board (4/27/2016)
 Page 2**

TOWNSHIP WETLAND #	APPROXIMATE SIZE	WETLAND TYPE
Wetland A	0.43 acres	Emergent

Township Wetland A is more than 0.25 acres in size deeming it a regulated feature by the Township. The Township Wetland Protection Ordinance states where an applicant proposes to perform a regulated activity in a wetland less than two acres in size, the Township Board must determine whether the wetland is essential to the preservation of the natural resources of the Township. The determination is based on a finding that one or more of the criteria cited in Section 22-156 of the Ordinance are met. If a wetland is determined to be essential, the applicant will be required to obtain a wetland use permit from the Township prior to development of the site. As part of the determination process, the Township Environmental Consultant, Fishbeck, Thompson, Carr & Huber, Inc., provides a report as to whether the wetland is essential or not. A copy of the consultant's report has been attached for the Board's review. The Township Environmental Consultant's report indicates that five of the essentiality criteria have been met for the wetland. The following table summarizes the consultant's findings.

Essential Wetland Findings

Criteria Number	Criteria Description	Wetland #4-46
1	The site supports State or Federal endangered or threatened species.	No
2	The site represents what is identified as a locally rare or unique ecosystem.	No
3	The site supports plants or animals of an identified local importance.	No
4	The site provides groundwater recharge documented by a public agency.	No
5	The site provides flood and stormwater control by the hydrologic absorption and storage capacity of the wetland.	Yes
6	The site provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl and rare, threatened, or endangered species.	Yes

Criteria Number	Criteria Description	Wetland
7	The site provides protection of subsurface water resources and provision of valuable watershed and recharging ground water supplies.	Yes
8	The site provides pollution treatment by serving as a biological and chemical oxidation basin.	Yes
9	The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.	Yes
10	The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.	No

Township Board Options

The Township Board may determine a wetland is essential if one or more of the criteria set forth in Section 22-156 of the Ordinance have been found to exist at the site. Should the Township Board determine a wetland is not essential to the preservation of natural resources in the Township, then the decision would be noted on the Township Wetland Maps and no wetland use permit would be required. A resolution consistent with the Township Environmental Consultant's recommendation will be provided at a subsequent meeting for consideration.

Attachment

1. Essential wetland determination report, dated March 24, 2016



March 24, 2016
Project No. G150126W09

Ms. Gail Oranchak, AICP
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198

Re: Letter of Essentiality
Towner Road Park
Meridian Township, Ingham County, Michigan

Dear Gail:

On October 7, 2015, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation to delineate wetlands at the Towner Road Park, Charter Township of Meridian (Township), Ingham County, Michigan. The site is located in Section 4 of the Township (Town 4 North, Range 1 West) and consists of two parcels:

Parcel Number 33-02-02-04-276-010, 23.79 acres at 2055 Towner Road, Haslett
Parcel Number 33-02-02-04-276-009, 1.58 acres at 2083 Towner Road, Haslett

Based upon this field investigation, four wetlands were delineated: Wetlands A, C, D, and E (see attached figure). Wetlands C and E are regulated by the State of Michigan (State) and the Township because they are greater than 5 acres in size. Wetland D is not regulated by the State or Township because it is less than 0.25 acre in size. Wetland A is 0.43 acre in size and is not contiguous with a stream, river, lake or pond. Because this wetland is between 0.25 and 2 acres in size and is not contiguous with a body of water, a determination of essentiality is necessary to determine the regulated status of this wetland under the Township's Wetland Ordinance.

Wetland A is located in a depression at the northwest end of the larger parcel and contained emergent vegetation, surrounded by upland meadow. The western edge of the wetland is located on the site's smaller parcel and contained mature wetland trees.

The purpose of this letter is to provide FTCH's preliminary findings as to whether one or more of the essentiality criteria apply to Wetland A. The criteria are listed below, followed by our assessment.

Essentiality Criteria and Assessments

(1) *The wetland supports state or federal endangered or threatened plants, fish, or wildlife appearing on a list specified in Part 365 of the Natural Resources and Environmental Protection Act (MCL 324.36501 et seq.).*

- FTCH has no knowledge of state or federal endangered or threatened species being present within Wetland A. The species observed within Wetland A are typically present in historically disturbed sites, such as former agricultural fields. Therefore, it is not likely that state or federal endangered or threatened species are present at this location.

(2) *The wetland represents what is identified as a locally rare or unique ecosystem.*

- FTCH has no knowledge that this wetland has been identified as a locally rare or unique ecosystem.



(3) *The wetland supports plants or animals of an identified local importance.*

- The wetland supports common wetland species, such as eastern cottonwood (*Populus deltoides*, FAC), green ash (*Fraxinus pennsylvanica*, FACW), silver maple (*Acer saccharinum*, FACW) and calico aster (*Symphotrichum, lateriflorum*, FAC). Reed canary grass (*Phalaris arundinacea*, FACW), an invasive, non-native wetland species, is also a dominant species within this wetland. No species of local importance have been identified.

(4) *The wetland provides groundwater recharge documented by a public agency.*

- FTCH is not aware that a public agency has documented this wetland as providing groundwater recharge.

(5) *The wetland provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*

- The KEBS, Inc. topographic survey for 2055 Towner Road indicates Wetland A is located in a topographical depression and is directly south of a roadside ditch along the southern edge of Towner Road. Stormwater exceeding an elevation of approximately 870 feet may flow south from the ditch into Wetland A. Therefore, this wetland provides flood and storm control through its storage capacity and hydrologic absorption.

(6) *The wetland provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife or waterfowl, including migratory waterfowl and rare, threatened, or endangered wildlife species.*

- The wetland provides wildlife habitat. Mature trees along the western edge of the wetland provide nesting sites and native vegetation throughout the wetland provides wildlife food and cover. The habitat value of the wetland is limited by its relatively small size and location adjacent to Towner Road. The wetland does not contain open water that may be used by waterfowl. It is not likely that rare, threatened, or endangered wildlife species are present in this wetland.

(7) *The wetland provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*

- The wetland provides approximately 0.43 acre of groundwater recharge storage.

(8) *The wetland provides pollution treatment by serving as a biological and chemical oxidation basin.*

- The delineated wetland has a basin configuration. Water is trapped in the wetland, and therefore the wetland provides pollution treatment for stormwater entering it. Stormwater may originate from Towner Road and the park's parking lot, and may contain contaminants associated with roadways (i.e. oils, grease, and fuel which contain polynuclear aromatic compounds). Therefore, the wetland provides pollution treatment by serving as a biological and chemical oxidation basin.

(9) *The wetland provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*

- The wetland is surrounded by parkland (both mowed and unmown), a paved parking lot and Towner Road. No sources of erosion were observed, but if they were present due to land disturbance, the wetland would act as a sedimentation area, due to its landscape position.



(10) The wetland provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

- No fish are present in this wetland. The wetland is not contiguous with a body of water. The delineated wetland does not appear to contain standing water for extended periods of time. Therefore, the delineated wetland does not provide sources of nutrients in water food cycles or nursery grounds and sanctuaries for fish.

We conclude that Wetland A provides flood and storm control by its hydrologic absorption and storage capacity, wildlife habitat, and pollution treatment, and therefore is determined to be essential.

If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink that reads "Elise Hansen Tripp". The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

pmb
By email
Attachment

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development.

DATE: April 28, 2016

RE: Rezoning #16-14060 (Meridian Hospitality, LLC)

Attached for the Board's approval is a resolution for final adoption of rezoning #16-14060. As directed by the Board, the Clerk has had the proposed ordinance published as required.

Attachment

1. Resolution

RESOLUTION TO APPROVE

**Rezoning #16-14060
Meridian Hospitality, LLC
2350 Jolly Road
Final Adoption**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 3rd day of May, 2016, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Meridian Hospitality, LLC requested an amendment to Rezoning #14060 (Boomer Group, LLC), removing the term "all-suites" from the August 19, 2014 approved conditional rezoning that was approved as follows: "conditioned on limiting development on the site to an all-suites hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced."; and

WHEREAS, the Planning Commission held a public hearing on the request at its February 22, 2016 meeting, and recommended approval at its March 14, 2016 meeting; and

WHEREAS, the Township Board discussed the rezoning at its meeting on April 5, 2016 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated March 29, 2016; and

WHEREAS, amending the condition of the rezoning by removing the term "all-suites" is consistent with the existing C-2 (Commercial) of the site and the character of the area; and

WHEREAS, the use complements and provides a customer base for surrounding commercial service uses; and

WHEREAS, public utilities and services are in place to serve the site; and

WHEREAS, the amended condition will continue to result in a logical and orderly development pattern for the site and surrounding area into the future; and

WHEREAS, the Township Board introduced Rezoning #16-14060 for publication and subsequent adoption on April 26, 2016.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2016-06, entitled

**Resolution to Approve -Introduction
Rezoning #16-14060 (Meridian Hospitality, LLC)
Page 2**

"Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #16-14060" (Meridian Hospitality, LLC) to amend the voluntarily offered condition of Rezoning #14060 to read: "conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced."

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of May, 2016.

Brett Dreyfus, CMMC
Township Clerk

MEMORANDUM

TO: Township Board

FROM:



Mark Kieselbach
Director of Community Planning and Development



Gail Oranchak, AICP
Principal Planner

DATE: April 27, 2016

RE: Tentative Preliminary Plat #16012 (Mayberry Homes), Silverstone Estates, located east of Powell Road and north of Grand River.

At its April 26, 2016 meeting, the Township Board discussed Tentative Preliminary Plat #16012, a request from Mayberry Homes to develop Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue. The site was recently rezoned (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences in the plat to not more than one unit per acre.

Township Board Options

The Township Board may approve, modify, or deny the tentative preliminary plat based on the Land Division ordinance (Chapter 62) and the RAA (Single Family-Low Density) zoning district (Section 86-374).

The 90-day review period for the Tentative Preliminary Plat ends May 18, 2016. A resolution consistent with the Planning Commission's recommendation has been provided for the Board's consideration.

Attachments

1. Resolution

RESOLUTION TO APPROVE

**Tentative Preliminary Plat #16012
(Mayberry Home)
Silverstone Estates**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 3rd day of May 2016, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Mayberry Homes requested tentative preliminary plat approval for a single family subdivision consisting of twenty-five lots, commonly known as Silverstone Estates, located on the east side of Powell Road north of Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing during its regular meeting on March 14, 2016, and recommended approval of the tentative preliminary plat, subject to conditions, on March 28, 2016; and

WHEREAS, the Township Board discussed the tentative preliminary plat at its meeting on April 26, 2016, and has reviewed the staff and Planning Commission materials forwarded under cover memorandum dated April 20, 2106; and

WHEREAS, the site is properly zoned in the RAA (Single Family-Low Density) zoning district and the condition of rezoning limiting the number of lots to not more than one unit per acre has been met; and

WHEREAS, the proposed tentative preliminary plat for Silverstone Estates subdivision complies with the Township's Land Division Ordinance, and with the Land Division Act (MCL 560.101 et seq., as amended); and

WHEREAS, all lots in the proposed Silverstone Estates subdivision meet or exceed the minimum lot width and minimum lot area requirements of the RAA (Single Family-Low Density) zoning district; and

WHEREAS, the proposed Silverstone Estates subdivision will be adequately served by public utilities and services; and

WHEREAS, the applicant has requested a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants tentative preliminary plat approval (Tentative Preliminary Plat #16012 (Mayberry Homes)) for a twenty-five lot single family subdivision,

**Resolution to Approve
Tentative Preliminary Plat #16012
Silverstone Estates
Page 2**

commonly known as Silverstone Estates, located on the east side of Powell Road, north of Grand River Avenue, with the following conditions:

1. Approval is granted on the revised tentative preliminary plat dated April 6, 2016, prepared by Enger Surveying and Engineering, indicating 25 single family lots, subject to revisions as required.
2. Approval is granted for a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.
3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the paved shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department.
10. A five foot wide concrete sidewalk shall be constructed along both sides of Silverstone Way and the stub street. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
11. A landscape strip, a minimum of 20 feet wide, shall be planted along the Powell Road frontage of Lots 1, 24 and 25. The planting plan shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Approve
Tentative Preliminary Plat #16012
Silverstone Estates
Page 3**

12. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, and location of the markers, and the language on the markers, shall be subject to the approval of the Director of Community Planning and Development.
13. As applicable, healthy, mature trees measuring 12" dbh (diameter at breast height) or greater shall be preserved. No trees shall be removed from the site until Final Preliminary Plat approval has been granted.
14. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
15. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
16. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

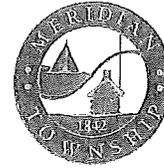
I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of May, 2016.

Brett Dreyfus, CMMC
Township Clerk

MEMORANDUM

12-C

TO: Township Board
FROM: 
LuAnn Maisner, CPRP
Director of Parks and Recreation



DATE: April 26, 2016

RE: MNRTF Grant Acceptance – North Meridian Road Park Pavilion Project

In March, 2015, the Township Board authorized submission of a grant application to the Michigan Department of Natural Resources for construction of a pavilion in North Meridian Road Park. We received notification in December that our project was approved for funding and recently received the grant agreement for execution. The total project amount is estimated at \$100,000. The grant is providing 50% funding (\$50,000) with the remaining 50% funded by the Park Millage.

Attachments include the Resolution of Acceptance and grant agreement.

Move to approve the attached resolution.

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

The Charter Township of Meridian, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources Michigan Natural Resources Trust Fund, and that the Township Board does hereby specifically agree, as follows:

1. To appropriate all funds necessary from the Park Millage **Park Development Fund 208-750-759-974-000** to complete the project during the project period and to provide \$50,000 dollars (50% of the project cost) to match the grant authorized by the Department of Natural Resources for improvements to North Meridian Road Park including construction of an accessible pavilion, grill, and picnic table.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Department of Natural Resources for auditing at reasonable times.
3. To construct the project and provide such funds, services and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement.

**RESOLUTION TO ACCEPT THE TERMS OF THE AGREEMENT AS RECEIVED
FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENT FOR NORTH MERIDIAN ROAD PARK PAVILION PROJECT**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 3rd day of May, 2016, at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Trustee _____ and supported by Trustee _____:

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

WHEREAS, the Michigan Natural Resources Trust Fund is comprised of revenues generated from gas and mineral rights on public lands; and

WHEREAS, the Park Commission and Township Board are interested in leveraging local Park Millage Funds by obtaining supplemental grant funding for park improvement projects whenever possible; and

WHEREAS, Meridian Township submitted a grant application to the Michigan Department of Natural Resources for improvements to North Meridian Road Park for a universally accessible picnic pavilion, grills and picnic tables for a total project cost of \$100,000, with \$50,000 being funded by the MNRTF Grant and \$50,000 funded by the Meridian Township Park Millage; and

WHEREAS, this grant request has been approved for funding by the Natural Resources Trust Fund Board.

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

The Charter Township of Meridian, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources Michigan Natural Resources Trust Fund, and that the Township Board does hereby specifically agree, as follows:

1. To appropriate all funds necessary from the Park Millage **Park Development Fund 208-750-759-974-000** to complete the project during the project period and to provide \$50,000 dollars (50% of the project cost) to match the grant authorized

by the Department of Natural Resources for improvements to North Meridian Road Park including construction of an accessible pavilion, grill, and picnic table.

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

ADOPTED: YEAS:

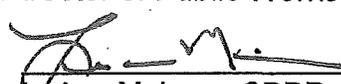
NAYS:

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Township Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board held on May 3, 2016.

Brett Dreyfus, Clerk
Charter Township of Meridian

MEMORANDUM**DATE:** April 28, 2016**TO:** Township Board**FROM:**

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

LuAnn Maisner, CPRP, Director of Parks & Recreation

Younes Ishraidi, P.E., Chief Engineer**RE: Resolution of Support for Ingham County Trails & Parks Program**

In November 2014, Ingham County voters approved a new millage to support the development and maintenance of a county wide regional trails and parks system. A task force was established to assemble a plan, guidelines and application process to expend the millage funds

Meridian Township has applied to obtain funds from this millage for approximately \$88,000. The application for the Ingham County Trails & Parks Program requires a Resolution of Support from Meridian Township Board, for its support for the application and certifies the financing is secured, available, and committed for use in construction of the project.

The resolution is attached.

Proposed Motion:

"Move to approve the Ingham County Trails & Parks Program Application Resolution of Support, supporting the Meridian Township application to the Ingham County Trails & Parks Program for the repair and rehabilitation of trails, with an estimated total cost of \$88,000."

**INGHAM COUNTY TRAILS & PARKS PROGRAM APPLICATION
RESOLUTION OF SUPPORT**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone (517) 853-4000, on Tuesday, May 3, 2016, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, in November 2014, Ingham County voters approved a new 0.5 millage to support the development and maintenance of a county wide regional trails and parks system. The six-year levy raises an estimated \$3.5 million per year through 2020; and

WHEREAS, the Ingham County Board of Commissioners approved the recommendations of a task force established to assemble a plan and guidelines to expend the funds generated by the millage; and

WHEREAS, an application process has been established by the County for local municipalities to obtain the millage funds; and

WHEREAS, all applications require a resolution of support from the governing body of the community where the trail project is proposed, including support for any local match, in-kind services, or funds obtained from other sources; and

WHEREAS, Meridian Township has applied to obtain funds from the county trail millage for approximately \$88,000; and

WHEREAS, the Township Board supports this application, and certifies that the financing is secured, available, and committed for use in construction of the project, including matching funds; and

WHEREAS, the Township Board commits to continued owning, operating, and funding a maintenance program over the design life of the trails included in this application.

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

That the Township Board hereby supports the application for the Ingham County Trails & Parks program, for the repair and rehabilitation of approximately three (3) miles of trails in Meridian Township, with estimated total cost of \$88,000, to be funded by the Township Pedestrian/Bicycle Pathway Millage and the Park Millage.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on Tuesday, May 3, 2016.

Brett Dreyfus, CMMC, Township Clerk

MEMORANDUM

TO: Township Board

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

DATE: April 28, 2016

RE: **Pedestrian/Bicycle Pathway Millage Renewal**

The current twelve-year voter approved Pedestrian/Bicycle Pathway millage is set to expire in 2016 with 2017 as the final construction year. The current millage rate is 0.2774 and will generate \$443,870 in 2016. The original millage (1/3 of a mil) was approved in 1974, with subsequent approvals in 1984, 1994 and 2004.

As the Township Board directed at its regular meeting held on April 26, 2016, a resolution has been drafted to renew and increase the millage rate to its initial 1974 level of 0.3333 mills for a period of 12 years. As requested, the proposition shall be submitted to a vote of the qualified electors on August 2, 2016.

If approved by the voters, the renewal would generate \$546,622 of revenue to be used for the engineering, construction and maintenance of the pedestrian and bicycle pathways within the Township in 2017.

Attachment:

CHARTER TOWNSHIP OF MERIDIAN
INGHAM COUNTY, MICHIGAN

RESOLUTION TO ADOPT
PEDESTRIAN AND BICYCLE PATHWAYS MILLAGE RENEWAL PROPOSAL

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Charter Township Municipal Building, 5151 Marsh Rd., Okemos, MI 48864, on the 3rd day of May, 2016, at 6:00 p.m.:

PRESENT: _____

ABSENT: _____

The following preamble and Resolution were offered by _____ and supported by _____.

WHEREAS, townships may provide for public improvements, including the construction, maintenance, and improvement of bicycle paths, as authorized by PA 188 of 1954, MCL 41.721, *et seq.*, and other applicable statutes; and

WHEREAS, townships may impose and levy *ad valorem* property taxes to finance lawful public services, as authorized by the Michigan Constitution of 1963 and other laws; and

WHEREAS, the electors of the Charter Township of Meridian initially authorized 0.3333 mill in 1974 to be levied for pedestrian and bicycle pathways; and

WHEREAS, the previously-authorized millage was renewed by the electors on multiple occasions; and

WHEREAS, the previously-authorized millage has been reduced to 0.2765 mill by required millage rollbacks; and

WHEREAS, the most recent renewal of the millage for pedestrian and bicycle pathways expires after 2016; and

WHEREAS, the Township Board of the Charter Township of Meridian finds that the pedestrian and bicycle pathway program has provided a significant benefit to the township and has improved the publics' safety; and

WHEREAS, the Township Board of the Charter Township of Meridian wishes to renew the millage for pedestrian and bicycle pathways that expires after 2016 and increase it to the level as originally approved by the electors of the township and as was in place prior to the millage rollbacks; and

WHEREAS, in the opinion of this Board, it is necessary to renew the previously voted increase in the tax limitation and increase it to the pre-rollback amount for the purpose of defraying, in whole or in part, the cost of pedestrian and bicycle pathways; and

WHEREAS, in the opinion of this Board, it is necessary to increase the limitation on the amount of taxes which may be assessed on all real and personal property within the Township for said purpose by renewing said levy; and

WHEREAS, this Board estimates that the amount necessary to defray, in whole or in part, the cost of pedestrian and bicycle pathways could be raised by levying 0.3333 mill for a period of twelve (12) years, from 2017 to 2028, both inclusive; and

WHEREAS, this Board estimates that the increase will raise, in the first year of levy, an estimated increased revenue of Five Hundred Forty-six Thousand, Six Hundred Twenty-two and no/100 Dollars (\$546,622.00).

NOW THEREFORE BE IT RESOLVED that:

1. The Township Board of the Charter Township of Meridian, Ingham County, Michigan, approves the following millage renewal question language and directs the Clerk to submit it to be placed on the August 2, 2016, election ballot:

MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN AND BICYCLE PATHWAYS

Proposal to allow the Charter Township of Meridian to renew and increase the levied millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.3333 mill (33.33¢ per \$1,000 of taxable value) initially approved in 1974, reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, and expiring after 2016, be renewed and increased to 0.3333 mill (33.33¢ per \$1,000 of taxable value) for twelve (12) years commencing in 2017 and continuing through 2028, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$546,622.00 in 2017?

Yes _____

No _____

2. The Township Clerk shall cause a notice of registration to be published in the manner provided by law and further cause the notice of submission of said proposition to be included in the election notice as provided by law.

3. The Notice for said election shall include the notice of submission of said proposition as an addendum thereto, and in substantially the following form:

TAKE FURTHER NOTICE THAT the following proposition shall be submitted to a vote of the electors qualified to vote thereon at the Primary Election to be held on the 2nd day of August, 2016:

MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN

AND BICYCLE PATHWAYS

Proposal to allow the Charter Township of Meridian to renew and increase the levied millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.3333 mill (33.33¢ per \$1,000 of taxable value) initially approved in 1974, reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, and expiring after 2016, be renewed and increased to 0.3333 mill (33.33¢ per \$1,000 of taxable value) for twelve (12) years commencing in 2017 and continuing through 2028, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$546,622.00 in 2017?

Yes _____

No _____

QUALIFICATIONS OF ELECTORS

All properly registered and qualified electors within the Charter Township of Meridian are entitled to vote on the question. The places of election will be the regular voting places in the Charter Township of Meridian, Ingham County, Michigan. The polls will be open from 7:00 a.m. until 8:00 p.m.

Brett Dreyfus, CMMC, Clerk
Charter Township of Meridian
Ingham County, Michigan

4. The question to be voted on at said election shall be stated in substantially the same form and manner appearing on the foregoing Notice.

5. A certified copy of the ballot wording of the proposed proposition shall be certified by the County Clerk of the County of Ingham, as provided by law.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution shall be and are hereby rescinded.

AYES:

NAYES:

ABSENT:

This Resolution declared adopted this 3rd day of May, 2016.

Brett Dreyfus, CMMC, Clerk
Meridian Charter Township

MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN AND BICYCLE PATHWAYS

Proposal to allow the Charter Township of Meridian to renew and increase the levied millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.3333 mill (33.33¢ per \$1,000 of taxable value) initially approved in 1974, reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, and expiring after 2016, be renewed and increased to 0.3333 mill (33.33¢ per \$1,000 of taxable value) for twelve (12) years commencing in 2017 and continuing through 2028, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$546,622.00 in 2017?

Yes _____

No _____

MEMORANDUM

TO: Township Board

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

DATE: April 27, 2016

RE: Zoning Amendment #14010 (Township Board),

Attached for the Board's consideration is a resolution to approve Zoning Amendment #14010 Medical Marihuana

Attachments:

1. Resolution
2. Draft Ordinance 4/20/16

RESOLUTION TO APPROVE

Zoning Amendment #14010
(Township Board)

RESOLUTION

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of April 2016, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board initiated Zoning Amendment #14010 to establish definitions and standards for the medical use of marihuana; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on February 10, 2014, and recommended denial of the proposed zoning amendment at its regular meeting on September 28, 2015; and

WHEREAS, the Township Board, discussed the Planning Commission's recommendation and staff material forwarded under cover memorandum dated March 31, 2016; and

WHEREAS, the purpose of the proposed zoning amendment is not to exclude the use and handling of medical marihuana consistent with the Michigan Medical Marihuana Act (MMMA) MCL 333.26421 et seq, but to designate the specific locations for medical marihuana; and

WHEREAS, the proposed zoning amendment will place standards for a home occupation and establish a distance the medical marihuana caregiver grow and transfer facilities must be located away from public or private institution of learning which will lessen the potential impact to surrounding properties, and

WHEREAS, the Township Board believes regulations that regulate the location of medical marihuana is necessary for the health, safety and welfare of Township residents.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian; Ingham County, Michigan, Chapter 86, Article I by amending Section 86-2 and Section 86-5, Chapter 86, Article IV, Division 2 by adding Section 86-368 (b)(2) a.5 and amending Section 86-368 (b)(2) b.4, Chapter 86, Article IV, Division 3 by adding Section 86-403 (d)(5) and Section 86-404 (c)(15), and Chapter 86, Article IV, Division 4, by adding Section 86-435 (b)(4).

RESOLUTION TO APPROVE
ZA #14010 (Township Board)
Page 2

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 26th day of April, 2016.

Brett Dreyfus, CMMC
Township Clerk

ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP
OF MERIDIAN, INGHAM COUNTY, MICHIGAN,

CHAPTER 86, ARTICLE I IN GENERAL BY AMENDING SECTION 86-2 DEFINITIONS AND
SECTION 86-5

AND

CHAPTER 86, ARTICLE IV, DIVISION 2 BY ADDING SECTION 86-368 (b)(2) a.5 AND
SECTION 86-368 (b)(2) b.4

AND

CHAPTER 86, ARTICLE IV, DIVISION 3 BY ADDING SECTION 86-403 (d)(5) AND SECTION
86-404 (c)(15)

AND

CHAPTER 86, ARTICLE IV, DIVISION 4, BY ADDING SECTION 86-435 (b)(4)

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Section 86-2 Article I In General. Section 86-2 entitled Definitions of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following definitions to reads as follows:

Section 86-2 Definitions.

Farm – Any parcel of land containing at least 10 acres which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within prescribed properties boundaries and the storage of farm equipment used. It excludes the keeping of fur-bearing animals, riding academies, livery or boarding stables, and dog kennels. The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana - the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility - a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected through the state registration system as permitted by the MMMA. The term "medical marihuana caregiver grow and transfer facility" does not include medical marihuana home occupations.

Michigan Medical Marihuana Act - Initiated Law 1 of 2008, being MCL 333.26421 et seq. ("MMMA").

Medical Use of Marihuana - the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA.

Medical Marihuana Home Occupation - one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver's dwelling. Also see "home occupation" and Section 86-368(b)(2).

Primary Caregiver - a person who is at least twenty-one (21) years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Qualifying Patient - a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

- B. Amendment to Section 86-5 Article I In General. Section 86-5 entitled Purpose of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following:

Section 86-5 Purpose.

(1) Through (10) remain as written.

The purpose of the Medical Marihuana regulations are to regulate the location, but not exclude the use and handling, of medical marihuana consistent with the Michigan Medical Marihuana Act, (MMMA) MCL 333.26421 et seq, by designating the specific locations for the medical use of marihuana. Under no circumstances is the use or handling of marihuana that is inconsistent with the Michigan Medical Marihuana Act permissible in the Charter Township of Meridian. In creating these regulations, the Charter Township of Meridian acknowledges that the majority of voters in Michigan have approved a law that finds and declares that medical research has discovered beneficial uses for marihuana in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions; that changing state law regarding the medical use of marihuana will have the practical effect of protecting from arrest the vast majority of seriously ill people who have a medical need for that use; and that, although federal law currently prohibits any use of marihuana except under very limited circumstances, states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.

- C. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368 (b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-368 (b)(2)a.5 to read as follows:

Section 86-368(b)(2)a.

a. remain as written

a.1 through a.4 remain as written

- a.5. Medical Marihuana home occupation, which consists of one primary caregiver who serves more than one, but not more than five (5), qualifying patient(s) in addition to themselves with the medical use of marihuana consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs.

- D. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368(b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-368 (b)(2)b.4 to read as follows:

Section 86-368(b)(2)b. Home occupations shall satisfy the following conditions:

(1) through (3) remain as written.

(4) Except for Medical Marihuana home occupations, which shall operate consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs, all activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.

(5) through (10) remain as written.

- E. Amendment to Section 86-403 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3. Section 86-403(d) entitled Permitted conditional uses of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-403(d)(5) to read as follows:

Section 86-403(d). Permitted conditional uses.

(1) – (4) remain as written.

(5) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- F. Amendment to Section 86-404 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3, Section 86-404(c) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-404(c)(15) to read as follows:

Section 86-404(c) Uses permitted by right.

(1) through (14) remain as written.

(15) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- G. Amendment to Section 86-435 Article IV, Division 4 Other Districts, Section 86-435(b) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-435(b)(4) to read as follows:

Section 86-435(b). Uses permitted by right.

(1) - (3) remain as written.

(4) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

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

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

Section 5. Effective Date. This Ordinance shall be effective upon the expiration of seven days after publication.

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, CMMC, Township Clerk

Stephen O. Schultz, Township Attorney

**CHARTER TOWNSHIP OF MERIDIAN
PROPOSED ZONING ORDINANCE AMENDMENTS
MEDICAL USE OF MARIHUANA**

Section 1. Amendments.

Section 86-2. Definitions.

Farm: Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected through the state registration system as permitted by the MMMA. The term “medical marihuana caregiver grow and transfer facility” does not include medical marihuana home occupations.

Michigan Medical Marihuana Act: Initiated Law 1 of 2008, being MCL 333.26421 et seq. (“MMMA”).

Medical Use of Marihuana: The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA.

Medical Marihuana Home Occupation means one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver’s dwelling. Also see “home occupation” and Section 86-368(b)(2).

Primary Caregiver means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient’s medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Qualifying Patient means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-404. C-2 Commercial district.

(c) *Uses permitted by right.*

Add subsection 15. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-435. I district: Industrial District.

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

CHARTER TOWNSHIP OF MERIDIAN
PROPOSED ZONING ORDINANCE AMENDMENTS
MEDICAL USE OF MARIHUANA

Section 1. Amendments.

Section 86-2. **Definitions.**

Farm: Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected to through the state registration system pursuant as permitted by the MMMA. The term "medical marihuana caregiver grow and transfer facility" does not include medical marihuana home occupations.

Michigan Medical Marihuana Act: Initiated Law 1 of 2008, being MCL 333.26421 et seq. ("MMMA").

Comment [A1]: This section does not address the issue of how many caregivers may jointly occupy a grow and transfer facility. As currently defined, there is no limit on the number of caregivers or the size of such an operation. An additional notation may want to be included that transfers

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Medical Marihuana Home Occupation means one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver's dwelling. Also see "home occupation" and Section 86-368(b)(2).

Comment [A2]: This is added to address the situation where a couple are both patients and caregivers and they have, say, 3 adult children "residing" in the home who are also patients and caregivers. Absent a defined number, these 5 could grow 360 plants (72 x 5)

Primary Caregiver means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Comment [A3]: The definition of "Home Occupation" provides that it is an incidental use that "does not involve any alteration of the structure or its character." This poses the question of what kind of grow operation involves an "alteration" or alters "its character." Does the operation of an outside generator constitute an alteration or an "outdoor activity" under the home occupation section of the ZO? I raise this because "Successful grow house operators recommend using 1,000-watt horticulture bulbs, each of which can sustain 15 to 20 plants [source: Cannabis Culture]." Thus, 72 plants will require 4,000 watts continuously.

Qualifying Patient means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

Section 86-5

facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least ~~one~~ thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Comment [A6]: This does not address how many growers can occupy one facility.

Sections 86-404. C-2 Commercial district.

(c) *Uses permitted by right.*

Add subsection 16. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least ~~one~~ thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-435. I district: Industrial District.

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

12-G

MEMORANDUM

DATE: April 28, 2016

TO: Township Board

FROM:



Julie Bixie, Township Treasurer

RE: Adopt School Tax Collection Requests & Agreements for 2016

East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts have requested and authorized the Township to collect their summer taxes according to mutual agreement.

**Move that the Township Board approve the
"2016 Summer School Tax Collection Requests and Agreements"
for East Lansing, Okemos, Williamston, Haslett and Ingham
Intermediate School Districts.**

MEMORANDUM

TO: Township Board

FROM: Ronald J. Styka, Township Trustee

DATE: April 28, 2016

RE: **Township Manager Performance & Employment Agreement**

The evaluation committee, consisting of Supervisor Betsy LeGoff, Trustee Milton Scales, and Trustee Ron Styka, met with Manager Frank Walsh on three different occasions.

At the committee's request, Manager Walsh drafted a self-evaluation and proposed changes to his contract. The committee reviewed both proposals and thoroughly discussed Mr. Walsh's performance to-date. The committee reached a unanimous consent on the language of a proposed evaluation, using the form adopted in 2014. It also reached unanimous consent on proposed changes to the Manager's contract.

The committee recommends that using its proposed documents as the basis of discussion, the Board, at the request of Manager Walsh and in accordance with the Open Meetings Act, meet in closed session to finalize its evaluation of the manager. This meeting will occur on Tuesday, April 26, 2016.

The following motion is proposed for Board consideration:

**MOTION TO APPROVE ANNUAL PERFORMANCE REVIEW AND
EMPLOYMENT AGREEMENT WITH THE TOWNSHIP MANAGER THROUGH
NOVEMBER 1, 2018.**