



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
August 7, 2025 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Bob Trezise, Lansing Economic Area Partnership (LEAP)
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-July 22, 2025 Regular Township Board Meeting
 - C. Minutes-July 22, 2025 Closed Session
 - D. Bills
 - E. 2026 Budget Hearing Date
 - F. Outdoor Assembly and Liquor License Request – High Caliber Karting
 - G. Service Agreement – 2025 Fall Recycling Event
 - H. Planned Unit Development #25-012 – 3560 Hulett Road – Giguere Homes – Set Public Hearing
10. ACTION ITEMS
 - A. Meridian Mall Parking Lot Resurfacing Agreement
 - B. Eyde Central Park Property
11. BOARD DISCUSSION ITEMS
 - A. Ordinance 2025-06 – Rooster Regulation
 - B. Community and Senior Center Next Steps
12. COMMENTS FROM THE PUBLIC
13. OTHER MATTERS AND BOARD MEMBER COMMENTS
14. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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LEAP & Meridian Township

Partnership to provide smart balanced growth to the three-county region and Meridian Township

Thank You!

What is LEAP?

- One of ten Collaborative Development Councils (CDC) designated by the state for the last 15 years
- Represent Ingham, Eaton and Clinton counties
- 501© 6 with a Foundation and a Non-Profit THRIVE
- 80 members from private and public sector
- 2/3 membership private sector, 1/3 public
- Private Membership: \$50,000 - \$10,000/Public Sector \$15,000 - \$3,000
- Staff of 14.5, annual budget around \$2.5M
- Fund Raise to remain open every fall of the year
- Have micro contracts for additional services to Ingham and Clinton counties

Why Economic Development?

- Our region is competing with regions from the world, nation and state
- Must be organized, aligned and intentional to effectively compete for new people, innovations, investment and jobs
- Nearly all other regions have been doing this far longer than our region with great positive impact on the community
- Creates not just direct jobs and investment, but new tax revenue for the quality services we all value as a community
- Develops a regional reputation for us all- A healthy, wealthy growing place- a sense of being hot and wanted – hometown pride – major psychological value

LEAP's Regional Economic Development Plan

- **People and Place**
 - Childcare
 - RAP Placemaking grants \$2.5M
 - Small Town Enhancement grants
 - Housing TIF/mixed use projects
 - Participation/inclusion by all in the local economy
 - Art and Culture
- **Startups and Entrepreneurialism**
 - Tech Small Business Hub \$3.5M
 - Elevate, Ascend, Influence, One and All
 - SmartZone
 - Gatekeeper (Business Accelerator Fund and Local Accelerator Fund)
- **Attract, Expand and Retain targeted industry and business**
 - EV, MedTech, AgTech, CreativeTech, Insurance, auto-related, particle accelerator, chip making
 - Site Readiness and site searches

LEAP: Results for us All

- Since 2012:
 - 10,191 direct jobs
 - \$7.28 billion in private investment
 - 178 projects
 - 286 small businesses launched
 - Elevated entire region to global, national and statewide prominence

Direct Benefit Meridian Township

- Pandemic assistance to Meridian businesses supporting 86 businesses for a total of \$1,015,000 in COVID Pandemic Relief Grants
- People living in Meridian/regional customers to keep main street Meridian businesses alive
- Working with Meridian currently on significant tech project
- Brownfield Forsberg apartments
 - Okemos Pointe (Elevation) Brownfield Plan (transferred via Ingham Co BRA)
- Small Business Support via Trek Hub
 - 20+ Small Businesses Supported through our intake process.
- Van Camp Wet Lab space with MSU Research Foundation
 - 10+ additional tech companies supported through grants at the Van Camp Incubator which have raised more than \$5m for research and development in the past 2 years.

Public Art for Communities



"Meridius Prime" –
Tim Higgins



"SOW" – Dane
Porter

Direct Benefit to Meridian Township

- Active in real estate site searches
- Retention visits (wellness checks)
- LEAP & Local Economic Development Partners Meeting
- EPA Brownfield Assessment Grant \$44,284
 - Hudson Senior Village (1673 Haslett Rd.)



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**

From: [REDACTED]
To: [REDACTED]
Cc: [Board](#); [REDACTED]
Subject: RE: Thank you! re: Pathway maintenance...
Date: Friday, July 18, 2025 9:48:31 AM

Thanks, Tim. As always, we will continue to work on trimming as much as we are able to. We are still working on additional areas.

Have a great weekend,

Dan Opsommer

Deputy Township Manager
Director of Public Works & Engineering

[REDACTED]
Work: [REDACTED] | Fax: 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Tim Potter [REDACTED]
Sent: Friday, July 18, 2025 9:42 AM
To: Dan Opsommer <[REDACTED]>
Cc: Board <[REDACTED]>
Subject: Thank you! re: Pathway maintenance...

Some people who received this message don't often get email from

[REDACTED]
Dan,

Thanks for having your crew take care of the brush overgrowing the path on the south-side of Grand River over the RR bridge near Park Lk. Rd. I hope the crew is planning to continue to work on other areas that I documented which need clearing, esp. along the now very popular MSU to Lk. Lansing Pathway as students will be returning soon and there are many blind corners on the Phase 1 segment.

Tim Potter

[MSU Bike Advisory Comm.](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCL #5207](#)

Ride of Silence: www.rideofsilence.org

2026 Ride of Silence: Wed. May 20th, 7:00 PM
One day. One time. One world, world wide.
Let the silence roar!

On Thu, Jun 26, 2025 at 12:16 PM Tim Potter <[REDACTED]> wrote:

| Dan,

OK, thank you for letting me know that's happening.

Have a great rest of your week.
Tim

[MSU Bike Advisory Comm.](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2026 Ride of Silence: Wed. May 20th, 7:00 PM
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On Thu, Jun 26, 2025 at 8:07 AM Dan Opsommer <[REDACTED]> wrote:

Hi Tim,

Township staff are reviewing your photos and videos to determine which ones should be referred to code enforcement versus which ones are the Township's responsibility. The Township's crew will work trimming as time permits.

Please let us know if you have any questions.

We hope you have a wonderful day,

Dan Opsommer
Deputy Township Manager
Director of Public Works & Engineering
[REDACTED]
Work: [REDACTED] | Fax: 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Tim Potter <[REDACTED]>
Sent: Wednesday, June 25, 2025 11:18 PM
To: [REDACTED]; Dan Opsommer <[REDACTED]>
Cc: Board <[REDACTED] [us](#)>; Parks [REDACTED] >; PW <[REDACTED] [us](#)>
Subject: Re: Photos & videos relt'd to my pathway maintenance recommendation

I would appreciate the courtesy of a reply to my email on Monday.

Thank you in advance.

Sent from Tim Potter's mobile

On Jun 23, 2025, at 12:11 PM, Tim Potter <[REDACTED]>

wrote:

Dear Dan & members of the Township Board,

I appreciated the opportunity during the Listening Session on June 10th to ask questions and make a recommendation to move up the annual pathway maintenance earlier in the season when most residents are out using the paths OR to consider adding a 2nd system-wide pruning to the schedule.

The attendees were encouraged to submit complaints re: pathway problems like overgrown brush to [REDACTED], so while biking around the township since that meeting I've managed to collect a bunch of photos and videos of Mer. Twp. Pathways that already need maintenance and this is mid-June.

The photos and videos: <https://photos.app.goo.gl/eTLT9k2eWtnsNmuK9>

Imagine how overgrown all of these areas will be after a couple more months.

Better maintenance of our township pathways, which we've invested so much in to construct, is something residents expect & it's safer for users which can help the Township avoid potential legal expenses from injury lawsuits.

I've added captions to the photos and videos to describe the locations.

Thank you for your consideration.
Tim Potter

[MSU Bike Advisory Comm.](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

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Let the silence roar!

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Board](#)
Subject: Response to Concerns Regarding Deer Management Program
Date: Wednesday, July 23, 2025 1:16:30 PM

Good afternoon Ms. Davis,

Thank you for reaching out and continuing to share your concerns regarding Meridian Township's Deer Management Program on the Ingham County property located south of the Ingham County Rehabilitation Facility.

Below is a consolidated summary of your recent questions and comments, along with our responses. We hope this information is helpful in explaining the careful planning and consideration behind the program. I would also be happy to speak with you directly, please feel free to call if you would prefer a phone conversation.

Poaching

Question:

Could you clarify who Township residents should contact to report suspected poaching on County property included in the Township's deer hunting program?

Response:

The Michigan Department of Natural Resources (DNR) is the regulatory agency responsible for investigating suspected poaching. All such reports should be directed to the DNR's RAP (Report All Poaching) line at 800-292-7800.

To better understand and follow up on your concern, could you please clarify the nature of the suspected poaching? For example:

- Did it occur outside of the designated hunting season (October–January)?
- Have you observed illegal hunting activity or individuals hunting outside of approved zones?

Any additional information would be greatly appreciated.

Field Dressing and Gut Piles

Question:

Can the Township reconsider its gut pile policy to align with DNR rules and better address public health and environmental concerns?

Response:

With DNR approval, Meridian Township's Deer Management Program permits gut piles to remain in designated hunting areas. Our program guidelines specify that field dressing must occur at least 15 feet from any trail or pathway to minimize the likelihood of encounters by the public and pets, assuming trail users stay on marked paths.

Comment:

It is unlawful to dispose of gut piles on Michigan State land according to DNR rules.

Response:

This is correct, as stated in the DNR's SLU Rules (R 299.922, Rule 22): "It is unlawful to dispose of animal carcasses or other remains, including gut piles, on Michigan State land." However, the property in question is owned by Ingham County, not the State of Michigan. Meridian Township works closely with the DNR and operates in full compliance with state regulations. The DNR has confirmed that gut piles may remain in our program's approved hunting areas.

Comment:

Improper disposal of gut piles may spread disease such as Chronic Wasting Disease (CWD) and Bovine Tuberculosis (bTB).

Response:

We share your concern regarding CWD. Meridian Township partners with Michigan State University to test deer for CWD as part of our program. Since 2015, no CWD cases have been reported in Ingham County. In addition, deer are tested before any venison is donated to programs such as Sportsman Against Hunger or local food banks. We are committed to public health and safe practices.

Comment:

Gut piles attract predators and scavengers such as bears, coyotes, and birds.

Response:

Field dressing is a common and allowed practice on public lands in Michigan. Our program follows all applicable DNR regulations and further defines this

practice in our official Rules and Regulations:

“Deer may be dressed in the field, well away from roads or trails.”

While gut piles may attract scavengers like coyotes, foxes, or raccoons, these animals are part of the natural ecosystem. We have not experienced safety issues within managed hunting areas.

Comment:

Gut piles near water sources may risk environmental contamination.

Response:

This is an important concern. We will continue to work with our hunters to ensure field dressing occurs well outside buffer zones near sensitive natural features, including streams and wetlands.

Comment:

The Michigan Department of Agriculture & Rural Development outlines approved disposal methods for animal remains under the Bodies of Dead Animals Act.

Response:

Thank you for referencing these guidelines. We are aware of the various approved disposal methods, including burial, incineration, composting, rendering, and landfill disposal. We can add a review and discuss potential alternative methods during our annual Deer Management Program planning sessions in partnership with the DNR, USDA, MSU, and Meridian Police Department.

Thank you again for taking the time to share your concerns. Meridian Township is committed to ensuring the safety of our residents, wildlife, and environment. Our Deer Management Program is carefully planned with input from state agencies and university researchers, and we strive for transparency and responsible stewardship.

Please don't hesitate to reach out if you would like to speak further. I'm happy to schedule a time to talk.

Warm regards,

Courtney Wisinski

Director of Parks and Recreation



Work:



2100 Gaylord C. Smith Court | Haslett, MI 48840

Subscribe to Parks & Recreation's E-Newsletter, *The Playbook*: <https://bit.ly/SignUpMTwpNewsletters>

From: [REDACTED]
To: [Board](#)
Subject: Request for Policy Change Regarding Deer Hunting Program
Date: Tuesday, July 22, 2025 6:46:20 PM

Some people who received this message don't often get email from [REDACTED]
[REDACTED]

Hello,

My name is Shannon Davis, and I am a resident of Meridian Township. I am writing to request that the Township consider adopting a policy change regarding its deer hunting program.

The program currently includes hunting on both Township, and Ingham County owned properties within the Township.

However, the DNR **does not** enforce any of its regulations, including those related to poaching, on County land. Conservation Officer James Rowley confirmed this.

It is very concerning that no agency is monitoring poaching activity on the County property, given the potential danger this creates.

The MDNR's website clearly states that poaching is illegal in Michigan. It further describes it as a serious crime, with significant penalties including fines, loss of hunting privileges, and even jail time.

I respectfully request that Meridian Township remove County properties from the deer hunting program in the interest of public safety.

I appreciate your ongoing commitment to serving our community and for considering ways to make it safer and better for all residents.

Thank you for your time and attention to this matter.

Sincerely,

Shannon Davis

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Board](#)
Subject: Township Policy Review - Gut Pile Disposal
Date: Monday, July 21, 2025 5:39:51 PM

Some people who received this message don't often get email from [REDACTED]

Hello,

I would like to request that the Township reconsider its policy on deer gut piles to align with DNR rules and to address the risks associated with leaving the piles in the Township parks and public spaces.

The following information was found on the DNR website:

SLU Rules R 299.922 Rule 22

It is unlawful to dispose of animal carcasses or other remains, including gut piles, on Michigan State land, according to the Michigan Department of Natural Resources (DNR). These remains are considered trash and illegal to dump on State land, [according to the www.michigandnr.com](http://www.michigandnr.com).

*The DNR emphasizes that disposing of animal remains on State land is a **concern for both the continued use of the area and for public health and welfare.***

Risks associated with gut piles in Michigan

Leaving gut piles behind during field dressing deer or other harvested animals in Michigan poses several risks:

- **Disease Spread:** *Improper disposal of gut piles can contribute to the spread of diseases like **Chronic Wasting Disease (CWD)** and Bovine Tuberculosis (bTB).*
 - *CWD prions are highly persistent in the environment and can spread through contact with infected materials like brain and spinal cord tissue.*
 - *Leaving gut piles behind increases the risk of other deer and animals contracting these diseases by consuming contaminated material or interacting with scavengers who have come into contact with it.*
- **Attracting Predators:** *Gut piles can attract a variety of predators and scavengers, including bears, wolves, coyotes, and various birds.*
 - *This can potentially disrupt natural wildlife behavior and create potential human-wildlife conflicts, especially near **populated areas or hunting sites.***
- **Contamination and Water Quality Concerns:** *Improperly disposed gut piles, especially in proximity to water sources, could pose a risk of contamination.*

Recommendations and regulations to minimize these risks:

Proper disposal methods for dead animals (including gut piles)

The Michigan Department of Agriculture & Rural Development (MDARD) outlines approved methods for disposing of

dead animals, under the Bodies of Dead Animals Act which can apply to gut piles as well. These include:

- *Burial: Burying the remains at least 2 feet below the surface of the ground.*
- *Burning: Burning in an appropriate, licensed or permitted incinerator in compliance with relevant regulations.*
- *Composting: Utilizing composting methods designed for animal remains.*
- *Rendering: Engaging the services of a licensed dead animal dealer or rendering plant.*
- *Landfill: Contacting your local landfill to inquire about their acceptance of dead animal remains.*
- *For areas with **CWD concerns**, the Michigan Department of Natural Resources (MDNR) recommends taking specific precautions during field dressing, including wearing gloves, minimizing contact with brain and spinal tissue, and disposing of parts through garbage service, landfill, incineration, or deep burial at the harvest site.*

By adhering to these recommendations and regulations, hunters can help protect Michigan's wildlife, environment, and public health.

Please let me know if this is the correct contact point to have the current policy reviewed.

I look forward to hearing from you soon.

Shannon Davis





FOR IMMEDIATE RELEASE
July 21, 2025

CONTACT: Angela Demas, Township Clerk
517.853.4304 | demas@meridian.mi.us

Meridian Township Notice of Special Election on August 5

Meridian Township Residents to Vote on Community and Senior Center Proposals

Meridian Township, MI – On Tuesday, August 5, 2025, Meridian Township will hold a special election for the purpose of voting on the following ballot proposals:

- Community and Senior Center Operating Millage
- Community and Senior Center Project Bond

The full text of the ballot proposals and sample ballots can be viewed online at michigan.gov/vote or in person at the Meridian Township Clerk's Office (5151 Marsh Road, Okemos).

VOTER REGISTRATION INFORMATION

Any qualified voter who is not already registered can do so at the Meridian Township Clerk's Office, Ingham County Clerk's Office, a Secretary of State branch office, another designated state agency, or online at michigan.gov/vote.

The last day to register online is Monday, July 21. Starting Tuesday, July 22, all voter registration must be done in person with proof of residency at the following location and times:

- Meridian Township Clerk's Office (5151 Marsh Road, Okemos)
 - Regular Business Hours: Monday – Friday from 8:00 am to 5:00 pm
 - Additional Business Hours: Saturday, August 2 and Sunday, August 3 from 9:00 am to 4:00 pm

ABSENTEE BALLOTS

Any registered voter may request an absentee ballot. Voters may apply online at michigan.gov/vote or at the Meridian Township Clerk's Office.

Absentee ballots must be received by 8:00 pm on Election Day to be counted. Absentee ballots can be deposited into one of the four Meridian Township drop boxes, tabulated at the early voting site during the designated period, or tabulated at the polls on Election Day.

Drop Box Locations:

- Meridian Township Municipal Building (Outside) | 5151 Marsh Road, Okemos
- Meridian Township Municipal Building (Inside) | 5151 Marsh Road, Okemos
- Haslett Library (Outside Front Entry) | 1590 Franklin Street, Haslett
- Okemos Library (Outside Front Entry) | 4321 Okemos Road, Okemos

-more-

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities, and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





FOR IMMEDIATE RELEASE
July 21, 2025

CONTACT: Angela Demas, Township Clerk
517.853.4304 | demas@meridian.mi.us

The deadline to request an absentee ballot in person is **Monday, August 4 at 4:00 pm**, except for those who register to vote on Election Day. Ballots issued on Monday, August 4, must be requested and voted in person at the Meridian Township Clerk's Office. Anyone who registers on Election Day, Tuesday, August 5, is also eligible to receive an absentee ballot at the Meridian Township Clerk's Office.

EARLY VOTING

All qualified voters have the option to vote early in person beginning **Friday, August 1, through Sunday, August 3**. The Early Voting Center will be held in the Town Hall Room of the Meridian Township Municipal Building (5151 Marsh Road, Okemos) and is open from **9:00 am to 4:00 pm** on all three days.

VOTING ON ELECTION DAY

Polls will open at 7:00 am on Tuesday, August 5, and ballot drop boxes and polling locations will close at 8:00 pm.

If voting in person on Election Day, voters must bring a valid ID to their polling location. Valid IDs on Election Day include a Michigan driver's license or state ID, a driver's license or personal ID card issued by another state, a federal, state, county, or local government-issued photo ID, a U.S. passport, a military ID with photo, a student ID with a photo from a high school or accredited institution of higher learning, or a tribal ID card with a photo. If voters do not have their ID, they must sign an affidavit before casting their vote.

To find your polling location, visit michigan.gov/vote. A precinct map is also available online at meridian.mi.us/vote. For questions about the special election, please contact the Meridian Township Clerk's Office at 517.853.4300 or clerksoffice@meridian.mi.us. Additional information can also be found online at meridian.mi.us/vote.

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FOR IMMEDIATE RELEASE
July 28, 2025

CONTACT: Bart Crane, Assistant Chief
517.853.4800 | crane@meridian.mi.us

Meridian Township Police Investigate Vehicle Crash Involving a Pedestrian
Pedestrian struck while crossing Haslett road

MERIDIAN TOWNSHIP, MI – July 28, 2025 – On Monday, July 28, 2025, at approximately 5:30 pm Meridian Township Police were called to the 2300 block of Haslett Road for a report of a traffic crash involving a pedestrian.

Upon arrival, officers located a female pedestrian in the roadway with injuries. The injured pedestrian was subsequently transported to a local hospital by the Meridian Township Fire Department for treatment. The driver of the vehicle was uninjured. A portion of the roadway was closed during the investigation.

The Meridian Township Police Department received assistance at the scene from the Meridian Township Fire Department and the East Lansing Police Department.

Anyone who has information regarding this incident is urged to contact the Meridian Township Police Department at **517.853.4800**. Information can also be directed to Officer Bryant Martin at martin@meridian.mi.us, or an anonymous tip can be submitted through the Department's social media platforms.

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The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Mid Michigan Academy of Martial Arts	Mid Michigan Academy of Martial Arts	New/Relocating	4790 Marsh Road	New Commercial Development	1	Building/Econ Development Depts	Plans received to renovate the interior of 4790 Marsh road to accommodate Mid Michigan Martial Arts Academy. This buisness is a relocation from Downtown to the Marsh road location. Set for August 21st at 4 PM
Integrity Restoration	Art Unlimited	New/Relocating	1915 W Grand River Ave.	Relocation	1	Building/Econ Development Depts	Relocation of Art Unlimited. Ribbon Cutting set for August 6th at 4 PM
Cameron Shooltz	Uptowne Cheapstake	New Business Opening/Relocating	4790 Hagadorn Road	New Commercial Development	1	Building/Econ Development Depts	Ribbon cutting set for Thursday July 31st at 9 AM

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II , LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Exisiting Commercial Interior Renovation	1	Building Dept.	Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.
Meridain Retail Management II LLC	Starbucks Coffee	Under Construction	2731 Grand River Ave	Redevelopment	i	Building Dept.	Construction of the Starbucks Coffee proposed at 2731 Grand River Ave.
Concrete Resource	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	Redevelopment	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.

Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.
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Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	PUD Plan Resubmittal	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Township Board	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering Economic Dvlpt	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Vamo Group/ Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road. Plans under review by Engineering, Planning Department (waiting for Drain and Road approval), and Building Department.
Wheat Jewelers	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.

Okemos Family Dentistry	Okemos Family Dentistry	New Applications	2277 Science Parkway	Renovation	1	Building Department	Interior renovation of Okemos Family Dentistry
Wild Bills Tobacco	Wild Bills Tobacco	New Applications	3520 Okemos Road Suite 5	New Commercial Development	1	Building Department	Wild Bills Tobacco will take over the existing tobacco and supply store at 3520 Okemos Road.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	New Applications	1650 Haslett Road	Expansion/Renovation	1	Building Department	Remodel of Haslett New Beginnings OBGYN office.
N/A	Swagath Food Indian Grocery	New Applications	3695 Okemos Road	Renovation	1	Building Dept.	Interior expansion to include Financial Services of America



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 22, 2025 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 22, 2025 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, July 22, 2025, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

ABSENT: None

STAFF: Township Manager Dempsey, Township Deputy Manager Opsommer, Fire Chief Hamel, Finance Director Blonde, IT Director Gebes, Neighborhoods & Economic Development Director Clark, Community Planning and Development Director Schmitt, Parks and Recreation Director Wisinski

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the July 22, 2025, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board. All board members present at 6:01 pm.

4. Presentation

A. Manager’s Semi-Annual Report

Township Manager Dempsey presented semi-annual reports from Township departments.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:19 pm.

Jeff Kessner spoke about proposed Community Center.

Supervisor Hendrickson closed public comment at 6:21 pm.

6. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson attended the Community Resource Commission (CRC) meeting and a virtual Town Hall with Senator Slotkin.

Clerk Demas gave updates on election information about upcoming August 5, 2025 Special Election.

Treasurer Deschaine attended Michigan Township Association (MTA) mid-year legislative update meeting.

Several Board Members attended the East Lansing-Meridian Water & Sewer Authority (ELMWSA) annual meeting.

7. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- Assessing interns taking photos in community to update assessing database.
- Next Township Board regular meeting is Thursday, August 7th

8. APPROVAL OF AGENDA

Trustee Wilson moved to approve the Agenda. Supported by Trustee Lentz.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

9. CONSENT AGENDA

Treasurer Deschaine moved to approve the Consent Agenda. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

10. ACTION ITEMS

A. Amendment to the Haslett Village Square Brownfield Plan

Director Clark outlined Haslett Village Square Brownfield Plan.

Board members spoke in favor of the project and workforce housing but does not meet the need of affordable housing.

Board members determined that the plan meets the public purpose component.

Board members asked about project timeline.

Trustee Wilson moved to adopt the resolution in support of the Haslett Village Square Brownfield Plan Amendment #1 for properties at 1621 & 1655 Haslett Road,

with a Total Increment Revenue of \$17,608,772 and developer reimbursement not to exceed \$14,563,048, for 23 years. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

B. 2nd Quarter Budget Amendments

Director Blonde gave a summary of 2nd quarter budget amendments.

The Board discussed the under anticipated budget.

Trustee Trezise to approve the 2nd Quarter 2025 Budget Amendments with an increase in budgeted fund balance for the General Fund in the amount of \$24,861 which projects a use of fund balance of \$199,307. Based on 2024 results, the projected fund balance at December 31, 2025 will be \$12,453,953. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

C. Acceptance of Audit Findings

Director Blonde gave a summary of 2024 audit process.

Board members thanked Director Blonde for work on 2024 audit.

Trustee Wilson moved to approve the 2024 audited financial statements as presented by Yeo & Yeo. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

D. 2026 Board Goals

Manager Dempsey gave a summary of proposed 2026 Board goals.

Board members discussed 2026 Board goals and values including changes made from prior discussion. They also discussed amending communications goal to make it detailed oriented.

Manager Diehl gave an overview of communications department policy of creating a digital accessibility plan in compliance with Title II of the Americans with Disabilities Act (ADA) by 2027.

Trustee Lentz moved to approve the Board valued and 2026 Board goals as presented in the attached document. Supported by Clerk Demas.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

Clerk Demas moved to amend the Board values and 2026 Board goals as presented to communications: identify ways to expand and enhance communication with Township residents and stakeholders; and create a digital accessibility plan that is ADA complaint. Supported by Treasurer Deschaine.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

11. BOARD DISCUSSION ITEMS

A. Central Park Project

Director Schmitt gave an overview of the Central Park project.

Brett Mozzetti and Mark Clouse, representing Eyde Development, and Brett Mozzetti, representing Continental Properties gave a presentation on the project.

Board members spoke in favor of the project over commercialization of area.

Board members asked about zoning ordinance, height requirements, and parking standards. They also requested modifications to concept plan appearances and naming.

Board members voiced concerns about the settlement agreement, curb cuts due to increased traffic, project appearance with parking and trash receptacles, and emergency bollards.

Board members discussed wetland preservation with the project and discussed economic impact.

Board members requested the project to be referred to Planning Commission and a public hearing be held.

B. Meridian Mall/Marketplace on the Green Paving Project

Director Wisinski and Deputy Manager Opsommer gave an overview of the project.

Board members asked about timeline and cost of generator replacement.

Board members requested negotiation with project cost and inclusion of additional accessible parking.

12. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comments at 8:21 pm.

Supervisor Hendrickson closed public comments at 8:21 pm.

13. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Hendrickson spoke about Special Election voting options.

14. CLOSED SESSION

Trustee Trezise moved to enter closed session under MCL 15.268(1)(h) to consult with the Township attorney regarding a confidential written legal opinion. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

At 8:23, the Township Board entered into closed session.

At 11:41, open session resumed.

15. ADJOURNMENT

Trustee Trezise moved to adjourn. Seconded by Trustee Wilson.

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

The meeting adjourned at 11:42 pm

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



9.D

To: Board Members
From: Bernadette Blonde, Finance Director
Date: August 7, 2025

Charter Township of Meridian
Board Meeting
8/7/2025

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP
INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	1,291,712.78
PUBLIC WORKS	\$	489,746.20
TRUST & AGENCY	\$	81.43
	TOTAL CHECKS:	\$ 1,781,540.41
CREDIT CARD TRANSACTIONS		
07/16/2025 to 07/29/2025	\$	13,912.46
	TOTAL PURCHASES:	\$ <u>1,795,452.87</u>
ACH PAYMENTS	\$	<u>1,302,051.78</u>

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 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 08/07/2025 - 08/07/2025
 JOURNALIZED OPEN AND PAID
 BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. 65-A DISTRICT COURT	BOND FAILURE TO APPEAR/CIVIL INFRACTION	212.00	115201
2. A T & T	JUL 15 - AUG 14 2025 - INTERNET S1	195.25	115177
3. ABDUL RAHMAN	JUNE 16 2025 ARROW TREE FIRE	62.15	115178
4. ALEX OR ALLISON REPP	FARMERS MARKET	28.00	
5. ALLGRAPHICS CORP	DPW LOGO WEAR UNIFORM SHIRTS	515.14	
6. ALYSHA COWLES	FARMERS MARKET	3.00	
	FARMERS MARKET	5.00	
	TOTAL	8.00	
7. ASAP PRINTING	POLICE BROCHURES	1,206.60	
8. ASHLEY WINSTEAD	REIMB ASSESSORS CONT EDUC TRAINING	35.00	
	6/23/25 MILEAGE REIMB LAND DIVISION TRAINING	36.40	
	TOTAL	71.40	
9. AUTO VALUE OF EAST LANSING	SEWER UNIT #31 - FLEET REPAIR PARTS	3.15	
	SEWER UNIT #680 - FLEET REPAIR PARTS	115.38	
	CEMETARY UNIT #94 - POWERATED BELTS	30.34	
	CEMETARY UNIT #95 - BEARINGS/OIL SEAL	23.43	
	RETURN POWERATED BELTS/BEARING - FLEET REPAIR PART	(39.14)	
	MOTOR POOL - FLEET REPAIR PARTS 2025 - 2ND PO	23.79	
	FIRE UNIT #701 - BATTERY RED TOP - FLEET REPAIR PA	309.99	
	FIRE UNIT #91 - FLEET REPAIR PARTS	150.00	
	STOCK - FLEET REPAIR PARTS	339.99	
	STOCK - FLEET REPAIR PARTS	150.00	
	POLICE UNIT #720 - FLEET REPAIR PARTS	263.37	
	COMMUNITY PLANNING UNIT #129 - FLEET REPAIR PARTS	371.79	
	COMMUNITY PLANNING UNIT #660 - FLEET REPAIR PARTS	218.87	
	COMMUNITY PLANNING #130 - FLEET REPAIR PARTS	337.99	
	STOCK - WASHER FLUID	88.02	
	TOTAL	2,386.97	
10. BOUNDTREE MEDICAL	ORDER 3106308972 - MEDICAL SUPPLIES/AMBULANCE	64.99	
	ORDER #106312546 - MEDICAL SUPPLIES/AMBULANCE	1,322.57	
	TOTAL	1,387.56	
11. BRD PRINTING, INC	2025 FARMERS' MARKET BANNERS	2,012.67	
	2025 FARMERS' MARKET ARROW YARD SIGNS	136.43	
	TOTAL	2,149.10	
12. BUBBLES R FUN LLC	07/24/25 CHILDREN'S CONCERT SERIES PERFORMER	300.00	
13. CARRIE BALLOU	FARM MARKET VENDOR	17.00	
14. CDW	4 DELL PRO E2425HM LED MONITORS	582.52	
15. CENTRALSQUARE TECHNOLOGIES LLC	CAD FIELDOPS LICENSE - POLICE	120.00	
16. CINTAS CORPORATION #725	07/02/2025 - MECHANICS UNIFORMS	13.95	
	07/10/2025 - MECHANICS UNIFORMS	50.78	
	07/17/2025 - MECHANICS UNIFORMS	50.78	
	07/23/2025 - MECHANICS UNIFORMS	50.78	
	TOTAL	166.29	

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Vendor Name	Description	Amount	Check #
17. CINZORI FARMS LLC	FARMERS MARKET	161.00	
	FARMERS MARKET	219.00	
	TOTAL	380.00	
18. CITY PULSE	10/9/24 LEGAL AD	152.44	
	7/16/25 LEGAL ADS	390.72	
	TOTAL	543.16	
19. COMCAST	AUG 1 TO AUG 31 2025 - INTERNET + TV M1	637.90	115179
20. CONSTANCE KNAGGS	SECURITY DEPOSIT REFUND - PARKS	100.00	
21. CRYSTAL FLASH	BILL OF LADING 357102777 - ACCT 97833 - FLEET FUE	14,050.39	115202
22. CUMMINS INC	N. FIRE 93 - GENERATOR INSP & LOAD BANK TEST	748.92	
23. CYNTHIA LUCIDI	SECURITY DEPOSIT REFUND - PARKS	200.00	
24. DAVID OR ANN BROGREN	FARMERS MARKET VENDORS	42.00	
25. DELANEY J SHANNON	OVERPAYMENT AMBULANCE ON 1/25/2025	75.00	
26. DELUX TENTS AND EVENTS, LLC	2025 CELEBRATE MERIDIAN FESTIVAL TENT	960.00	
	2025 CELEBRATE MERIDIAN FESTIVAL TABLE AND CHAIRS	324.00	
	TOTAL	1,284.00	
27. DIANA TENNES	FARM MARKET VENDOR	34.00	
28. DOUGHNATION BAKERY	FARMERS MARKET	140.00	
	FARMERS MARKET	158.00	
	TOTAL	298.00	
29. EMMA CAMPBELL	2025 WORK BOOT REIMBURSEMENT	175.00	
30. EMMA GARIBALDI	JUNE 16 2025 ARROW TREE FIRE	124.30	115180
31. FEDEX	HR POSTERS FOR BUILDINGS	146.32	115203
32. FIRE SERVICE MANAGEMENT	STRUCTURAL GEAR REPAIR - W/O #28661	546.00	
33. FIRST COMMUNICATIONS	JULY 2025 - TELEPHONE LINES 3142216	56.08	115181
34. FRESHIES BAKERY	FARMERS MARKET VENDORS	114.00	
	FARMERS MARKET	76.00	
	TOTAL	190.00	
35. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	18.00	
	FARMERS MARKET	71.00	
	TOTAL	89.00	
36. HAMMOND FARMS	BRUSH DUMP FEE - PARKS AND PATHWAY MAINTENANCE SU	55.00	
	PRO-SOIL LAWN MIX - PARKS/PATHWAY MAINTENANCE SUP	39.50	
	TOTAL	94.50	
37. HAWORTH INC	RECORDS DEPT FURNITURE	433.35	

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38. HIGHWATER FARMS	FARMERS MARKET	94.00	
	FARMERS MARKET	70.00	
	TOTAL	164.00	
39. HILLARY DOYLE	FARMERS MARKET	95.00	
	FARMERS MARKET	51.00	
	TOTAL	146.00	
40. IGNITE DONUTS LLC	FARMERS MARKET	142.00	
	FARMERS MARKET	37.00	
	TOTAL	179.00	
41. JACK DOHENY COMPANIES INC	REPAIR PARTS FOR VACTOR - UNIT 30	408.80	
42. JACOB FARLEY	FARM MARKET VENDOR	119.00	
	FARMERS MARKET	232.00	
	TOTAL	351.00	
43. JAMMIE TURNER	JUNE 16 2025 ARROW TREE FIRE	124.30	115182
44. JEAN S. FIERKE	FARMERS MARKET	10.00	
	FARMERS MARKET	27.00	
	TOTAL	37.00	
45. JEFF CLARK	FARMERS MARKET VENDOR	28.00	
46. JENNA PIERCE	JUNE 16 2025 ARROW TREE FIRE	124.30	115183
47. JOES BODY SHOP INC	UNIT #714 - BODY REPAIRS	1,450.65	
48. JOHN PULICE	SECURITY DEPOSIT REFUND - PARKS	100.00	
49. JOHNSON CONTROLS	MUNICIPAL BLDG AIR HUMIDITY SENSOR REPAIRS	1,462.00	
50. JORDAN FIERKE	JUNE 16 2025 ARROW TREE FIRE	124.30	115184
51. JOSEPH CESARIO	FARM MARKET VENDOR	123.00	
	FARMERS MARKET	76.00	
	TOTAL	199.00	
52. JOSH AIKEN	JUNE 16 2025 ARROW TREE FIRE	62.15	115185
53. JOSHUA COPENHAVER	JUNE 16 2025 ARROW TREE FIRE	124.30	115186
54. KCI	AUG 2025 - 6/23/2025 TO 6/27/2025 AV BALLOT MAILIN	6,034.94	
	AUG 2025 ELECTION - BALLOT RETURN ENVELOPE	2,935.09	
	AUG 2025 - SPECIAL ELECTION POSTCARD	8,655.58	
	TOTAL	17,625.61	
55. KEVIN THOMAS	FARM MARKET VENDOR	31.00	
56. KODAJOOK SAGAC	JUNE 16 2025 ARROW TREE FIRE	124.30	115187
57. KRISTOPHER DEWITT	JUNE 16 2025 ARROW TREE FIRE	124.30	115188
58. LAFONTAINE FORD OF LANSING	UNIT 129 - REPAIR PARTS	55.19	
59. LAMA ABULIBDEH	JUNE 16 2025 ARROW TREE FIRE	62.15	115189

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60. LANSING SANITARY SUPPLY INC	BUILDINGS - JANITORIAL SUPPLIES	910.53	
	BUILDINGS - FIRE JANITORIAL SUPPLIES	496.62	
	TOTAL	1,407.15	
61. LANSING UNIFORM COMPANY	FIRE UNIFORM ITEMS - VANDERBOS	141.90	
	FIRE UNIFORM ITEMS - CAMPBELL	445.70	
	UNIFORM SHIRTS - GRILLO/CRANE	214.85	
	UNIFORM PANTS - COLE/BERMAN	379.80	
	FIRE UNIFORM PATCHES	825.00	
	UNIFORM PANTS - NOLAN	189.90	
	TOTAL	2,197.15	
62. LOPEZ CONCRETE CONSTRUCTION	2025 CONCRETE SPOT REPAIR CONTRACT	96,268.33	
63. MACQUEEN EMERGENCY GROUP	FIREFIGHTING FOAM (HCT F-500 ENCAPSULATING AGENT)	1,650.00	
	MP - FIRE - UNIT 134 REPAIRS	2,795.17	
	MP - FIRE - REPAIR AUTO EJECT CHARGING	851.54	
	TOTAL	5,296.71	
64. MARYANN SEDAO	FARM MARKET VENDOR	80.00	
	FARMERS MARKET	34.00	
	TOTAL	114.00	
65. MAURICE CARADINE	FARMERS MARKET	10.00	
66. MEI TOTAL ELEVATOR SERVICES	POLICE - MI 27847 ELEVATOR TROUBLE CALL	1,185.00	
	POLICE - MI27847 ELEVATOR TROUBLE CALL	790.00	
	POLICE -MI27847 ELEVATOR REPAIRS	2,046.81	
	TOTAL	4,021.81	
67. MERIDIAN STRATFORD PLACE	EMERGENCY RENT ASSISTANCE	808.00	115190
68. MERIDIAN TOWNSHIP RETAINAGE	MI PAVING - CONCRETE SPOT REPAIR CONTRACT 2025	4,333.25	
	MI PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PROGRAM	42,089.78	
	MI PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PROGRAM	11,107.92	
	MI PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PROGRAM	17,602.46	
	MI PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PROGRAM	191.03	
	TOTAL	75,324.44	
69. MI GREAT LAKES FISH COMPANY	FARMERS MARKET VENDOR	73.00	
	FARMERS MARKET	167.00	
	TOTAL	240.00	
70. MICHELLE DELEON	FARMERS MARKET	85.00	
	FARMERS MARKET	20.00	
	TOTAL	105.00	
71. MICHIGAN PAVING	2024 LOCAL ROAD PROGRAM CRUSHING AND RESURFACING C	29,928.00	115191
	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	371,401.22	115191
	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	99,971.23	115191
	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	158,422.14	115191
	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	16,594.27	115191
	TOTAL	676,316.86	
72. MID-MICHIGAN LAND CONSERVANCY	2025 GREEN GRANT 50% - MID MICHIGAN LAND CONSERVAN	1,250.00	

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Vendor Name	Description	Amount	Check #
73. MORTON'S CATERING	LUNCH NFA LEADERSHIP COURSE 7/31/2025 (SESSION 2,	410.00	
	LUNCH NFA LEADERSHIP COURSE 8/1/2025 (SESSION 2, D	474.00	
	TOTAL	884.00	
74. MOUMINEIN HAMAD	JUNE 16 2025 ARROW TREE FIRE	124.30	115192
75. MSU VETERINARY MEDICAL CENTER	6/10/25 TO 6/11/25 -K9 ARES MEDICAL TREATMENT - AC	1,181.59	
76. MTH MANAGEMENT	EMERGENCY RENT ASSISTANCE	500.00	115193
77. NANDNI SHARMA	JUNE 16 2025 ARROW TREE FIRE	124.30	115194
78. NATALIE DURAN	FARMERS MARKET	25.00	
79. ON DEMAND MOSQUITO MAN INC	JULY 2025 - MOSQUITO FOR PARKS/BLDGS/GROUNDS	1,535.00	
80. PATRICIA M FREDERICK	DUPLICATE PAYMENT - AMBULANCE	24.00	
81. PAVEMENT TECHNOLOGY, INC	2025 ASPHALT REJUVENATOR CONTRACT	284,756.80	
82. PAVLIK WINDOW FILMS	GLASS PRIVACY FILM - PSB CONFERENCE ROOM	1,974.00	
83. PAWSOME PETS OKEMOS LLC	POLICE K9 ITEMS	35.94	
84. PITNEY BOWES	POSTAGE MACHINE - RED/BLACK INK CARTRIDGES	803.16	
85. PLANET X INC	6/28/2025 CELEBRATE MERIDIAN CHILDREN'S AREA	4,745.00	
86. PONDSIDE FARMS	FARM MARKET VENDOR	91.00	
87. PRO-TECH MECHANICAL SERVICES	PM HVAC AT HISTORICAL VILLAGE	1,130.00	
88. PURITY CYLINDER GASES INC	ORDER #0004745760-00 - MEDICAL OXYGEN	166.50	
89. QUALITY TIRE INC	MOTOR POOL TIRES - STOCK	1,146.00	
90. RECLAIMED BY DESIGN	3RD QTR 2025 RECYCLING CENTER	6,000.00	
91. RICHARD JANKA PSY.D	5/29/2025 - 6/20/2025 - 7/1/2025 - PROF PSYCHOLOGI	1,950.00	
92. RISE ALEXANDER	SECURITY DEPOSIT REFUND - PARKS	100.00	
93. ROWE PROFESSIONAL SERVICES	CO PROF SERV JUNE 1 2025 TO JUNE 30 2025 - SCHULTZ PA	500.00	
94. SARAH BROWN	FARMERS MARKET	15.00	
	FARMERS MARKET	25.00	
	TOTAL	40.00	
95. SAVANNAH BERTHIAUME	JUNE 16 2025 ARROW TREE FIRE	124.30	115195
96. SHANA TUCKER	JUNE 16 2025 ARROW TREE FIRE	124.30	115196
97. SHAWN DIEMER	FARM MARKET VENDOR	1,751.00	
98. SHELLEY MCCORMICK	DEPOSIT \$200 - OWE \$100.00 (PAID \$100 - CK 115160	100.00	115204
99. SIXTEEN SPRIGS LAVENDER FARM	FARMERS MARKET VENDOR	52.00	
100 SMART HOMES INC	SERVICE CALL 7/10/25 - THR TECH	89.00	
101 SPALDING DEDECKER ASSOCIATES	PROF SERV MAY 26 TO JUNE 29 2025 - 2025 LOCAL RD P	51,543.74	
102 SPARTAN DISTRIBUTORS	MP - PARKS - REPAIRS TO MOWER UNIT 70	2,040.99	

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Vendor Name	Description	Amount	Check #
103 ST THOMAS AQUINAS PARISH	EMERGENCY RENT ASSISTANCE	500.00	115197
	EMERGENCY RENTAL ASSISTANCE	500.00	115197
	TOTAL	1,000.00	
104 STONE CIRCLE BAKEHOUSE	FARM MARKET VENDOR	89.00	
	FARMERS MARKET	69.00	
	TOTAL	158.00	
105 SUE MCMASTER	FARM MARKET VENDOR	201.00	
	FARMERS MARKET	52.00	
	TOTAL	253.00	
106 SUPREME SANITATION	7/1/25 TO 7/31/25 - MARKETPLACE - PORTABLE TOILET	180.00	
	7/1/25 TO 7/31/25 - NEWTON ST - PORTABLE TOILET RE	90.00	
	7/1/25 TO 7/31/25 - TOWNER RD PARK - PORTABLE TOIL	90.00	
	7/1/25 TO 7/31/25 - HILLBROOK PARK - PORTABLE TOIL	90.00	
	7/1/25 TO 7/31/25 - NANCY MOORE PARK - PORTABLE TO	90.00	
	7/1/25 TO 7/31/25 - EASTGATE PARK - PORTABLE TOILE	180.00	
	TOTAL	720.00	
107 SWEETIE PIE PANTRY LLC	FARMERS MARKET	5.00	
108 TASTE OF THAI INC	FARM MARKET VENDOR	38.00	
	FARMERS MARKET	5.00	
	TOTAL	43.00	
109 TELAL ABASS	JUNE 16 2025 ARROW TREE FIRE	124.30	115198
	DONATION THRU MERIDIAN CARES FOR JUNE 16 2025 ARRO	500.00	115198
	TOTAL	624.30	
110 THE CHEESE PEOPLE OF GRAND RAPIDS	FARMERS MARKET	161.00	
	FARMERS MARKET	109.00	
	TOTAL	270.00	
111 TITUS FARMS LLC	FARMERS MARKET	670.00	
112 TRIPP'S COLLISION EAST LANSING	MP - REPAIRS UNIT #717	2,473.13	
113 TYLER BARRETT	JUNE 16 2025 ARROW TREE FIRE	62.15	115199
114 UDDERLY MAGIC LLC	FARMERS MARKET	102.00	
	FARMERS MARKET	53.00	
	TOTAL	155.00	
115 ULINE	TRAFFIC CONES/CONNECTOR CHAINS - FARMERS' MARKET R	661.86	
	BARRICADES PARK TRAILS/PATHWAY CLOSURES & PARKING	583.92	
	TOTAL	1,245.78	
116 UNCLE CALVINS SWEET POTATO PIES	FARM MARKET VENDOR	21.00	
	FARMERS MARKET	64.00	
	TOTAL	85.00	
117 VERIZON WIRELESS	JUNE 24 2025 TO JULY 23 2025 WIRELESS MOBILE SERVI	2,336.00	
118 WILLIAM ANDREWS JR	SECURITY DEPOSIT REFUND - PARKS	100.00	

07/31/2025 11:40 AM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 08/07/2025 - 08/07/2025
JOURNALIZED OPEN AND PAID
BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
119 WILSON FARM FRESH MEATS			
	FARM MARKET VENDOR	99.00	
	FARMERS MARKET	201.00	
	TOTAL	<u>300.00</u>	
120 YMCA OF LANSING			
	2025 GREEN GRANT 50% - YMCA PARKWOOD BRANCH	1,303.50	
121 ZACHARY PEEL AND MELISSA DEEHAN			
	JUNE 16 2025 ARROW TREE FIRE	124.30	115200
TOTAL - ALL VENDORS		1,291,712.78	

07/31/2025 11:41 AM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 08/07/2025 - 08/07/2025
JOURNALIZED OPEN AND PAID
BANK CODE: PW53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. ALLGRAPHICS CORP	DPW LOGO WEAR UNIFORM SHIRTS	682.86	
2. CITY OF EAST LANSING	JULY 2025 - OPERATING, INTERCONNECT & DEBT SHARING	418,914.58	
3. COMPLETE STRIPING	MERIDIAN MALL RESTRIPIING - MACY'S, CHILI'S AND OLI	485.00	
4. CUMMINS INC	MAIN LIFT STATION - GENERATOR REPAIRS	6,345.20	
	CHAMPION WOODS - 2025 GENERATOR PM	805.48	
	EASTEND LS - 2025 GENERATOR PM	805.48	
	EMBER OAKS - 2025 GENERATOR PM	805.48	
	MEADOWS - 2025 GENERATOR PM	748.83	
	TOTAL	9,510.47	
5. ETNA SUPPLY COMPANY	WATER - CURB BOX KEYS	378.00	
6. FEDEWA HOLDINGS LLC	UB REFUND - CHAMBERLAIN DR	365.31	
7. FERGUSON WATERWORKS #3386	WATER - ANGLE VALVES	375.00	
	WATER - ANGLE VALVES	689.99	
	TOTAL	1,064.99	
8. LOPEZ CONCRETE CONSTRUCTION	2025 CONCRETE SPOT REPAIR CONTRACT	8,878.41	
9. MICHIGAN PAVING	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	22,475.25	30173
10. SA SMITH PAVING & TRUCKING INC	ASPHALT SPOT REPAIR 2025	23,893.45	
11. SHANICKA BUTLER	UB REFUND FOR WATER/SEWER	294.92	30174
12. SHERWIN WILLIAMS CO	#36513-34435 - RED HYDRANT PAINT	104.90	
13. SPALDING DEDECKER ASSOCIATES	PROF SERV MAY 26 TO JUNE 29 2025 - CONST INSP SERV	245.00	
14. SPARTAN BARRICADING	WATER/SEWER - TRAFFIC SAFETY CONES	1,820.00	
15. STATE OF MICHIGAN	EGLE VIOLATION PAYMENT	200.00	
16. VERIZON WIRELESS	JUNE 24 2025 TO JULY 23 2025 WIRELESS MOBILE SERVI	433.06	
TOTAL - ALL VENDORS		489,746.20	

07/31/2025 11:42 AM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 08/07/2025 - 08/07/2025
JOURNALIZED OPEN AND PAID
BANK CODE: TA53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. JEAN BECKON	2025 SUMMER TAX REFUND	13.56	
2. SYED KALEMUDDIN	2025 SUM TAX REFUND - WHITE OWL WAY	67.87	
TOTAL - ALL VENDORS		81.43	

Credit Card Report 07/16/2025 - 07/29/2025

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
7/17/2025	LAWRENCE BOBB	\$785.00	MIDWEST POWER EQUIPMENT
7/18/2025	LAWRENCE BOBB	\$113.60	THE HOME DEPOT #2723
7/21/2025	LAWRENCE BOBB	\$39.97	THE HOME DEPOT #2723
7/23/2025	LAWRENCE BOBB	\$24.98	AUTO VALUE 244 EAST LANSI
7/23/2025	LAWRENCE BOBB	\$0.50	THE HOME DEPOT #2723
7/24/2025	LAWRENCE BOBB	\$39.97	THE HOME DEPOT #2723
7/28/2025	LAWRENCE BOBB	\$174.95	COOL RITE COOLER
7/28/2025	LAWRENCE BOBB	\$130.42	THE HOME DEPOT #2723
7/28/2025	LAWRENCE BOBB	\$70.56	THE HOME DEPOT #2723
7/16/2025	TYLER KENNELL	\$60.00	AC&E RENTALS
7/16/2025	TYLER KENNELL	\$219.12	THE HOME DEPOT #2723
7/18/2025	TYLER KENNELL	\$23.84	THE HOME DEPOT #2723
7/22/2025	TYLER KENNELL	\$231.05	GRAINGER
7/23/2025	TYLER KENNELL	\$90.25	SHERWIN-WILLIAMS701339
7/22/2025	TYLER KENNELL	\$17.86	THE HOME DEPOT #2723
7/25/2025	TYLER KENNELL	\$28.53	THE HOME DEPOT #2723
7/29/2025	TYLER KENNELL	\$69.99	TRACTOR SUPPLY #1149
7/17/2025	MICHAEL HAMEL	\$618.12	JONES & BARTLETT LEARNING
7/16/2025	MICHAEL HAMEL	\$120.92	AMAZON MKTPL*L99PJ2FU3
7/17/2025	MICHAEL HAMEL	\$42.75	MEIJER STORE #025
7/25/2025	MICHAEL HAMEL	\$17.99	PANERA BREAD #608017 O
7/24/2025	KYLE FOGG	\$23.56	THE HOME DEPOT #2723
7/28/2025	KYLE FOGG	\$10.97	THE HOME DEPOT #2723
7/16/2025	RYAN CAMPBELL	\$325.00	STATE OF MI EMS
7/27/2025	RUDY GONZALES	\$13.98	WAL-MART #2866
7/25/2025	RUDY GONZALES	\$53.94	HOMEDEPOT.COM
7/16/2025	JACOB FLANNERY	\$39.94	THE HOME DEPOT #2723
7/23/2025	JACOB FLANNERY	\$3.98	HASLETT TRUE VALUE HARDWA
7/25/2025	JACOB FLANNERY	\$15.92	THE HOME DEPOT #2723
7/16/2025	ASHLEY WINSTEAD	\$408.64	TREETOPS RESORT
7/16/2025	ASHLEY WINSTEAD	\$42.57	AMAZON MKTPL*UO5MR3TR3
7/17/2025	ASHLEY WINSTEAD	\$449.35	COSTAR GROUP INC
7/23/2025	CHRISTOPHER JOHNSON	\$15.96	COSTCO WHSE#1277
7/21/2025	BRIAN PENNELL	(\$37.09)	JONES & BARTLETT LEARNING
7/21/2025	BRIAN PENNELL	\$20.96	THE HOME DEPOT #2723
7/23/2025	BRIAN PENNELL	\$134.09	AMAZON MKTPL*0B55S15X3
7/21/2025	MELISSA MASSIE	\$254.85	AMAZON MKTPL*YO77T1JP3
7/16/2025	COURTNEY WISINSKI	\$148.98	HARBOR FREIGHT TOOLS 157
7/16/2025	COURTNEY WISINSKI	\$376.69	THE HOME DEPOT 2723
7/17/2025	COURTNEY WISINSKI	\$62.58	QUALITY DAIRY#31
7/17/2025	COURTNEY WISINSKI	\$3.98	QUALITY DAIRY#31
7/17/2025	COURTNEY WISINSKI	\$8.10	THE HOME DEPOT #2725
7/21/2025	COURTNEY WISINSKI	\$150.00	THE HOME DEPOT #2725
7/21/2025	COURTNEY WISINSKI	\$150.00	THE HOME DEPOT #2725
7/22/2025	COURTNEY WISINSKI	(\$150.00)	THE HOME DEPOT #2725
7/22/2025	COURTNEY WISINSKI	(\$150.00)	THE HOME DEPOT #2725
7/22/2025	COURTNEY WISINSKI	\$300.00	THE HOME DEPOT #2725
7/24/2025	COURTNEY WISINSKI	\$88.48	AMAZON RETA* KV65M6IH3
7/24/2025	COURTNEY WISINSKI	\$17.50	TAPESTRY LAND RECORDS
7/23/2025	COURTNEY WISINSKI	\$339.40	THE HOME DEPOT #2725
7/25/2025	COURTNEY WISINSKI	\$119.99	TRACTOR SUPPLY #1149
7/25/2025	COURTNEY WISINSKI	\$295.56	THE HOME DEPOT #2723
7/28/2025	COURTNEY WISINSKI	\$751.11	PY *NEXSTAR

7/29/2025	COURTNEY WISINSKI	\$35.98	WALGREENS #11286
7/21/2025	ANGELA DEMAS	\$85.44	GFS STORE #1901
7/24/2025	TIMOTHY H DEMPSEY	\$124.95	FAIRFIELD INN & SUITES
7/16/2025	JUSTIN C CAROEN	\$199.00	THE HOME DEPOT #2723
7/16/2025	JUSTIN C CAROEN	\$199.00	THE HOME DEPOT #2723
7/28/2025	JUSTIN C CAROEN	\$67.09	OFFICEMAX/OFFICEDEPT#3379
7/16/2025	DERRICK BOBB	\$55.94	THE HOME DEPOT #2723
7/28/2025	ROBERT CARETTI	\$65.92	THE HOME DEPOT #2723
7/19/2025	STEPHEN GEBES	\$481.85	ZOOM.COM 888-799-9666
7/17/2025	RICHARD GRILLO	\$795.00	FBI LEEDA INC
7/19/2025	RICHARD GRILLO	\$105.96	AMAZON MKTPL*4705Q6MA3
7/23/2025	RICHARD GRILLO	\$175.00	MICHIGAN ASSOC OF CHIEFS
7/23/2025	RICHARD GRILLO	\$82.99	GOOGLE *YOUTUBE TV
7/23/2025	RICHARD GRILLO	\$510.43	4IMPRINT, INC
7/23/2025	RICHARD GRILLO	\$21.92	HILTON INDIANAPOLIS F&B
7/25/2025	RICHARD GRILLO	\$41.21	BP#2891500PREET OIL
7/25/2025	RICHARD GRILLO	\$858.79	HILTON INDIANAPOLIS
7/19/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
7/19/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
7/25/2025	MICHELLE PRINZ	\$26.98	ASANA.COM
7/22/2025	CATHERINE ADAMS	\$237.11	ACORN NATURALISTS
7/24/2025	CATHERINE ADAMS	\$491.88	AMAZON MKTPL*668CW35D3
7/24/2025	CATHERINE ADAMS	\$58.89	TOP HAT CRICKET FARM INC
7/29/2025	CATHERINE ADAMS	\$160.00	FOSSIL INDUSTRIES
7/24/2025	BART CRANE	\$193.20	COMCAST / XFINITY
7/25/2025	BART CRANE	\$100.00	PAYPAL *PAAM
7/18/2025	ALLISON GOODMAN	\$13.87	MEIJER STORE #253
7/18/2025	ALLISON GOODMAN	\$27.06	WAL-MART #2866
7/22/2025	ALLISON GOODMAN	\$41.29	THE HOME DEPOT #2723
7/24/2025	ALLISON GOODMAN	\$49.39	MEIJER STORE #253
7/17/2025	DAN PALACIOS	\$4.72	THE HOME DEPOT #2723
7/23/2025	DAN PALACIOS	\$9.97	THE HOME DEPOT #2723
7/24/2025	DAN PALACIOS	\$131.40	THE HOME DEPOT #2723
7/28/2025	DAN PALACIOS	\$97.11	THE HOME DEPOT 2723
7/18/2025	ROBERT MACKENZIE	\$299.80	AMAZON MKTPL*6G8DV1UN3
7/25/2025	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
7/21/2025	SAMANTHA DIEHL	\$300.00	IN *THE STATE NEWS
7/23/2025	SAMANTHA DIEHL	\$3.00	FACEBK *5CYFJXCBR2
7/23/2025	SAMANTHA DIEHL	\$4.00	FACEBK *KBH2KW4CR2
7/24/2025	SAMANTHA DIEHL	\$5.00	FACEBK *U7LSSVCCR2
7/25/2025	SAMANTHA DIEHL	\$6.00	FACEBK *MWE8NWYBR2
7/26/2025	SAMANTHA DIEHL	\$7.00	FACEBK *A8QWHWGBR2
7/27/2025	SAMANTHA DIEHL	\$8.00	FACEBK *6EU8ZVCCR2
7/28/2025	SAMANTHA DIEHL	\$9.00	FACEBK *E5F44WCCR2
7/28/2025	SAMANTHA DIEHL	\$349.00	MVP MEDIA NETWORK
7/25/2025	THOMAS BAKER	\$22.98	HASLETT TRUE VALUE HARDWA
TOTAL		\$13,912.46	

ACH Transactions

Date	Payee	Amount	Purpose
7/17/2025	ELAN	\$ 25,484.25	Credit Card Payment
7/23/2025	Various Financial Institutions	\$ 379,138.62	Payroll Deductions 7/25/2025
7/23/2025	IRS	\$ 133,881.43	Payroll Taxes 7/25/2025
7/23/2025	MCT Utilities	\$ 1,288.49	Water/Sewer Utility Transactions
7/24/2025	Blue Care Network	\$ 30,348.13	Employee Health Insurance
7/25/2025	Nationwide	\$ 11,037.05	Payroll Deductions 7/25/2025
7/25/2025	Alerus	\$ 60,300.80	Payroll Deductions 7/25/2025
7/25/2025	MERS	\$ 510,887.69	Employee Retirement
7/28/2025	State of Michigan	\$ 41,337.72	State Payroll Taxes July 2025
7/31/2025	Blue Care Network	\$ 108,347.60	Employee Health Insurance
Total ACH Payments		\$ 1,302,051.78	



9.E

To: Board Members
From: Tim Dempsey, Township Manager & Bernadette Blonde, Finance Director
Date: August 7, 2025
Re: 2026 Budget Public Hearing Date

Staff will present Board members with the 2026 Recommended Budget on September 2, 2026, and it will be posted to the Township website. The 2026 Budget Public Hearing will be held September 16, 2026.

The following motion is prepared for Board consideration:

MOVE THAT A PUBLIC HEARING BE HELD AT 6:00 PM ON SEPTEMBER 16, 2025 FOR THE PURPOSE OF TAKING COMMENTS REGARDING THE 2026 CHARTER TOWNSHIP OF MERIDIAN RECOMMENDED BUDGET.



To: Board Members

From: Amber Clark, Neighborhoods and Economic Development Director

Date: August 7, 2025

**Re: Outdoor Gathering Permit & Liquor License Approval
High Caliber Karting 2025 Meridian Motorfest**

The attached is a request from High Caliber Karting and Entertainment (HCKE), a commercial entertainment venue in Meridian Mall to host the annual Meridian Motorfest Car Show on Sunday August 31, 2025. This is the fifth celebration at HCKE promoting the love of vehicles, collectibles, and showcasing motor skills.

Event Details

Day: Sunday, August 31, 2024

Time: 12 PM to 7 PM (Single Day) event

Police Fire Protection:

2 Police Department Staff have been approved to be present at the Meridian Motorfest

Police & Fire Approval: **Yes**

Community Planning Approval: **Yes**

It is the recommendation of the Director of Economic Development, Director of Community Planning, Fire Chief and Police Chief that High Caliber Karting & Entertainment should receive the Outdoor Gathering Permit for August 31, 2025. This is a great event, safely organized, held at Meridian Mall and includes all age groups. This is a great attraction for our community and the Mall.

The following motion have been prepared for Board consideration:

MOVE TO ADOPT THE RESOLUTION AUTHORIZING LOCAL GOVERNMENT APPROVAL FOR ALCOHOLIC BEVERAGE SALES AND AN OUTDOOR ASSEMBLY LICENSE TO HIGH CALIBER KARTING & ENTERTAINMENT FOR THE 2025 MERIDIAN MOTORFEST CAR SHOW TO BE HELD ON AUGUST 31, 2025 AT HIGH CALIBER KARTING-MERIDIAN MALL.

Attachments:

1. Application for Outdoor Assembly License
2. Meridian Motorfest Event Map
3. MLCC Resolution for Local Government Approval



CHARTER TOWNSHIP OF MERIDIAN LICENSE FOR OUTDOOR ASSEMBLY

The Township Board of the Charter of Meridian hereby grants Licensee, HIGH CALIBER KARTING AND ENTERTAINMENT, whose address is 1982 W. GRAND RIVER AVE- MERIDIAN MALL –HCKE PARKING LOT, NORTH EAST SIDE OF MERIDIAN MALL, a license to conduct an outdoor assembly on the 31ST day of AUGUST, 2025 between the hours of 12:00 PM_ - 7:00 PM upon the premises located at 1982 W. GRAND RIVER AVE- MERIDIAN MALL – MARKETPLACE ON THE GREEN FARMERS MARKET PARKING LOT 1995 and the HCKE PARKING LOT, NORTH EAST SIDE OF MERIDIAN MALL, .The purpose and character of the outdoor assembly shall be limited to:

The number of person to attend is estimated at 1500.

Licensee shall observe the minimum requirements contained in Chapter 38, Article V of the Charter Township of Meridian Code of Ordinances, except that the Township board grants Licensee a waiver of the following provisions:

In addition to the foregoing, Licensee shall observe the following additional conditions:

This License shall not be transferable

The License shall be posted in a conspicuous place upon the premises of the assembly.

The foregoing License was approved by the Township Board of the Charter Township of Meridian on the 7th day of August, 2025.

Angela Demas
Township Clerk
Meridian Township



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____

the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): _____
(list specific licenses requested)

to be located at: _____

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (name of township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

CHARTER TOWNSHIP OF MERIDIAN

Application for Outdoor Assembly License

I. Description of Applicant

Name: High Caliber Karting & Entertainment

Mailing Address: 1982 W. Grand River Ave. STE 800, Okemos, MI 48864

Phone Number: 517-741-0611

If Applicant is a partnership or association, provide the above information for all partners, officers and directors, or other sponsors. If Applicant is a corporation, file its Articles of Incorporation, together with the names and address of all officers, directors, and shareholders having a financial interest greater than Five Hundred (\$500.00) dollars therein. Attach separate sheets containing such information.

II. The purpose and character of the proposed assembly is as follows:

Annual Meridian Motorfest - Car Show & Festival

III. The proposed assembly is to be conducted at (address):

High Caliber Karting. 1982 W. Grand River Ave. STE 800

The legal description of the premises is:

IV. The dates and hours during which the proposed assembly is to be conducted are as follows:

August 31st - 12pm - 7pm (1 day)

V. Applicant estimates that the maximum number of persons expected at the assembly for each day it is conducted is:

1500

VI. Applicant hereby agrees to observe and obey the minimum requirements contained in Chapter 38 of the Township Code of Ordinances, except that applicant requests that the Township Board grant a waiver of the following provisions:**VII. Detailed explanation (if applicable), including drawings and diagrams where applicable, of Applicant's plans to provide for the following:**

See attached.

Police and fire protection: 2 officers present for duration of event.

Food & water supply and facilities: HCK will supply.

Health & sanitation facilities: Inside HCK & at Marketplace on Green Pavillion

Medical facilities and services including emergency vehicles and equipment: N/A

Vehicle access and parking facilities: See Parking Lot Map

Camping and trailer facilities: N/A

Illumination facilities: N/A.

Communication facilities: HCK, Registration Tent(s), Marketplace on Green.

Noise control and abatement: Yelling "cut that out!" and giving wedgies to offenders.

Facilities for cleanup and waste disposal: HCK Staff & volunteers. Extra waste bins placed around lots.

Insurance and bonding arrangements: Under HCK's Insurance.

In addition, attach a detailed map or maps of the overall site of the proposed assembly.

<u>Casey Steele - Operations Manager</u>	<u>6/18/25</u>
Applicant Name and Title	Date Submitted

Economic Development

Received by Township ~~Clerk's~~ Office:

<u>Amber Clark</u>	<u>6.18.2025</u>
Name and Title	Date Received

Director
Neighborhoods
& Economic Devt

Administrative Review Outdoor Assembly License:

Within twenty (20) days of the date this application is filed, copies shall be forwarded to the Township Manager, Chief of Police, Fire Chief, Community Planning & Development Director, and the Ingham County Health Department for review, investigation, findings, and recommendation



Had to move Monster Truck due to new Asphalt in Lot #1



We will enclose the entire pavillion in the same fashion as Celebrate Meridian. There will only be one entrance/exit at the front of the pavillion + 2 Emergency Exits on opposite sides of the pavillion. The drink ticket station will be right inside the entrance. The "mobile bar" will be placed in Northwest part of the pavillion.



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: July 31, 2025

Re: Service Agreement - 2025 Fall Recycling Event

The final piece of transitioning job responsibilities from LeRoy Harvey, who retired early this year, will involve this contract with Mr. Harvey. We are contracting with LeRoy for him to administer the Township's 2025 Fall Recycling Event and train existing Township staff during the process to transition these duties back in-house for 2026.

The contract provides for compensation of \$40 per hour, which is consistent with the compensation Mr. Harvey was receiving when he retired from the Township early this year. The Fall Recycling event is scheduled to be held on September 20, 2025 and the contract will expire on October 4, 2025.

We are happy to answer any questions the Board may have.

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE CONTRACT WITH LEROY HARVEY AND DIRECT THE TOWNSHIP SUPERVISOR AND CLERK TO EXECUTE THE AGREEMENT.

Attachment:

1. Independent Contractor Agreement

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement is entered into as of the _____ day of _____ 2025, between LeRoy Harvey, an independent contractor, (“Contractor”) and Meridian Charter Township, (“Township”).

1. **SERVICES CONTRACTED-** The Township agrees to engage the services of Contractor as an Independent Contractor, to coordinate and administer operational aspects of the Township’s 2025 Fall Recycling Event (“Event”), including the training of Township employees, the Contractor shall:
 - A. Present and propose a budget, utilizing a Township provided template, which shall include signed W-9 forms and a current certificate of insurance for all vendors, for the Event no less than 30 days prior to September 20, 2025.
 - B. Provide all receipts and invoices to the Township from vendors within 5 business days of receiving the invoice or receipt.
 - C. Prepare and provide the Township with a summary of the Event, prior to the expiration of this Agreement, which shall include, among other things, the following:
 - i. Quantity of materials that were collected and recycled.
 - ii. An estimated number of people who attended the Event.
 - iii. A written record of volunteers who participated in the Event, including their name, home phone, cell phone, email and physical address.
 - iv. A written record of volunteers who participated in the Township’s spring and fall recycling events historically, including their name, home phone, cell phone, email and physical address.
 - v. A written record of vendors who have been involved in the spring and fall recycling events over the previous 5 years, including the vendor’s full legal name, name of the primary contact, work phone, cell phone, email, physical address and a detailed description of the services they have provided for these events.
 - D. The Parties may mutually agree to add, remove, or modify the scope of services under this Agreement.
2. **RESPONSIBILITIES-** Contractor represents that they have the necessary training and experience to administer and manage the operational aspects of the Event. Township and Contractor will mutually agree to a suitable work schedule, which may be amended from time to time.
3. **TERM-**This Agreement shall expire on October 4, 2025, unless earlier terminated by either party. This Agreement may be terminated:
 - A. By the Township: If Contractor fails to perform the services in a manner that complies with the requirements of this Agreement or that are otherwise unsatisfactory, or if Contractor otherwise breaches its obligations under this Agreement; or
 - B. By Contractor: if the Township fails to make such payments as may be due under this Agreement or if the Township otherwise breaches its obligations hereunder.

C. By either party: with 60 days' written notice to the other party.

If either party determines that the other has breached this Agreement, the breaching party shall have thirty (30) days to cure such breach before the Agreement is terminated except that this Agreement is subject to immediate termination for incidents of nonfeasance, misfeasance, malfeasance, or criminal acts of Contractor in the performance of services under this Agreement.

4. **COMPENSATION-** The Township shall pay \$40.00 per hour in exchange for Contractor's services. Contractor shall track all hours worked in a written record provided by the Township and submit such record to the Township to receive compensation. Contractor shall be paid on a monthly basis.
5. **GENERAL SUPERVISION** – Contractor retains the right to direct the way tasks or services described herein are to be performed. Subject to the foregoing, the Township retains the right to audit the work at intervals of its own choosing, to stop work, prescribe alterations, and generally approve the work to ensure conformity with the terms specified in this Agreement.
6. **ASSIGNMENTS-** Contractor shall not assign any rights or delegate or subcontract any obligations under this Agreement. Any assignment shall terminate this Agreement immediately. The Contractor's utilization of any retained staff of the Contractor does not constitute an assignment of this Agreement.
7. **REQUIRED TAXES, INSURANCES, FEES AND DOCUMENTS-** Contractor agrees that operates as an independent entity from the Township and pays any federal, state, local, social security, Medicare and unemployment taxes, liability and workers' compensation insurance premiums, and license or permit fees necessary to conduct business. Contractor agrees the Township will not be responsible for any such taxes, insurances, fees or other costs. Contractor agrees to indemnify and hold harmless from any liability for, or assessment of, any taxes imposed on Contractor by relevant taxing authorities.
8. **RETIREMENT-** The Parties acknowledge that Contractor participated in a retirement plan while employed with the Township. Contractor acknowledges that this Agreement could impact his present ability to receive distributions. Contractor agrees to indemnify and hold the Township harmless for any consequences this Agreement may have on his retirement benefit. Contractor will comply with all requirements of the retirement plan as well as state and federal law as they may apply to his retirement benefit. Contractor acknowledges that he was advised to speak to an independent advisor of his choosing as to this Agreement's impact (if any) on his retirement benefit.
9. **RETURN OF TOWNSHIP PROPERTY:** Upon termination of this Agreement, or at the request of the Township any and all property in Contractor's possession or control belonging to the Township, including but not limited to, proprietary information, intellectual property, computers, equipment, pass keys, electronic access such as passwords, documents, plans, recordings, software and all related records and/or financial information.
10. **INDEMNIFICATION-** To the fullest extent permitted by law, Contractor will defend, indemnify and hold harmless the Township, its elected officials, employees and volunteers and others working on behalf of the Township against any and all claims, suits,

damages, losses, or expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by any negligent act or omission of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, regardless of whether or not it is caused in part by the Township indemnified hereunder.

11. **CONFIDENTIALITY-** In this role, Contractor may encounter confidential information. Contractor agrees not to use any confidential information disclosed in course of the duties prescribed under this Agreement for any purpose other than to carry out the undertakings of this Agreement. Contractor shall not disclose or permit any disclosure of any confidential information pertaining to the Township. Contractor agrees to take all reasonable efforts to protect the secrecy of confidential information. Contractor further agrees to notify the Township in writing of any actual or suspected misuse, misappropriation, or unauthorized disclosure of confidential information that comes to her attention. Nothing in this Paragraph shall prevent Contractor from disclosing confidential information that has already been disclosed by the Township, that is subject to disclosure under state and federal law, or that Contractor is required to disclose by order of a court, administrative agency or other governmental body. In the event Contractor is legally compelled to disclose such information, the Contractor shall provide notice to the Township of the compulsion to permit the Township to seek a protective order or otherwise prevent such disclosure.
12. **NO JOINT VENTURE-** This Agreement is not intended to be, and will not be construed as, a joint venture, partnership or other formal business organization. Neither party shall have the right or obligation to make any commitments or incur any obligations on behalf of the other party.
13. **INDEPENDENT CONTRACTOR-** While performing under this Agreement, each party shall act in the capacity of an independent entity and not as an employee of the other party. Contractor is an independent contractor and shall not be considered at any time to be an employee of the Township notwithstanding the fact that Contractor may be employed at the Township in a separate capacity. Contractor shall not receive any benefits or insurances provided by the Township to its employees.
14. **BUSINESS OF INDEPENDENT CONTRACTOR-** Contractor may engage in any other business and is not required to devote all of their energies exclusively for the benefit of the Township.
15. **NO OFFICAL DUTIES-** Contractor shall have no official duties under the terms of this Agreement nor shall Contractor be deemed to hold any elective or appointed office with the Township by virtue of same. No oath of office shall be required as a condition of this Agreement and no roll or other official or statutorily required document of the Township shall be authored or executed by Contractor in its capacity as an independent contractor.
16. **COPIES OF DOCUMENTS-** Contractor agrees to provide copies of any or all requested documents confirming Contractor's business status including, but not by way of limitation, copies of incorporation paper, workers' compensation insurance, and liability insurance, if any, upon written request from the Township.

17. **SEVERABILITY**-The provisions of this Agreement are severable. Should any provision of this Agreement be declared unenforceable, such declaration shall not affect the remainder, which shall be enforced according to its terms.
18. **ENTIRE AGREEMENT**- This Agreement contains all the terms and conditions governing Contractor's services to the Township as an independent contractor. All representations, prior agreements, and promises (whether in writing or oral) are merged into this Agreement, which may only be modified by a writing signed by both parties.
19. **WAIVER**-The waiver of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach.
20. **GOVERNING LAW**-This Agreement will be governed by and construed in accordance with the laws of the State of Michigan. Jurisdiction and venue are proper in Ingham County, Michigan for all claims which may arise out of or relate to this Agreement.
21. **CONSULTATION**- Both Parties have carefully read this Agreement and have had the opportunity to consult with their respective attorneys or advisors, understand its contents, and sign voluntarily.
22. **DRAFTING**- This Agreement shall be deemed to have been drafted by all Parties.

Agreed:

LeRoy Harvey, Contractor

Date

Scott Hendrickson,
Township Supervisor

Date

Angela Demas,
Township Clerk

Date



To: Board Members

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: July 20, 2025

Re: Planned Unit Development 25-012 – 3560 Hulett Road –
Set Public Hearing

In mid-2022, the Planning Commission recommended approval of and the Township Board ultimately approved a proposal to redevelop the property at 3560 Hulett Road, commonly known as the Netzloff Farm. This was done under a Planned Unit Development and gave the applicant two years to start construction or ask for a time extension on the approval. The applicant did not request an extension, nor have they started construction, so the previous approval has expired. The applicant has now resubmitted the exact same proposal for review. The Planning Commission recommended approval on June 23rd after a public hearing on the matter.

In the intervening two years, the applicant has worked through all their engineering issues and are much closer to starting construction at this point. Additionally, they have removed all of the structures on the site that were previously proposed to be removed. The farmhouse has been retained, which will be sold as an individual lot in the development. Five other developable lots would be created through the project, around a small cul-de-sac, for a total of six homes. Public sewer and water are available for the development and the site is five acres in size. The applicant is utilizing the Planned Unit Development approach to development, which allows them to create lots that are similar in size to the surrounding development to the north and east, while preserving over 50% of the project area as open space.

Planned Unit Development proposals require public hearings at both the Planning Commission and Township Board level in order to be considered. Staff has provided the following recommended motion to set the public hearing and continue to move the project forward. The matter will be back in front of the Board for discussion at the August 19th meeting.

**Move to set the public hearing for PUD 25-012, 3560 Hulett Road, Giguere Homes,
for the August 19, 2025 Township Board meeting.**

Attachments

1. June 23, 2025 Planning Commission Packet Information
2. June 9, 2025 Planning Commission Packet Information



To: Planning Commission

From: Brian Shorkey, *AICP*, Senior Planner

Date: June 23, 2025

Re: Planned Unit Development #25012 (Hulett Road Estate), develop a PUD consisting of 6 single family residential lots on approximately 5 acres located at 5360 Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. This submission follows the expiration of the previously PUD approved on the site (PUD #22-014, August 4, 2022). The PUD proposal includes the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence. Access to the six properties is from a proposed private cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The Planning Commission held a public hearing for this application on June 9, 2025 and, after discussion and public comment, indicated support for the project. A condition to observe applicable county and state regulations for road load limits has been added to the resolution in response to the public hearing comments. The Planning Commission asked the applicant for an updates from the Ingham County Road Department and the Ingham County Drain Commission. Communications from those agencies to the applicant are attached.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed Planning Unit Development. The ultimate approval or denial of the PUD application is up to the Board of Trustees.

A resolution to approve the request is provided. Staff **recommends approval** of the Planned Unit Development to the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence at 5360 Hulett Road, with the conditions listed in the resolution.

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure

**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 23, 2025)
Page 2**

compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

Move to adopt the resolution recommending approval of Planned Unit Development #25012 to allow for the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence at 5360 Hulett Road, subject to the conditions found in the resolution to approve, *for the following reasons:*

- The proposed Planned Unit Development conforms with the Township Zoning Ordinance and Master Plan
- The proposed Planned Unit Development meets the requirements of the standards found in Sec. 86-439 – Planned Unit Development
- The applicant has agreed to the condition to follow state and county regulations for road load limits.

Attachments

1. Resolution to recommend approval.
2. Memo from the Ingham County Road Department, dated May 1, 2025.
3. Email from the Ingham County Drain Commission, dated August 8, 2024.
4. Staff Memo, Dated June 9, 2025.

RESOLUTION TO RECOMMEND APPROVAL

**Planned Unit Development #25012
(Hulett Road Estates)**

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 23rd day of June, 2025, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Jim Giguere has submitted a request to establish a planned unit development (PUD) at 3560 Hulett Road, known as Hulett Road Estates; and

WHEREAS, the proposed planned unit development includes the construction of 5 detached single-family residential homes and the preservation of one existing single-family residential home on six lots on approximately 5 acres located on Hulett Road (Tax ID #32-400-012); and

WHEREAS, the subject site is appropriately zoned RA (Single Family – Medium Density), which allows for a planned unit development; and

WHEREAS, the approximate 1.2 dwelling units per acre (du/a) density of the proposed development is consistent with the Suburban Residential Future Land Use Map designation from the 2013 Master Plan; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 9, 2025, and has reviewed staff material forwarded under cover memorandums dated June 9, 2025 and June 23, 2025; and

WHEREAS, the proposed planned unit development provides adequate buffering between the development and adjacent residential land uses to the north and east; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objective to preserve at least 50% of the project area, excluding wetlands and floodplains, as open space; and

WHEREAS, the proposed planned unit development will be harmonious and similar in character with the existing residential developments to the north and east of the subject site; and

WHEREAS, the requested waivers for building setbacks are necessary to facilitate preservation of open space; and

WHEREAS, the proposed planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objectives as stated in Section 86-439(b) of the Code of Ordinances; and

Resolution to Recommend Approval

PUD #25012 (Hulett Road Estates)

Page 2

WHEREAS, the proposed development is consistent with the goal of focusing development into previously developed sites within the Urban Service Boundary, as found in the 2023 Master Plan; and

WHEREAS, the proposed development is consistent with the goal of expanding opportunities for cluster development to preserve environmentally significant areas, as found in the 2023 Master Plan; and

WHEREAS, the proposed planned unit development is consistent with the goal of promoting infill development along the main vehicular corridors in the Township, as found in the 2023 Master Plan.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Planned Unit Development #25012, subject to the following conditions.

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on May 5, 2025 and received by the Township on May 15, 2025.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering, revised on May 5, 2025 and received by the Township on May 15, 2025.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development prior to site plan approval.
4. All construction traffic associated with the project shall observe all county and state regulations for load limits.
5. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
6. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
7. The proposed private drive in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
8. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
9. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be

Resolution to Recommend Approval

PUD #25012 (Hulett Road Estates)

Page 3

designed and constructed in accordance with Township Engineering and Construction standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

10. Street trees shall be provided along all internal roads in the development. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.

11. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive covenant.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of June, 2025.

Alisande Shrewsbury
Planning Commission Chair



INGHAM COUNTY

ROAD DEPARTMENT

May 1, 2025

Jim Giguere
Giguere Homes
6200 Pine Hollow Dr. Suite 100
East Lansing, MI 48823

Via Email

RE: Hulett Road Estates

Dear Mr. Giguere:

The Ingham County Road Department (ICRD) is providing a response to the proposed Hulett Road Estates development in Meridian Township based upon the following information provided for our review:

- Plan prepared by Enger Surveying & Engineering Inc., dated 4/10/25

Comments:

1. General- ADA compliant sidewalk ramps will be required at the north and south end of the drive, in accordance with MDOT Standard Plan R-28-K. I don't see these shown on the plan view sheets.
2. General- Catch basin inlets appear to be within the sidewalk ramp. These should be relocated outside the ramp area if possible. If not, ADA compliant inlet covers need to be noted on the plans.
3. General- Permits will be required for from the Ingham County Road Department for this work. Permit fees include a \$500 site plan review fee per submittal paid by the developer at the time of permitting, a \$350 permit fee for the private drive, and a \$400 utility installation permit which will cover the sanitary sewer and water connection. A \$2,000 refundable cash bond will be collected at the time of permitting for the road cut.

The Ingham County Road Department reserves the right to comment further at such time as a complete permit application is submitted. Should you have questions or need clarification on the above information, please contact me via email at ngalehouse@ingham.org.

Sincerely,

Neal Galehouse, P.E.
Director of Engineering
INGHAM COUNTY ROAD DEPARTMENT

cc: T. Schmitt- Meridian Township
R. Enger- Enger Surveying & Engineering
K. Jones, M. Swanson, K. Knauff – Ingham County Road Department
File

Jim Giguere

From: Mattson, Christopher B. <chrism@spicergroup.com>
Sent: Thursday, August 8, 2024 7:48 AM
To: Jim Giguere; Ron Enger
Cc: Cosman, Angelica; Christine Barden
Subject: [External]RE: [External]RE: Hulett Road Estates - ICDC# D22091

Hi Jim and Ron,

Following a review of the revisions we have the following items that we would like you to address with you before we recommend approval:

1. The pipes and catch basin inlets along the proposed storm sewer on the site appear to be under capacity. Do you have storm sewer sizing calculations that you can share for us to review. During large storms it appears that runoff flowing from the east end of the cul-de-sac will bypass the catch basin lids and flow into Huelett Road.
2. At the location of the pipe connection to the south (offsite at your outlet) an overflow spillway connection will be needed to facilitate flow during large storm events. This will prevent severe erosion from damaging the embankment during overflow.
3. The 2-year 24-hour retention volume that has been provided is not sufficient. We show that approximately 2,600 cubic feet are required and the site only provides 1,647. Can you please provide me more information on the ponded volume within the rain lawn trenches to see if we have the additional 1,000 cubic feet that we need?
4. The connection from the project to the south will require approval from the HOA to work on their property. Have they been approached regarding this project and the approval that they will need to provide?

Lets set up a meeting if it would help to work through these items. Thanks,

Chris B. Mattson, P.E. | Project Manager SPICER GROUP, INC.
Office: 989-224-2355 | Cell: 989-213-6365 www.spicergroup.com Celebrating 80 Years | 1944 – 2024

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

From: Jim Giguere <jgiguere@giguerehomes.com>
Sent: Tuesday, August 6, 2024 10:07 AM
To: Mattson, Christopher B. <chrism@spicergroup.com>
Cc: Ron Enger <engersurveying@yahoo.com>
Subject: RE: [External]RE: Hulett Road Estates - ICDC# D22091

Caution: This email originated from a source outside Spicer Group. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hi Christopher,

I spoke with you last week and you indicated that there was a few items that you still needed to finalize the approval. You said the you would email those items so I can get them addressed.

Please let me know when you will be sending them and send an email to both myself and Ron Enger.

Jim Giguere
President

11/19/2024

Comment	Response
<p>1. The pipes and catch basin inlets along the proposed storm sewer on the site appear to be under capacity. Do you have storm sewer sizing calculations that you can share for us to review. During large storms it appears that runoff flowing from the east end of the cul-de-sac will bypass the catch basin lids and flow into Huelett Road.</p>	<p>Figure 12 of the stormwater management report provides HGL calculations for the system. Proposed pipe sizes will convey the design storm.</p> <p>A second catch basin has been added to each side of Diana Circle to collect the gutter flow. Figure 9 & 10 provide calculations of tributary flows in the south and north gutters of Diana Circle.</p>
<p>2. At the location of the pipe connection to the south (offsite at your outlet) an overflow spillway connection will be needed to facilitate flow during large storm events. This will prevent severe erosion from damaging the embankment during overflow.</p>	<p>Overflows to the receiving waters to the south will occur through the detention pond outlet control structure. The internal weir is set at the high-water surface elevation (HWSEL) of 875.20.</p> <p>The 1-foot freeboard elevation of 876.2 exists at the northwest corner of the property and would discharge into the Huelett Road right-of-way.</p>
<p>3. The 2-year 24-hour retention volume that has been provided is not sufficient. We show that approximately 2,600 cubic feet are required and the site only provides 1,647. Can you please provide me more information on the ponded volume within the rain lawn trenches to see if we have the additional 1,000 cubic feet that we need?</p>	<p>Infiltration volume is provided in the bottom of the detention basin and in the rainlawn trench. See page 4 of the stormwater management report for volume calculations.</p> <p>Our calculations show a required volume of 2,599 cubic-feet and a provided volume of 2,898 cubic-feet.</p>

HULETT ROAD ESTATES

DL ENGINEERING PC
DAVID CHRISTIAN PE

RESPONSE TO
CHRIS M AUGUST 8 24
EMAIL



To: Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: June 9, 2025

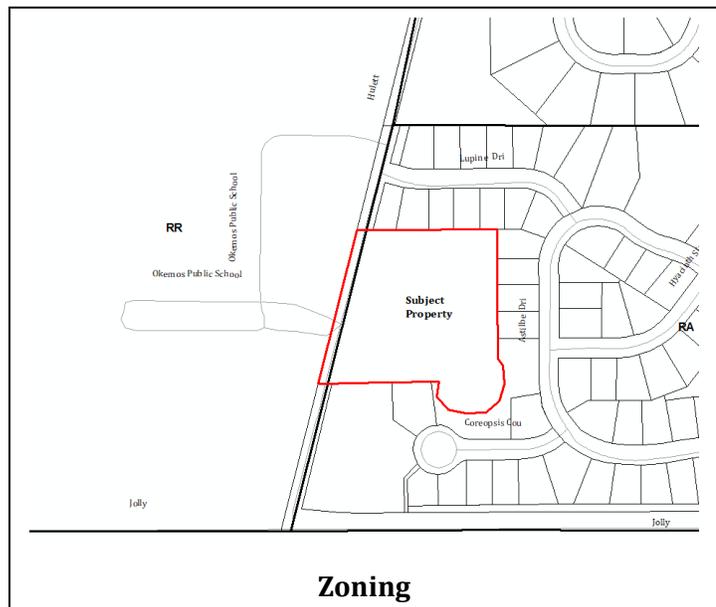
Re: Planned Unit Development #25012 (Hulett Road Estate), develop PUD consisting of 6 single family residential lots on approximately 5 acres located at 5360 Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. This submission follows the expiration of the previously PUD approved on the site (PUD #22-014, August 4, 2022). The PUD proposal includes the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence. Access to the six properties is from a proposed private cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos Public School, is zoned Rural Residential.



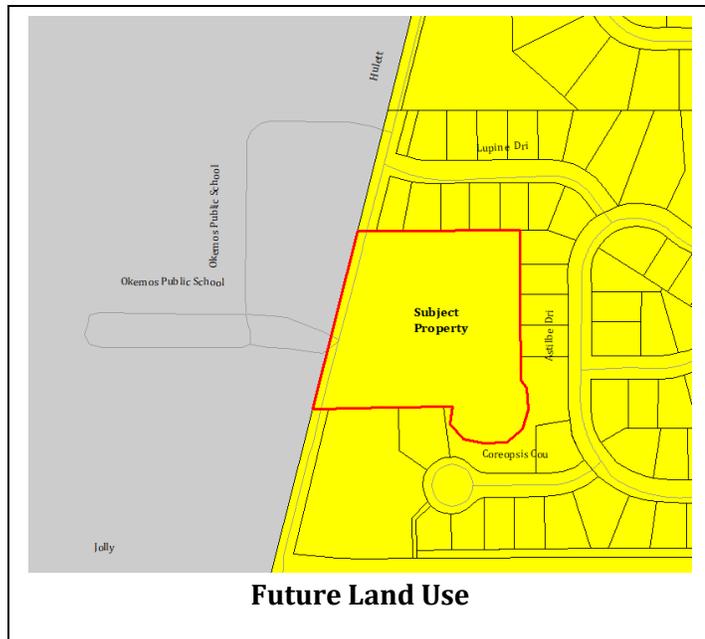
**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 2**

Master Plan

The property is designated on the Future Land Use Map from the 2023 Master Plan as Suburban Residential. The RA zoning correlates with the Future Land Use designation. The same Future Land Use designation applied to the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse, as well as Paxton Pond. The Township GIS data shows the presence of a wetland on the property, associated with the pond. The wetland is 1.04 acres in size and was delineated in April 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.



Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The 2023 Master Plan shows a proposed seven-foot pathway and paved shoulders on Hulett Road. If the PUD is approved, the applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if. Those sidewalks will be required to connect to the Hulett Road pathway.

The applicant included an email from the Ingham County Road Department (ICRD) dated March 8, 2022. The email indicates that the ICRD is willing to approve a single private road entrance, assuming that the entrance complies with other ICRD requirements. Specifics of the private road design will be considered during site plan approval, if the PUD is approved.

Utilities

Municipal water is available in the vicinity of the subject site. Municipal sewer is located across Hulett Road and would have to be extended to serve the proposed development. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

The applicant included an email from the Ingham County Drain Commission (ICDC) date June 7, 2022. While it was not a formal review of the PUD application, the ICDC did indicate that there are no county drain outlets on the Subject Property and that landowner easements could potentially meet the ICDC

requirements for stormwater discharge. Specifics of the stormwater design will be considered during site plan approval, if the PUD is approved.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Staff will provide a more thorough review at a future meeting.

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.
2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.
3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.
4. All applications shall consider convenient access to public transportation.
5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.
6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.
7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.
8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.
9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.
10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.
11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.
12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. The ultimate approval or denial of the PUD application is up to the Board of Trustees. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Application.

Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 4

2. Site plan prepared by Enger Engineering, dated May 5, 2025 and received by the Township June May 13, 2025.
3. Email from the Ingham County Drain Commission, dated June 7, 2022.
4. Email from the Ingham County Road Department, dated March 8, 2022.
5. Wetland Assessment prepared by Fishbeck, dated June 15, 2022.
6. Previous approval letter for PUD #22-014.



To: Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: June 9, 2025

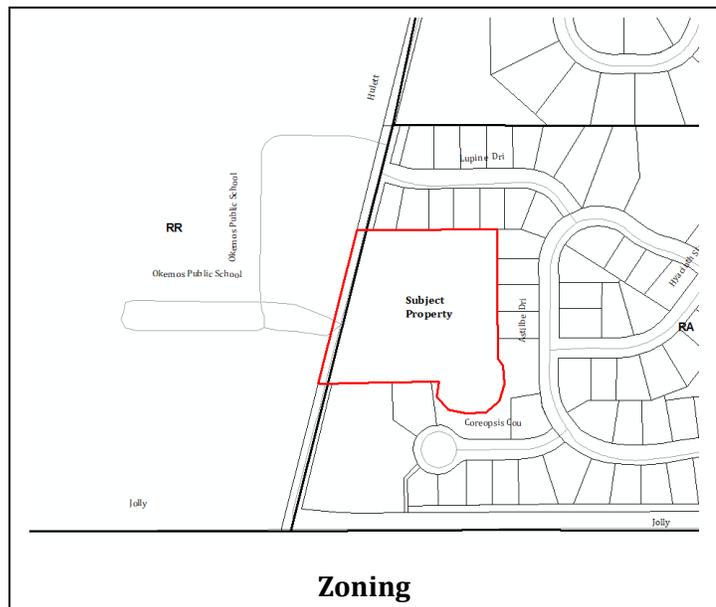
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The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos Public School, is zoned Rural Residential.



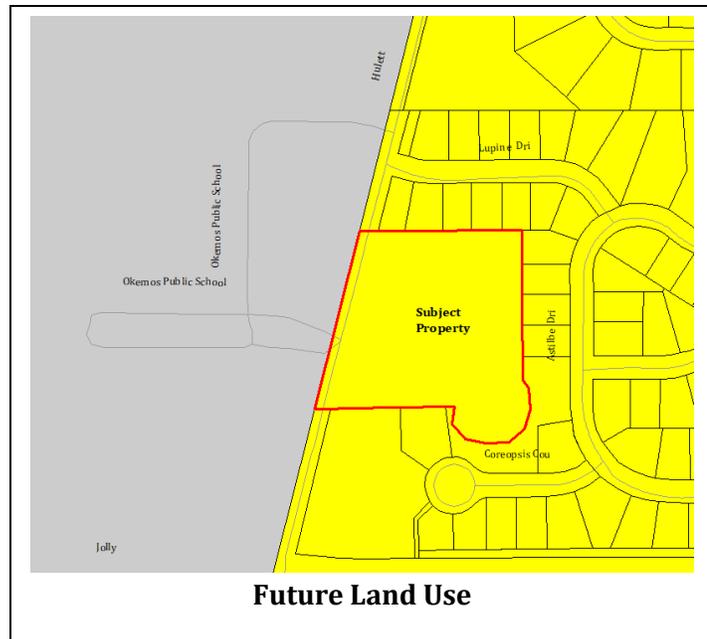
**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 2**

Master Plan

The property is designated on the Future Land Use Map from the 2023 Master Plan as Suburban Residential. The RA zoning correlates with the Future Land Use designation. The same Future Land Use designation applied to the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse, as well as Paxton Pond. The Township GIS data shows the presence of a wetland on the property, associated with the pond. The wetland is 1.04 acres in size and was delineated in April 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.



Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The 2023 Master Plan shows a proposed seven-foot pathway and paved shoulders on Hulett Road. If the PUD is approved, the applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if. Those sidewalks will be required to connect to the Hulett Road pathway.

The applicant included an email from the Ingham County Road Department (ICRD) dated March 8, 2022. The email indicates that the ICRD is willing to approve a single private road entrance, assuming that the entrance complies with other ICRD requirements. Specifics of the private road design will be considered during site plan approval, if the PUD is approved.

Utilities

Municipal water is available in the vicinity of the subject site. Municipal sewer is located across Hulett Road and would have to be extended to serve the proposed development. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

The applicant included an email from the Ingham County Drain Commission (ICDC) date June 7, 2022. While it was not a formal review of the PUD application, the ICDC did indicate that there are no county drain outlets on the Subject Property and that landowner easements could potentially meet the ICDC

requirements for stormwater discharge. Specifics of the stormwater design will be considered during site plan approval, if the PUD is approved.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Staff will provide a more thorough review at a future meeting.

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.
2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.
3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.
4. All applications shall consider convenient access to public transportation.
5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.
6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.
7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.
8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.
9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.
10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.
11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.
12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. The ultimate approval or denial of the PUD application is up to the Board of Trustees. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Application.

Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 4

2. Site plan prepared by Enger Engineering, dated May 5, 2025 and received by the Township June May 13, 2025.
3. Email from the Ingham County Drain Commission, dated June 7, 2022.
4. Email from the Ingham County Road Department, dated March 8, 2022.
5. Wetland Assessment prepared by Fishbeck, dated June 15, 2022.
6. Previous approval letter for PUD #22-014.

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

Planned Unit Development Permit Application

- A. Owner/Applicant JIM GIGUERE
 Address of applicant 6200 PINE HOLLOW DR STE 100 EAST LANSING MI 48823
 Telephone: Work 517-339-3600 Home Cell 517-204-0818
 Fax 517-339-7201 Email jjiguere@giguerehomes.com
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
 Name / Contact Person Ron Enger PE Enger Surveying and Engineering
 Address 805 N Cedar Rd PO Box 87 Mason MI 48854-0087
 Telephone: Work 517-676-6563 Home _____
 Fax NONE Email engersurveying@yahoo.com
- C. Site address/location 3560 Hulitt Road Okemos Michigan
 Legal description (Attach additional sheets if necessary) ATTACHED
 Parcel number 33-02-02-32- Site acreage 5.0 ACRES
400-012
- D. Date of preapplication conference with Director of Community Planning and Development _____
 Total acres of property 5.00 ACRES
 Acres in floodplain 0.00 ACRES Percent of total 0%
 Acres in wetland not in floodplain 0.51 ACRES Percent of total 10%
 Total dwelling units 6
 Total units/acre 1.2
 Dwelling unit mix
 Number single family detached 6 ~~for Rent~~ Condo
 Number duplex 0 ~~for Rent~~ Condo
 Number townhouse 0 ~~for Rent~~ Condo
 Number garden apt. style 0 for Rent Condo
 Number other 0 for Rent Condo
 Will commercial be included? (circle one) yes no acres _____
 Will all or part of property be platted? (circle one) yes no
 Percent open space provide exclusive of wetland/floodplain 8%

I (we) hereby grant permission for member of the Charter Township of Meridian Planning Commission, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s)

Date

5/7/2025

Signature of Applicant(s)

Date

PUD Permit Application
Page 2

E. Required Data: (check if attached)

Site location map _____

Site plan _____

Site analysis _____

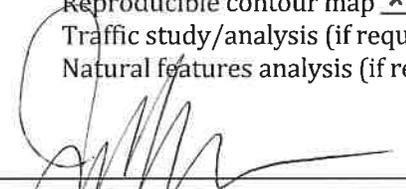
Schematic storm sewer layout _____

Preliminary phasing plan _____

Reproducible contour map _____

Traffic study/analysis (if required) _____

Natural features analysis (if required) _____



Signature of Applicant

5/7/2025

Date

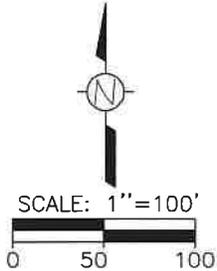
JAMES GIGUERE

Print Name

Fee: \$1,000.⁰⁰ _____

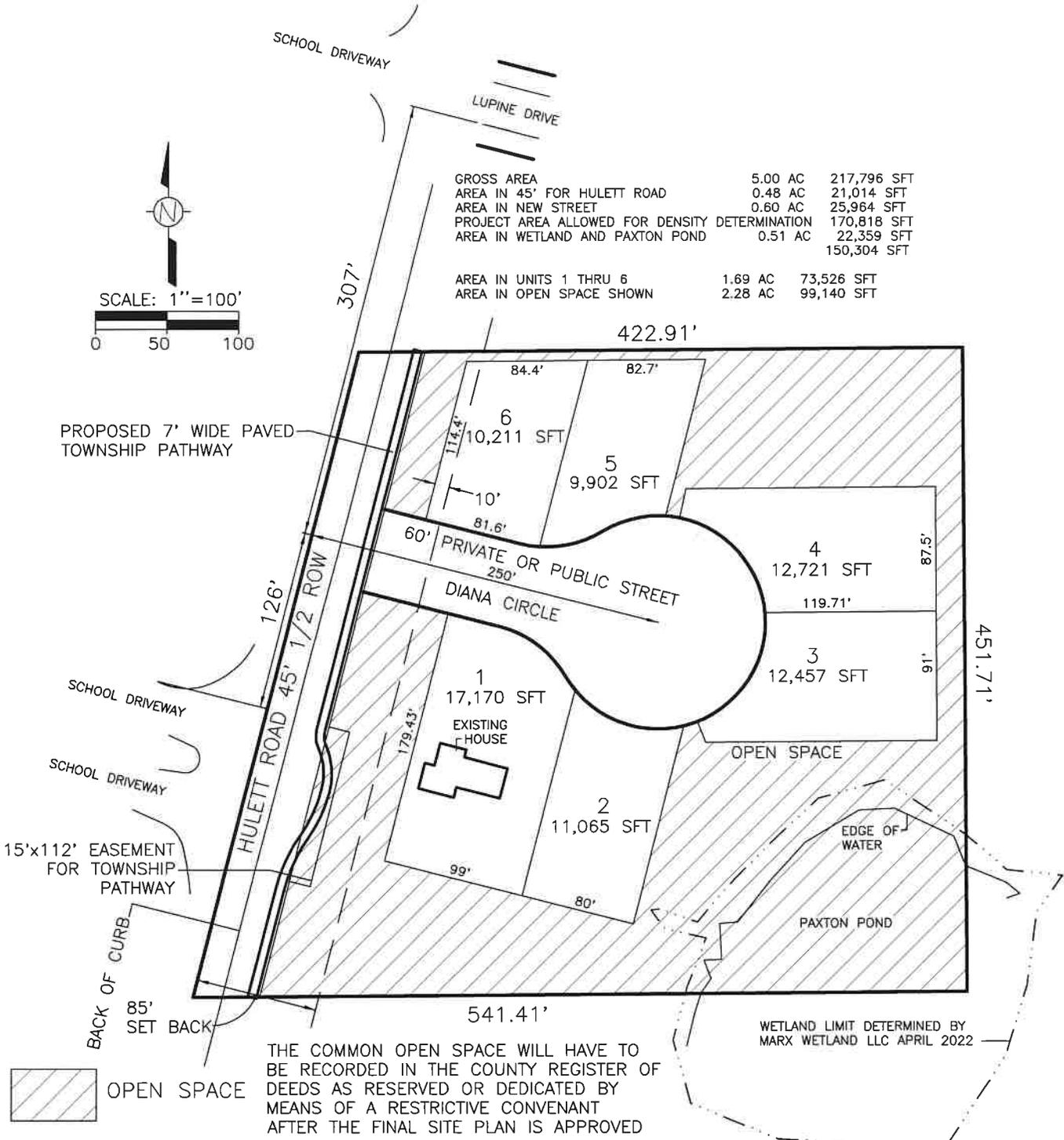
Received by/Date: _____

3560 HULETT ROAD SITE PLAN



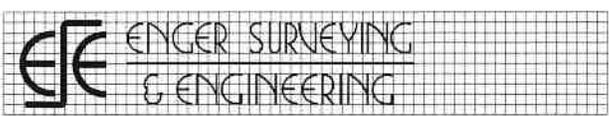
GROSS AREA	5.00 AC	217,796 SFT
AREA IN 45' FOR HULETT ROAD	0.48 AC	21,014 SFT
AREA IN NEW STREET	0.60 AC	25,964 SFT
PROJECT AREA ALLOWED FOR DENSITY DETERMINATION	170,818 SFT	
AREA IN WETLAND AND PAXTON POND	0.51 AC	22,359 SFT
		150,304 SFT

AREA IN UNITS 1 THRU 6	1.69 AC	73,526 SFT
AREA IN OPEN SPACE SHOWN	2.28 AC	99,140 SFT



OPEN SPACE

THE COMMON OPEN SPACE WILL HAVE TO BE RECORDED IN THE COUNTY REGISTER OF DEEDS AS RESERVED OR DEDICATED BY MEANS OF A RESTRICTIVE CONVENANT AFTER THE FINAL SITE PLAN IS APPROVED



PUD PLAN
 APPLICANT: JIM GIGUERE

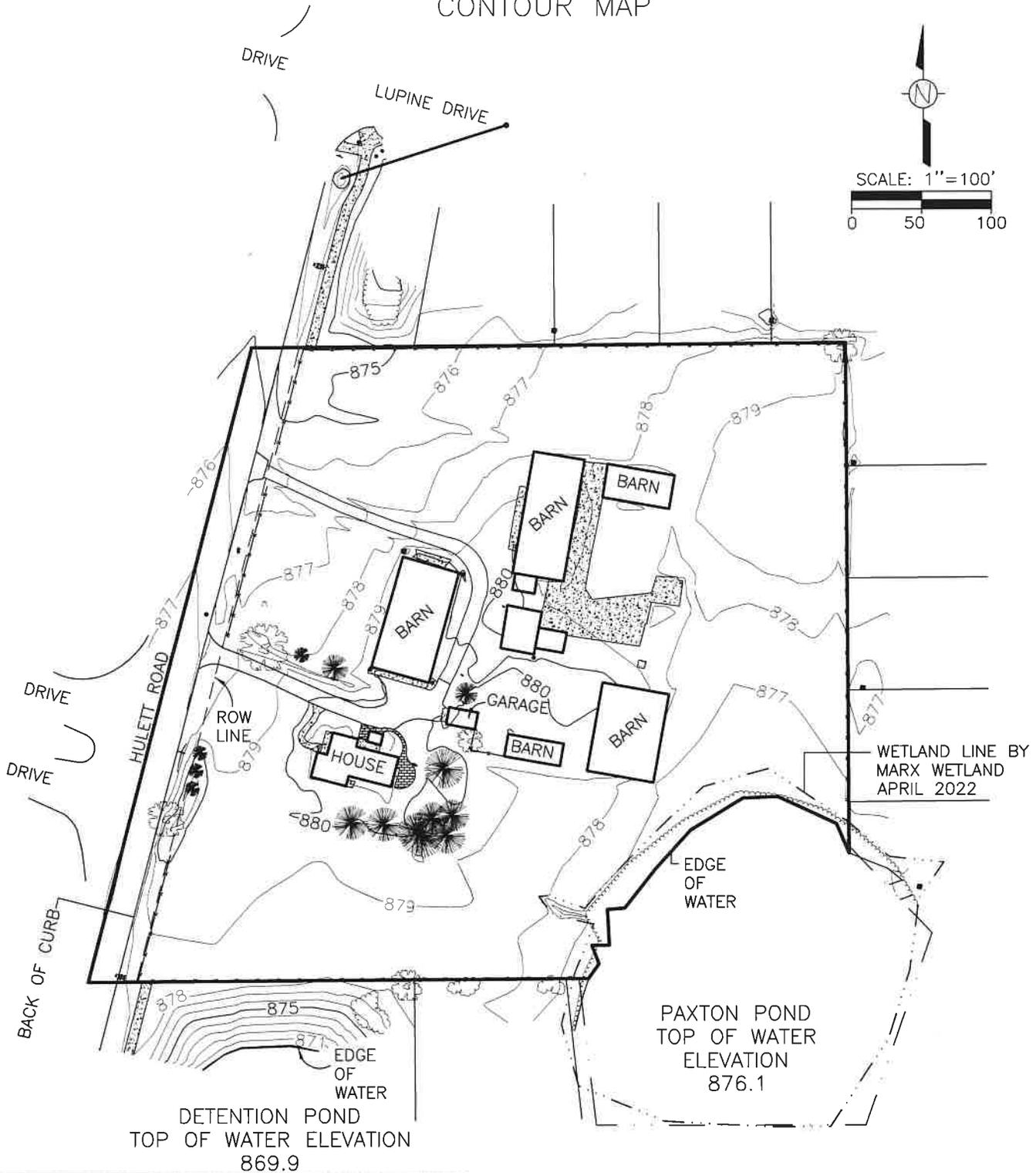
SHEET 3 OF 9

805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

5 MAY 2025

ESE JOB 33-3442

3560 HULETT ROAD
CONTOUR MAP



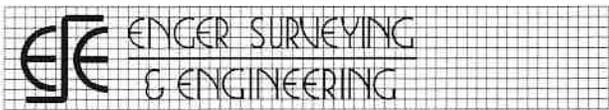
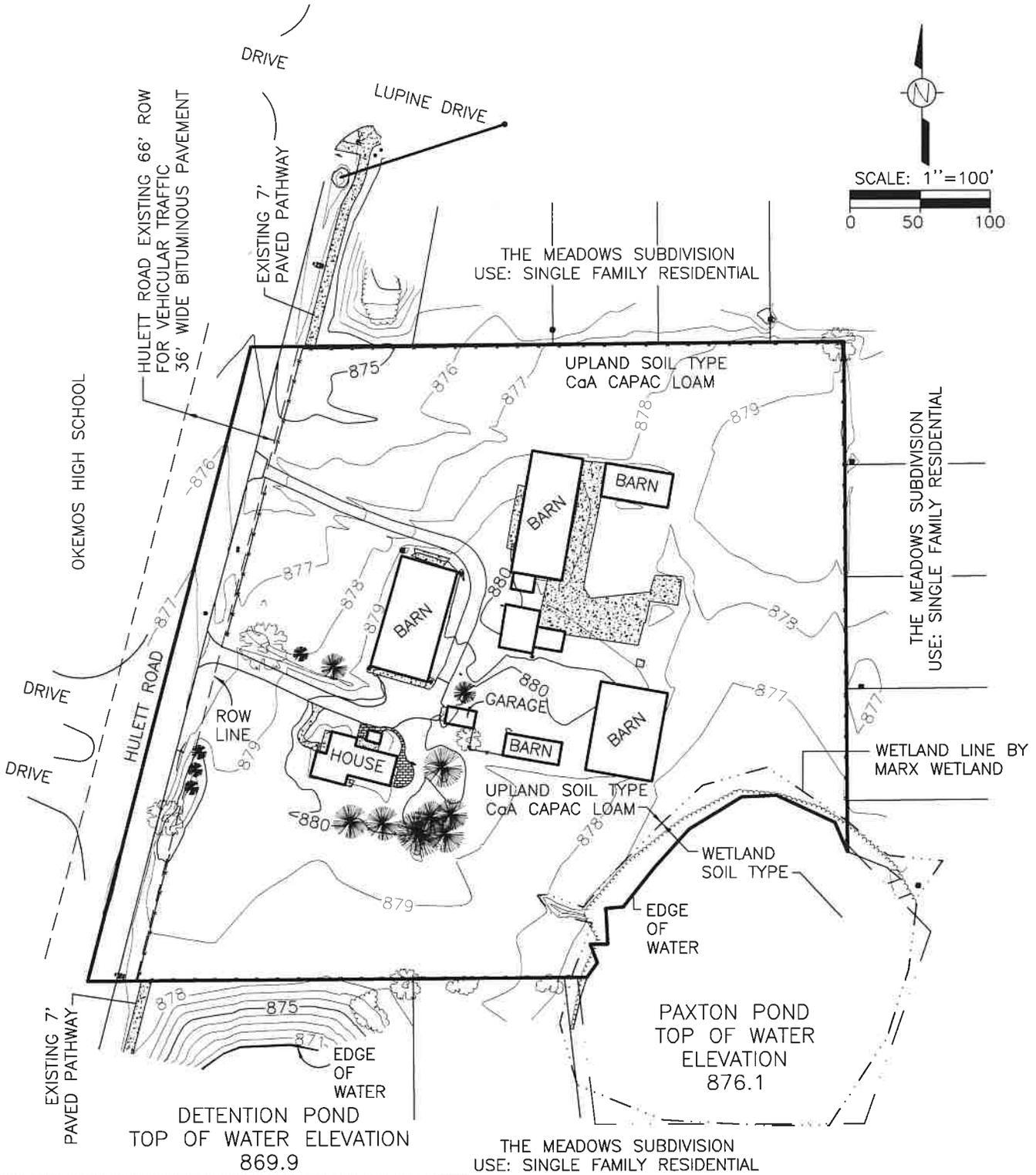
805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 4 OF 9

1 JUNE 2022

3560 HULETT ROAD SITE ANALYSIS



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

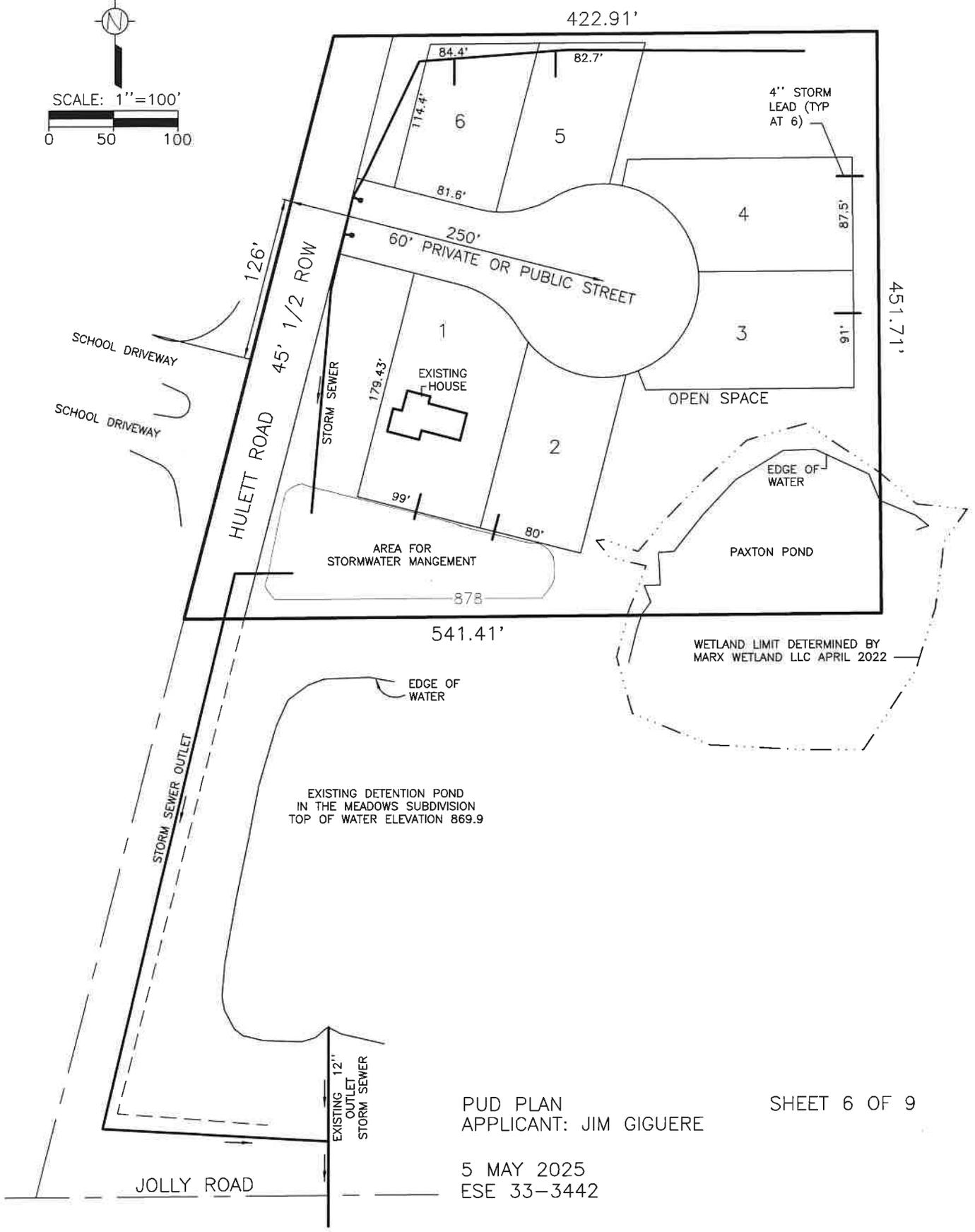
1 JUNE 2022

SHEET 5 OF 9

3560 HULETT ROAD SCHEMATIC STORM SEWER LAYOUT



SCALE: 1"=100'
0 50 100



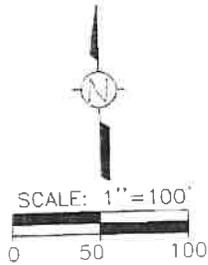
PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 6 OF 9

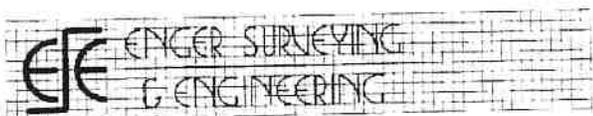
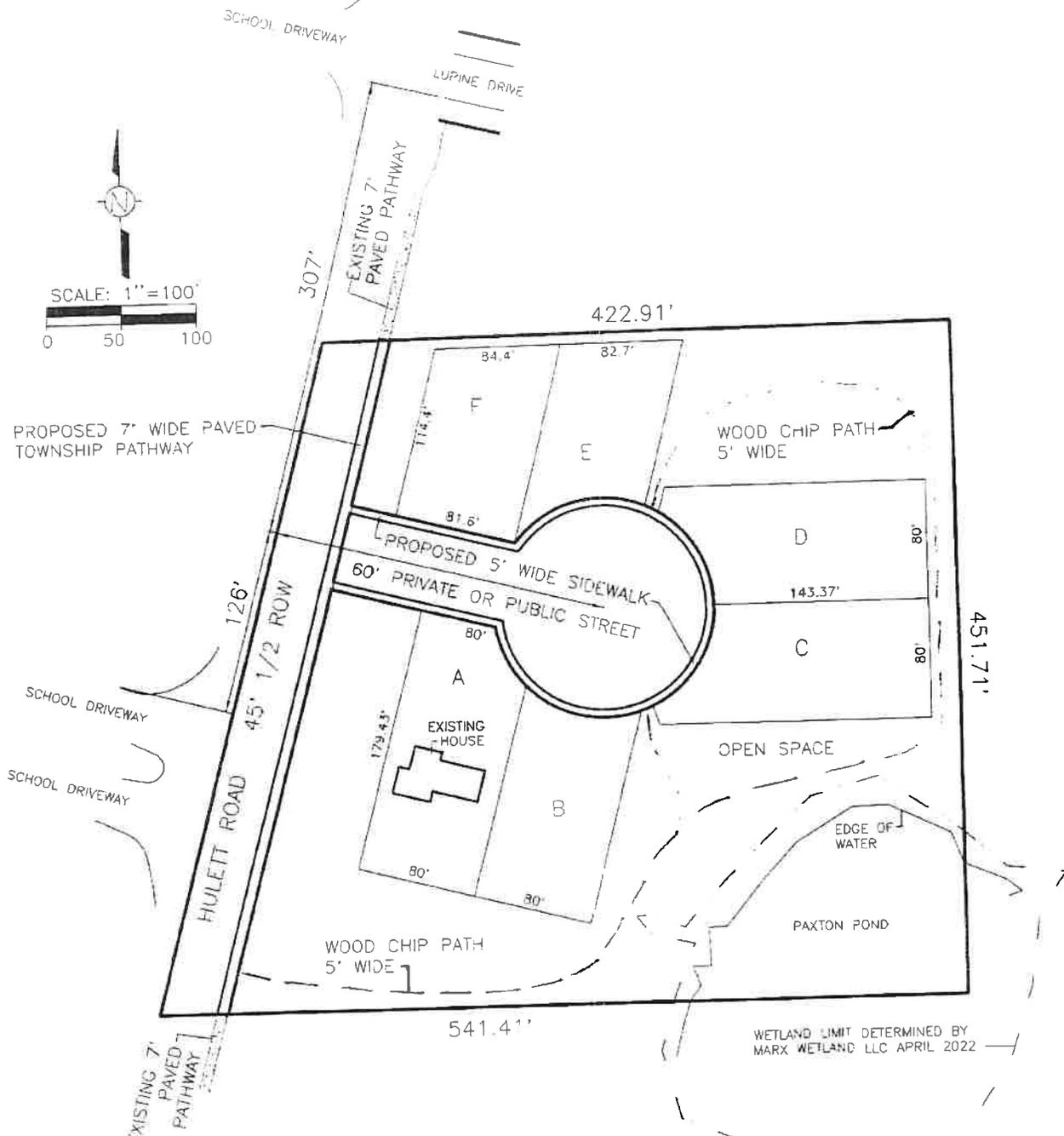
5 MAY 2025
ESE 33-3442

6

3560 HULETT ROAD WALK AND PATH PLAN



PROPOSED 7' WIDE PAVED TOWNSHIP PATHWAY



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

PUD PLAN
 APPLICANT JIM GIGUERE

REVISED 6 JUNE 2022
 ESE JOB 33-3442

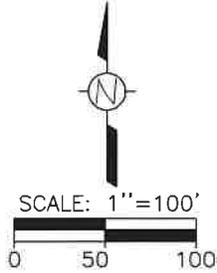
SHEET 8 OF 9

3560 HULETT ROAD STREET TREE AND SCREENING PLAN

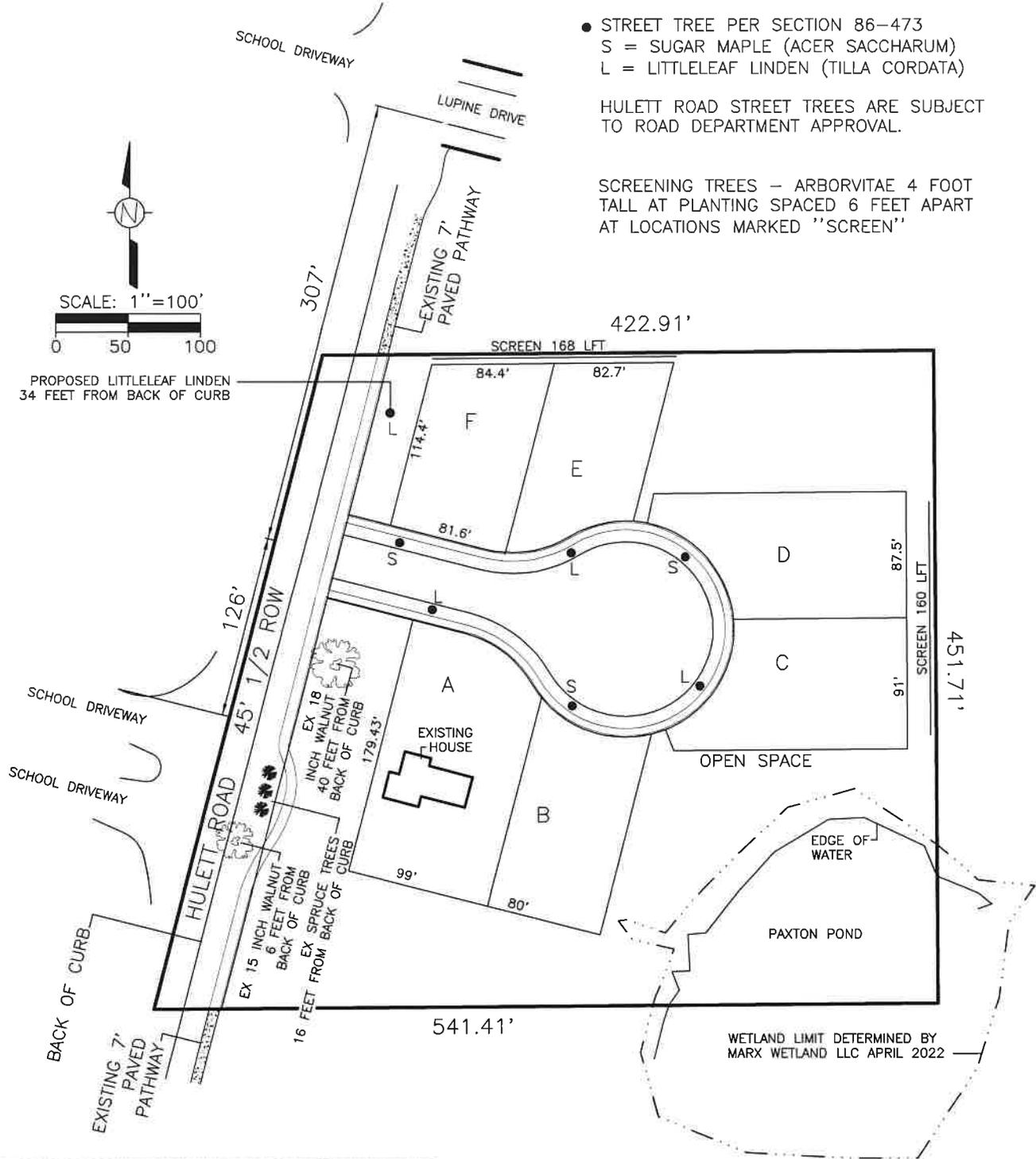
- STREET TREE PER SECTION 86-473
- S = SUGAR MAPLE (ACER SACCHARUM)
- L = LITTLELEAF LINDEN (TILLA CORDATA)

HULETT ROAD STREET TREES ARE SUBJECT TO ROAD DEPARTMENT APPROVAL.

SCREENING TREES – ARBORVITAE 4 FOOT TALL AT PLANTING SPACED 6 FEET APART AT LOCATIONS MARKED "SCREEN"



PROPOSED LITTLELEAF LINDEN
34 FEET FROM BACK OF CURB



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

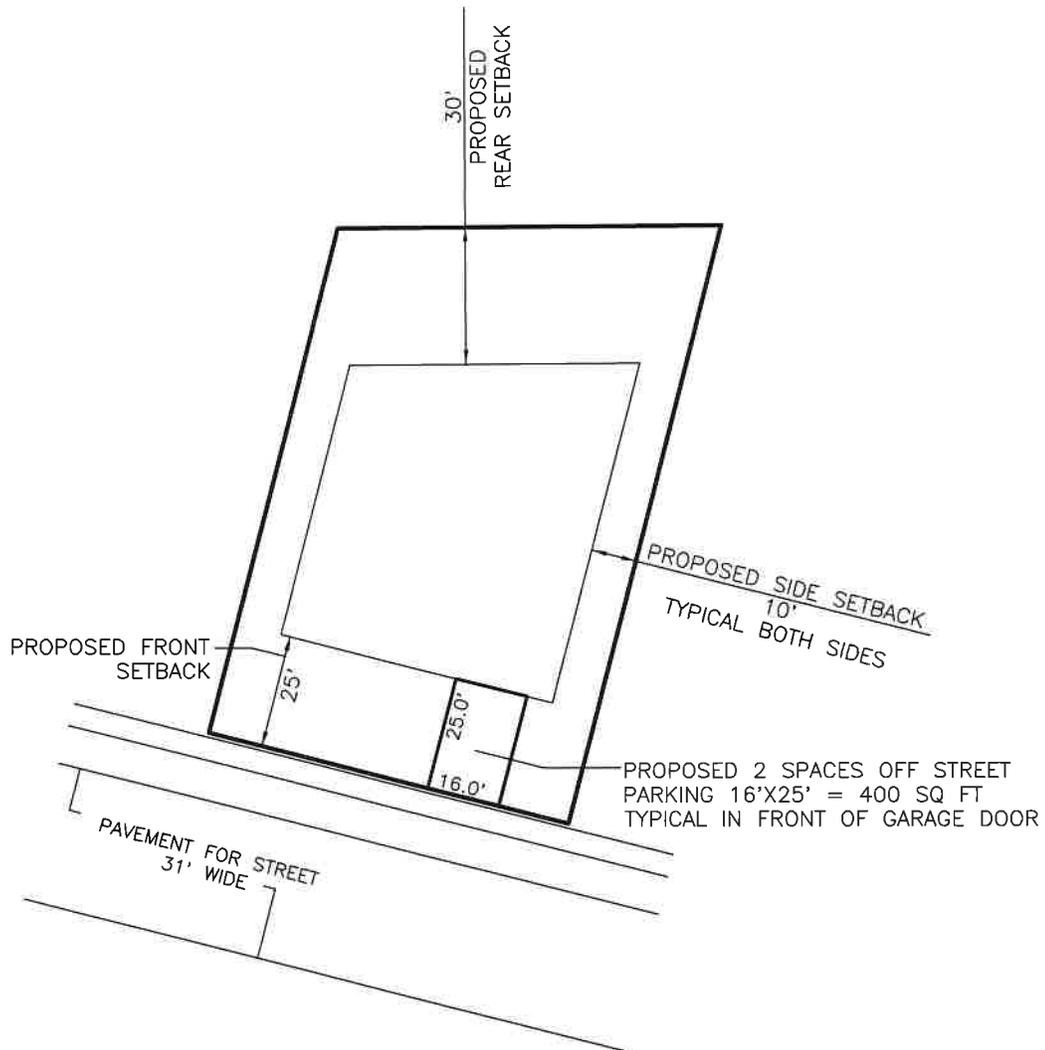
PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 9 OF 9

5 MAY 2025

ESE JOB 33-3442

3560 HULETT ROAD
TYPICAL SETBACKS AND OFFSTREET PARKING PLAN



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 7 OF 9

ESE 33-3442



3 (d)



Jim Giguere

From: Angelica Cosman <ACosman@ingham.org>
Sent: Tuesday, June 7, 2022 1:13 PM
To: Tim Schmitt
Cc: Carla Clos; Jim Giguere; Ron Enger
Subject: [External]3560 Hulett Road
Attachments: Screen Shot 2022-06-07 at 9.01.54 AM.png

Good Afternoon Mr. Schmitt,

Our office has been contacted by Mr. Jim Giguere and Mr. Ron Enger requesting us to provide Meridian Township information on potential storm water outlet(s) for 3650 Hulett Rd, Parcel # 33-02-02-32-400-012, a parcel that Mr. Giguere is proposing for a Planned Unit Development. While this proposed Planned Unit Development has not yet been submitted to this Office for review, we are happy to offer this information as a courtesy to Meridian Township. It should not be construed by the project owner, developer or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review, or for representing these potential storm water outlets have been reviewed for adequate capacity or the legal authorization for discharge.

Attached is a screen shot from our GIS showing the parcel and a number of storm water facilities that are operated by public entities, potentially meeting ICDC's requirement for a positive public outlet for storm water discharge. Within the Hulett Rd right-of-way, the Ingham County Road Department operates a storm sewer that connects to Herron Creek Drain through the Jolly Road storm sewer (shown as the pink dashed line on the attachment).

In addition, there are multiple potential outlets available discharging to the Meadows Drain (shown as purple and blue dashed line on the attachment). The Meadows Drain is a county drain under the jurisdiction of Ingham County Drain Commissioner. The Meadows Drain outlets to the same Jolly Road storm sewer referenced above (shown as the pink dashed line on the attachment) and discharges to the Herron Creek Drain, also a county drain.

None of the potential outlets are located on Mr. Giguere property, but with proper agency approvals and/or landowner easements could meet the ICDC requirement for positive public outlet for stormwater discharge, assuming engineering review shows adequate capacity and design.

If I can be any further assistance to Meridian Township in this review or any other , please do not hesitate to contact me.

Respectfully yours,

ANGIE COSMAN

Drain Engineer
Ingham County Drain Commissioner's Office



Ph: 517-676-8317



Jolly Rd

2112

Marshall Twp

High Rd

2130 Jolly Rd

2130

2130

2130

2110

2108

Caroquis Ct

2103

2102

2101

2100

2099

2098

2097

2096

2095

2094

9

Jim Giguere

From: Kelly Jones <KJones2@ingham.org>
Sent: Tuesday, March 8, 2022 3:21 PM
To: Jim Giguere
Cc: Ron Enger; Mark Swanson; Kellie Knauff
Subject: [External]RE: [External]Netzloff Property - Land Division Concept C - Drive Spacing Drive Detail
Attachments: Hulett Rd Driveway Detail.pdf; Hulett Rd Concept C.pdf

Jim,

The parcel in question, outlined in red below, is directly across from Okemos High School. There is an existing traffic issue on Hulett Rd before and after school, for which we have worked with the school to try to minimize, but it remains an issue. Based on this condition, we will not allow multiple driveways from this parcel onto Hulett Road. We would be willing to consider a single driveway entrance located approximately halfway between the southern school driveway and Lupine Drive. Potential access may be obtained from the Astilbe Dr & Hyacinth St intersection inside the Meadows Subdivision, but that may be difficult to achieve.

If your intent is to subdivide this parcel, you would only be granted a single entrance, which would then require a private road to access the individual properties, terminating in a cul-de-sac.

Details related to the cul-de-sac sizing, sight distance, offsets, and various other ICRD requirements are available at the following links:

<https://docs.ingham.org/Department%20Road%20Dpt%20permits%20Rules%20Standards%20and%20Procedures%20for%20Driveways%20Banners%20and%20Parades.pdf>

<https://docs.ingham.org/Department%20Road%20Dpt%20permits%20Procedures%20and%20Guidelines%20for%20Developing%20Public%20Roads.pdf>

9



Thanks,
Kelly R. Lines, PE

Managing Director
Director of Engineering & Construction Services
Signature: Kelly R. Lines, PE
Title: Kelly R. Lines, PE
Phone: 214-343-1234
Email: Kelly.R.Lines@Company.com
Address: 1234 Main Street, Suite 500, Dallas, TX 75201

June 15, 2022
Project No. 220942

Keith Chapman
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864 1198

Wetland Boundary Verification – WDV 22-03
Parcel No. 33-02-02-32-400-012
Meridian Township, Ingham County, Michigan

Dear Keith:

On June 2, 2021, Fishbeck staff conducted a field investigation and verified the wetland boundary for a depressional wetland located at 3560 Hulett Road in Okemos (Parcel Number 33-02-02-32-400-012) (the Site). The Site is located in Section 32 of Meridian Township (Town 4 North, Range 1 West). The Township wetland map identifies Wetland 32-41, a 2.07-acre, emergent/scrub-shrub/open water wetland complex at the approximate location of the delineated wetland.

The Site wetland was delineated by Marx Wetlands (Marx), as described in its May 3, 2022, report entitled *Wetland Evaluation Report: 3560 Hulett Road, Meridian Township, Ingham County, Michigan* (Report). The Report contained a Wetland Delineation Map that noted wetland boundary flags A.1 through A.22 (see attached). The wetland extended onto the adjacent property east and south of the Site.

Site Investigation

The delineated wetland had a distinct boundary where cattail marsh abruptly transitioned to upland, old field species. A catch basin at the east end of the wetland appears to control water levels in the wetland and discharge stormwater to the local storm sewer. Google Earth aerial imagery indicates the wetland predates adjacent residential development and was not constructed as a stormwater basin. In March 2005, the surrounding area contained agricultural fields and the wetland had the same approximate size as its current configuration.

Fishbeck staff observed most of the wetland boundary flags noted on Marx's Wetland Delineation Map. The flags were accurately placed, with one exception: Flag A.17 was approximately 10 feet upgradient from the apparent wetland boundary, based upon the observed plant community. Five wetland boundary flags were missing: A.3, A.6, A.15, A.18, and A.22. The relative location of these flags, as noted on the Wetland Delineation Map, was consistent with the wetland boundary as observed by Fishbeck staff.

Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

The Report's Wetland Delineation Map indicates the Site's wetland is approximately 0.95 acre in size. It is located approximately 175 feet northeast of a one-acre stormwater pond. Because the stormwater pond contains one acre of permanent open water, the Site's wetland is contiguous to a regulated water body and is regulated by both the State of Michigan and the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities within wetlands regulated by the Township:

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

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@fishbeck.com.

Sincerely,



Elise Hansen Tripp, PWS

Senior Wetland Scientist

By email

Attachment

copy: Tim Schmitt– Charter Township of Meridian



LEGEND

- ASSESSMENT BOUNDARY
- EXISTING WETLAND
- + UPLAND SAMPLE POINT
- + WETLAND SAMPLE POINT

NOTE: THIS MAP ILLUSTRATES AN APPROXIMATE DEPICTION OF THE WETLANDS LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY MARK WETLANDS, LLC, ON APRIL 8, 2022. PLEASE NOTE THAT THE EGLE HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.

MARX WETLANDS, LLC.
 9861 HIGH MEADOW DR
 YPSILANTI, MICHIGAN 48198
 (734) 478-8277



SECTION: 02	TOWNSHIP: MERIDIAN
TOWN OF NORTH	COUNTY: INGHAM
RANGE 01 WEST	

CLIENT: GIGUERE HOMES	PROJECT: WETLAND DELINEATION MAP
3560 HULETT ROAD	

REVISIONS:	

DATE: MAY 2, 2022

SHEET NO
01

CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor
Deborah Guthrie Clerk
Phil Deschaine Treasurer
Frank L. Walsh Manager



Courtney Wisinski Trustee
Kathy Ann Sundland Trustee
Marna Wilson Trustee
Scott Hendrickson Trustee

August 5, 2022

Giguere Homes
Jim Giguere
6200 Pine Hollow Drive, Ste. 100
East Lansing, MI 48823

RE: Planned Unit Development #22-014 (3560 Hulett)

Dear Mr. Giguere:

At its meeting on August 4, 2022 the Township Board approved Planned Unit Development (PUD) #20014 for the Planned Unit Development (PUD) application at 3560 Hulett Road. The PUD was approved subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on June 6, 2022.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
5. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
6. The proposed roads in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
7. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
8. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be designed and constructed in accordance with Township Engineering and Construction standards. The design and

Planned Unit Development #22-014 (3560 Hulett)

Page 2

location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

9. Street trees shall be provided along all internal roads in the development and along Hulett Road. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.
10. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive covenant or conservation easement.
11. Screening shall be required along the rear of lots C, D, E, and F, subject to the approval of the Director of Community Planning and Development.

The next step in the process to construct the PUD is submittal for Site Plan Review. No construction shall commence prior to Site Plan Review approval and issuance of all necessary permits. The effective date of PUD #22014 is the date of the Township Board's approval, August 4, 2022. Construction of the PUD must commence within two years of final Site Plan Review approval or the PUD approval shall be void except one, one-year extension may be considered by the Planning Commission if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

If you have any question regarding this matter, please contact me at (517) 853-4576 or shorkey@meridian.mi.us.

Sincerely,

Brian J. Shorkey, *AICP*
Senior Planner

cc: Timothy Schmitt, *AICP*, Community Planning & Development Director
John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector



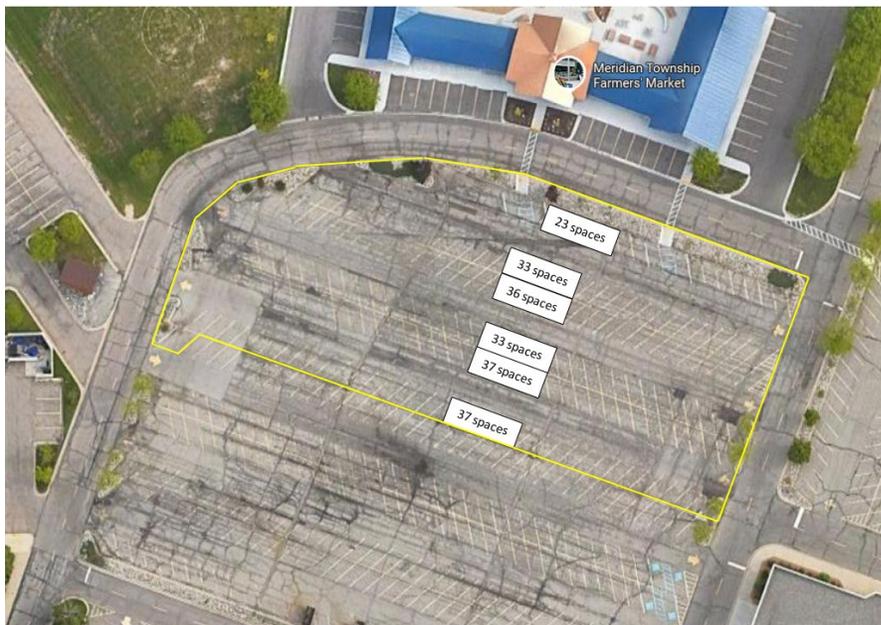
To: Board Members

From: Courtney Wisinski, Director Parks & Recreation
Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering

Date: August 4, 2025

Re: Meridian Mall Parking Lot Resurfacing Agreement

Due to the significant deterioration of the parking lot, the property owner, CBL, resurfaced the parking lot immediately south of the Marketplace on the Green on July 20, 2025 and has asked if the Township would be willing to contribute toward the cost of resurfacing the portion used for public parking at the Marketplace on the Green, as shown below:



As a part of the operating agreement that was executed when the land was acquired to construct the Marketplace on the Green, a parking lot easement was granted, which states:

- a. Parking. Developer hereby grants and conveys for the use and benefit of the Benefited Parcel, and appurtenant to and running with the title to the Benefited Parcel and the Property, a non- exclusive, perpetual easement for vehicular parking over, across, and upon the paved parking areas located on the Property, as the same may exist from time to time, except that Developer shall work in good faith with the Township to maintain a minimum of 200 parking spots on the Property in the size required by applicable ordinance.

Memo to Township Board
August 4, 2025
Re: Meridian Mall Parking Lot Resurfacing Agreement
Page 2

While the agreement does not obligate the Township to contribute toward the cost of maintaining the parking lot, Township staff recognize the significant public use and benefit of this parking lot to the day-to-day operations of the Marketplace on the Green. We are recommending that the Township contribute toward the project based on the cost to resurface the 200 parking spaces shown above and the adjacent drives. This area is 1.39 acres and the total project area is 2.9 acres.

CBL Properties solicited bids from asphalt contractors for the resurfacing of the parking lot immediately south of Marketplace on the Green. The lowest bid, which was approved by CBL, totaled \$488,495.

At the July 22 meeting, the Board directed staff to negotiate the Township's contribution below \$200,000 based on the number of days the parking lot is used for Township events. Based on this input, staff have negotiated our contribution down to 40%, or \$195,398. Township staff recommend using available funding that has already been appropriate by the Board in the Capital Project Fund to fund this project.

The Township's legal counsel has confirmed that public funds may be used to support the maintenance of the parking lot adjacent to Marketplace on the Green. However, they recommend entering into a separate agreement with CBL to clearly affirm that the Township is not waiving any existing rights under the current Operating Agreement.

The Parking Maintenance Agreement drafted by the Township's legal counsel is included for your review.

We are happy to answer any questions you may have.

The following motion has been prepared for the Board's consideration:

MOVE TO ADOPT THE PARKING MAINTENANCE AGREEMENT AND AUTHORIZE THE TOWNSHIP SUPERVISOR AND CLERK TO EXECUTE THE AGREEMENT.

Attachments:

1. Parking Maintenance Agreement

**PARKING MAINTENANCE AGREEMENT
MERIDIAN MALL and MARKETPLACE ON THE GREEN**

THIS MAINTENANCE AGREEMENT, made and effective this _____ day of _____ 2025 (“Maintenance Agreement”), by and between **Meridian Mall Limited Partnership** (“Developer”) and the **Charter Township of Meridian**, a Michigan municipal corporation, whose address is 5151 Marsh Road, Okemos, MI 48864 (“Township”). Developer and Township are sometimes referred to herein individually as “Party” and collectively as “Parties.”

WITNESSETH:

WHEREAS, Developer and Township entered into an Operating and Easements Agreement as of April 1, 2019; and

WHEREAS, Developer holds interests in and to the parcels of real property described on Exhibit A of the Operating and Easements Agreement (the “Property”) and as shown on Exhibit B of the Operating and Easements Agreement; and,

WHEREAS, Township is the fee owner of that certain parcel of land immediately adjacent to the Property, located in Okemos, Michigan, and more particularly described on Exhibit A-1 of the Operating and Easements Agreement (the “Benefited Property”) and shown on Exhibit B; and

WHEREAS, Developer and Township set forth their rights, obligations, duties, and responsibilities in connection with the development, use, improvements, and operations of the Benefited Property and Property in the Operating and Easements Agreement; and

WHEREAS, for the use and benefit of the Benefited Parcel, Developer granted a non-exclusive, perpetual easement for vehicular parking over, across, and upon certain paved parking areas located on the Property (the “Parking Easement”), as set forth in the Operating and Easements Agreement; and

WHEREAS, Developer agreed to work in good faith with the Township to maintain for the Parking Easement a minimum of 200 parking spots on the Property.

NOW, Township and Developer have found and agreed as follows:

- A. Township is not required under the Operating and Easements Agreement to fund any specific amount of Developer’s maintenance costs regarding the Parking Easement.
- B. Township recognizes the public use and public benefit of the Parking Easement to the day-to-day operations of the Benefited Property and the Township’s Marketplace on the Green.
- C. Developer solicited bids for the resurfacing of an approximate 2.9-acre area of the Property which is used for parking and is immediately south of the Benefited Parcel.
- D. The lowest asphalt resurfacing bid totaled \$488,495.00 for the 2.9-acre project area.
- E. The Parties have worked in good faith to maintain the Parking Easement as set forth in the Operating and Easements Agreement to their mutual benefit and the public’s benefit.

NOW, THEREFORE, in consideration of the premises and covenants of each, the Parties agree as follows:

1. Developer Project. Developer shall undertake and perform the project and the resurfacing of the 2.9-acre area identified by the Parties that is immediately south of the Benefited Parcel.

2. Public Use and Benefit. Township agrees to pay a proportional share of the lowest project bid to further the public use and public benefit of the Parking Easement.

3. Proportional Payment. Township shall pay \$195,398, or 40 percent, to Developer as a proportional share of the project lowest bid. Payments shall be made on a schedule and in amounts agreed to by the Parties but in no case shall more the 90% of the amount above be paid prior to completion, inspection, and acceptance by the Township of the project.

4. Additional, Partial Township Consideration. As partial consideration and benefit to the Township for its proportional payment above, the project shall include additional infrastructure improvements to the Property within the Parking Easement area. Such additional infrastructure may include drainage islands and parking spaces in compliance with the federal American with Disabilities Act.

5. Permits. Developer shall secure any permits or authorizations as may be required by state or local laws, rules, or regulations—which specifically include Township ordinances. Final additional infrastructure and project scope shall be forth in the issued permits.

6. No Waiver or Amendment. This Maintenance Agreement does not amend or alter the Operating and Easements Agreement. This Maintenance Agreement does not waive, alter, or amend the Township’s rights, obligations, duties, or responsibilities under the Operating and Easements Agreement, and specifically as to any future or additional maintenance or project costs. This Agreement is not a course of performance or course of dealing. The rights, obligations, duties, and responsibilities of the Parties in connection with the development, use, improvement, and operation of the Benefited Property and Property are solely controlled by the Operating and Easements Agreement. The Parties agree that the express and specific obligations herein are in separate consideration and benefit of the premises and covenants herein.

7. Authority. Each party hereto represents and warrants to the other that it has full power and authority to enter into this Agreement.

[Signature Page Follows]

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Township and Developer have executed this Maintenance Agreement effective as of the date first above written.

TOWNSHIP:

CHARTER TOWNSHIP OF MERIDIAN,
a Michigan municipal corporation

By: _____
Scott Hendrickson
Title: Meridian Township Supervisor

Date: _____

DEVELOPER:

MERIDIAN MALL LIMITED PARTNERSHIP, a
Michigan limited partnership

By: Multi-GP Holdings, LLC, a Delaware limited
liability company, its sole general partner

By: CBL & Associates Limited Partnership, its
sole member and chief manager

By: CBL Holdings I, Inc., its sole general partner

By: _____

Date: _____

Title:

This instrument was prepared
by and return to:
CBL & Associates Management, Inc.
2030 Hamilton Place Boulevard
CBL Center, Suite 500
Chattanooga, Tennessee 37330
Attn: Legal Department - JVH

OPERATING AND EASEMENTS AGREEMENT

23rd THIS OPERATING AND EASEMENTS AGREEMENT ("Agreement"), entered into as of the 23rd day of April, 2019 ("Effective Date"), by **MERIDIAN MALL LIMITED PARTNERSHIP**, a Michigan limited partnership ("Developer"), and the Charter Township of Meridian, whose address is 5151 Marsh Road, Okemos, MI 48864, a Michigan municipal corporation, ("Township"). Developer and Township are sometimes referred to herein individually as "Party" and collectively as "Parties."

WITNESSETH:

WHEREAS, Developer holds interests in and to the parcels of real property described on **Exhibit A** (the "Property") and shown on **Exhibit B** (less those portions shown shaded thereon), attached hereto and made a part hereof, in fee simple as to Parcels I and V and in leasehold as to Parcels II, III, IV, and VIII; and,

WHEREAS, Township is the fee owner of that certain parcel of land immediately adjacent to the Property, located in Okemos, Michigan, and more particularly described on **Exhibit A-1** (the "Benefited Property") and shown on **Exhibit B**; and,

WHEREAS, the preliminary site plan attached hereto as **Exhibit B** (the "Site Plan") shows an existing shopping center commonly known as and referred to herein as "Meridian Mall" and the proposed development of the Benefited Property by Township hereinafter described; and,

WHEREAS, Developer, as either the owner in fee simple of certain lands or the lessee under certain ground leases of the Property, and Township, as the owner in fee simple of the Benefited Property, propose to cause the development of plans for, and the Township shall then cause the construction of, a farmers' market pavilion and park development upon the Benefited Parcel, which shall, together with the existing Meridian Mall, comprise a unified, regional, shopping center; and,

WHEREAS, Developer and Township each desire to create certain rights, privileges, and easements in and to impose certain restrictions and covenants upon its respective parcel(s) of land for the purpose of promoting the orderly development and use of the Benefited Property in a manner compatible with Meridian Mall; and,

WHEREAS, Developer and Township intend to set forth in this Agreement their rights, obligations, duties, and responsibilities in connection with the development and use of, and the improvements and operations on, the Benefited Property and Property;

NOW, THEREFORE, for the premises above and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Construction and Development.** Developer may request and the Township shall provide information regarding any development, construction, reconstruction, or improvement of any building or other improvement as provided for herein. The Township will undertake a good faith effort to resolve objections raised by Developer, including architectural plans consistent with Meridian Mall. Construction and development of the Benefited Property remains subject to this Agreement.

a. **Plans.** Upon request by Developer, Township shall submit a complete set of detailed plans and specifications therefor, which includes a photometric plan, and which have been stamped/sealed by an architect or engineer, including an electronic version thereof with building and civil plans via electronic mail or on a computer disk. Such plans and specifications, once approved by relevant municipal authorities, are hereinafter referred to as the "**Township's Approved Plans**".

b. **Intentionally Omitted.**

c. **Coordination.** Construction activities, as near as practicable, will be kept within the boundaries of the Benefited Property. If the Township desires that any construction activities take place on the Property, the Township must obtain Developer's prior written consent. The Township shall take reasonable measures to ensure the Property is protected during construction activities. Prior to the commencement of construction on the Benefited Property, Developer may request:

(i) A time schedule of the Township's construction activities; and,

(ii) At Developer's election, a pre-construction coordination conference shall be held at or near the Benefited Property with Developer's representative and Township's contractor. Developer's representative and Township's contractor shall attend such conference.

d. **Utilities.** Township may place utility facilities outside of the Benefited Property and on the Property with written approval of Developer, which will not be unreasonably withheld. Township, at its sole cost and expense, shall be responsible for the installation of lines and meters, and to connect utilities to the improvements, on the Benefited Property in accordance with applicable utility company and governmental requirements, matters of record as of the Effective Date, and any applicable requirements of the Township's Approved Plans. In the event that the driveways, parking area and/or outdoor common areas of the Property are damaged as a result of the Township's construction activities, including, but not limited to, the installation and/or removal of utility lines or related facilities, Township shall promptly repair such damage and restore the affected parking areas and outdoor common areas to as close to the condition as such area existed immediately prior to the commencement of such construction activity.

e. **Curb Cut.** Township's access to the Property shall be along the entire boundary line of the Benefited Property as shown on **Exhibit B.**

f. Signs. Signs on the Benefited Property, whether temporary or permanent, will:

(i) be consistent with and comply with applicable laws;

(ii) be professionally designed, constructed, and installed, including being of sturdy, durable, non-corrosive materials; and,

(iii) be maintained at regular and necessary times, in good working order, and shall not be allowed to fall into disrepair.

In addition to the foregoing, no sign shall by its location infringe on the visibility or present a hazard to vehicular or pedestrian traffic. Township shall undertake reasonable efforts to not infringe on Property view corridors, adjacent properties, setbacks, and non-building areas. The Parties agree that by the nature of the operation of a farmers' market and special events conducted by the Township and its vendors at the farmers' market pavilion, the Township and its vendors may erect temporary signs which shall not be erected for more than **thirty (30)** days before or after a single event.

g. Grade. Changes to the grade of the Benefited Property shall not obstruct the visibility of improvements or signs on the Property or any other lands adjoining the Property.

h. Compliance with Laws. All construction on the Benefited Property pursuant to this Agreement shall be performed in compliance with all laws, rules, orders, zoning ordinances, regulations, statutes, resolutions, approvals and requirements of all governmental or quasi-governmental authorities and the Board of Fire Underwriters or of any similarly constituted body.

i. Mechanical Equipment. Any mechanical equipment or improvement that is located on the Benefited Property, including the roof of any building, shall be properly screened and enclosed in an architecturally and aesthetically pleasing manner.

j. Conduct of Construction. All construction shall be planned and carried on so as to reduce congestion or blocking of any driveways or other outdoor common areas in the Property and at all times, all such driveways and outdoor common areas must remain accessible and open for use by the customers, business invitees, licensees or other persons transacting business on the Property. Township shall remove excess "spoil" materials and the like from the Benefited Property and shall maintain the Benefited Property in a clean and orderly fashion. Any areas on the Benefited Property or Property affected by any such construction activities shall be restored to as close to the condition as such area existed immediately prior to the commencement of such construction activity as is reasonably possible. All construction shall be planned and carried out so as to minimize interference with ongoing business at the Property, including, without limitation, by erecting attractive construction barricades or implementing other reasonable measures to restrict public access to the portions of the Benefited Property involved in the construction work. During the course of all construction, Township shall submit to Developer from time to time upon request, reports in reasonable detail regarding the progress of such construction. Township agrees to consult with Developer from time to time during the course of any construction work to minimize interference with ongoing business at the Property.

k. Insurance and Indemnity.

(i) To the extent permitted by law, Township agrees to defend, indemnify and hold harmless Developer and its designees and their respective officers, directors, partners, affiliates, attorneys and agents (collectively, the "Indemnified Parties"), from and against any and all claims and demands (except such claims and demands that result from the negligence of Developer, or their respective agents

or other representatives, contractors, servants or employees) for, or in connection with, any accident, injury or damage whatsoever caused to any person or property arising out of the business conducted in or the use and/or occupancy of the Benefited Property or occurring in, on or about the Benefited Property or any part thereof, or arising from any act or omission of Township or the occupant or any of their respective tenants, licensees, servants, agents or other representatives, employees or contractors, and from and against any and all costs, expenses and liabilities incurred in connection with any such claims and/or proceedings brought thereon.

(ii) To the extent permitted by law, Developer agrees to defend, indemnify and hold harmless Township and its designees and their respective officers, directors, partners, affiliates, attorneys and agents (collectively, the “Indemnified Parties”), from and against any and all claims and demands (except such claims and demands that result from the negligence of Township, or their respective agents or other representatives, contractors, servants or employees) for, or in connection with, any accident, injury or damage whatsoever caused to any person or property arising out of the business conducted in or the use and/or occupancy of the Property or occurring in, on or about the Property or any part thereof or arising from any act or omission of Developer or the occupant or any of their respective tenants, licensees, servants, agents or other representatives, employees or contractors, and from and against any and all costs, expenses and liabilities incurred in connection with any such claims and/or proceedings brought thereon.

(iii) Township will maintain (A) commercial general liability insurance, including contractual liability coverage per ISO form CG 00 01 04 13 or equivalent (which includes coverage for the contractual indemnity obligations of Township in this Agreement) with an insurer authorized to do business in the State in which the Benefited Property is located, in an amount not less than **\$1,000,000**, such coverage to include without limitation all construction work performed pursuant to the rights granted under this Agreement, (B) builder’s risk coverage with an insurer authorized to do business in the State in which the Benefited Property is located, in an amount reasonably acceptable to Developer, and (C) excess/umbrella coverage excess of (A) and (B), in an amount of at least **\$2,000,000**.

(iv) Developer shall maintain such similar commercial general liability insurance.

Each of the Indemnified Parties as their interests may appear shall be identified as an additional insured on all such policies. All of said insurance shall be written by insurance companies licensed in the State in which the Property and Benefited Property are located and having a Best rating of at least A-VIII. All such insurance may not be cancelled or amended so as to reduce coverage amounts with respect to the Insured Parties except upon the insurer endeavoring to give **ten (10)** days’ prior written notice pursuant to the notice requirements of Section 10. Upon request, each party shall deliver, or cause to be delivered, to the other party either a duplicate original or certificate of insurance policy together with reasonable evidence of the payment of the premiums therefor.

l. Impact Fees. Township shall pay all construction, zoning, and related permit fees for use on or of the Benefited Property.

m. Liens. Township shall not create or permit to be created or permit to remain any lien, encumbrance or charge which might be or become a lien, encumbrance or charge upon the Property, or upon any improvements thereon, or upon any income therefrom. If any lien, arising out of any work performed, material furnished, or obligation incurred by Township, shall at any time be filed against the Property, or any improvements thereon, Township, within **ten (10)** days after the filing thereof, shall cause such lien to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. If Township shall fail to cause any lien to be discharged as aforesaid, then in addition to any other right or remedy it may have, Developer may, but shall not be obligated to, discharge it either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit, bond, or other

proceedings, and in any such event, Developer shall be entitled if Developer so elects, but shall not be obligated, to compel the prosecution of any action for the foreclosure of such lien by the lienor and to pay the amount of the judgment in favor of the lienor with interest, costs and allowances. Any amount so paid by Developer and all costs and expenses incurred by Developer in connection therewith, together with interest thereon, from the respective dates of Developer's making of the payments and incurring of the costs and expense, shall be paid by Township to Developer within **fifteen (15)** days of Township receiving an invoice.

Nothing in this Agreement shall be deemed or construed in any way as constituting the consent or request of Developer, express or implied by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific construction on the Benefited Property that would give rise to the filing of any lien against the estate or interest of Developer in and to the Property, nor as giving Township any right, power or authority to contract for or permit any rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the estate or interest of Developer in and to the Property. Notice is hereby given that Developer shall not be liable for any labor, services or materials furnished or to be furnished to Township, or to anyone holding the Benefited Property through or under Township, upon credit and that no lien for any such labor, services or materials shall attach to or affect the estate or interest of Developer in and to the Property.

n. Encroachments. If any building, structure or other improvement to the Benefited Property constructed thereon shall encroach upon the Property, or any part(s) thereof, or shall hinder, obstruct, or impair the rights of others under any such easement or right-of-way, then, in the case of any encroachment, promptly after written request from any person affected by such encroachment or Developer, Township shall either (i) obtain valid and effective waivers or settlements of all claims, liabilities and damages resulting from each such encroachment, violation, hindrance, obstruction or impairment, whether the same shall affect Developer, Township or both, or (ii) make such changes in the improvements on the Benefited Property and take such other action as shall be necessary to remove such encroachments, hindrances or obstructions and to end such violations or impairments.

2. Easements.

a. Access Easement. Developer hereby grants and conveys for the use and benefit of the Benefited Parcel, and appurtenant to and running with the title to the Benefited Parcel and the Property, a non-exclusive, perpetual easement for vehicular and pedestrian access, ingress, and egress to and from Central Park Drive, over and across the paved perimeter drives and the entrance drives of the Property adjoining the Benefited Property as shown on the Site Plan (as the same may exist from time to time).

b. Parking. Developer hereby grants and conveys for the use and benefit of the Benefited Parcel, and appurtenant to and running with the title to the Benefited Parcel and the Property, a non-exclusive, perpetual easement for vehicular parking over, across, and upon the paved parking areas located on the Property, as the same may exist from time to time, except that Developer shall work in good faith with the Township to maintain a minimum of 200 parking spots on the Property in the size required by applicable ordinance.

3. Maintenance. All exterior and outside areas of the Benefited Property shall be maintained by Township in good, clean, sanitary condition and in an appearance and in a state of repair consistent with that kept at the Property. Township shall maintain storm drains and other utility facilities located on the Benefited Property in good condition. Township shall prevent soil, silt and other materials from eroding from the Benefited Property onto contiguous properties, drives and rights-of-way and shall promptly clean-up all such soil, silt and other materials which leave the Benefited Property and shall provide adequate

irrigation for the maintenance of all landscaped areas. Any existing grass and landscaping on the Benefited Property shall be properly cut and maintained by Township. Landscaping shall not, because of initial size or untrimmed growth, be allowed to obstruct the visibility of improvements and signs on any adjacent property.

Developer shall maintain the drives and parking areas on the Property at all times to allow reasonable access to the Benefited Property.

4. **Intended Use.** Township shall use the Benefited Property only for the operation of a farmers' market; pavilion, including restrooms; children's playground area; picnic area; plaza area; farmers' market office; small performance stage; community events/ice skating; and, a park development (the "**Intended Use**").

5. **INTENTIONALLY OMITTED.**

6. **INTENTIONALLY OMITTED.**

7. **INTENTIONALLY OMITTED.**

8. **General Requirements.**

a. During construction work, access to or parking for the Property shall not be blocked and all damage to property adjacent to the Benefited Property caused by activities related to such work shall be repaired to a condition as good as existing prior to such activities. Township is responsible, at its sole cost and expense, for obtaining, or causing to be obtained, any and all required governmental approvals of the plans and specifications, including, but not limited to all building permit fees and all other fees, taxes, costs and expenses attributable to any work on the Benefited Property.

b. If any improvements located on the Benefited Property are damaged or destroyed by casualty, Township shall either restore same or raze all damaged improvements and replace the same with grass or other landscaping, as the Township may determine but all such work must be consistent with this Agreement.

c. No overnight parking of vehicles, including, without limitation, automobiles, tractor trailers, recreational vehicles, trailers and mobile homes, shall be permitted on the Benefited Property without prior approval of Developer; provided, however, that temporary construction trailers may be permitted during periods of construction, reconstruction, or remodeling, so long as they are (i) not used for overnight lodging or other purposes deemed objectionable by Developer and (ii) approved in writing by Developer.

9. **Easements.** Township hereby grants to Developer perpetual, non-exclusive easements and rights over, under, across and through the Benefited Property for the benefit of the Property, for the location, maintenance, repair and replacement of utilities, utility lines or utility facilities (including, without limitation, gas, sewer, electric, telephone, water, cable, internet, etc.) and drainage systems and facilities (collectively, "**Utilities**"), if any, serving any part of the Property, or any other improvements not the property of the Township or any occupant as of the Effective Date, located in, on, or under the Benefited Property, if any. Excluding emergencies, Developer will provide the Township with advanced written notice of its plans prior to entering the Benefited Property for the maintenance, repair and replacement of any such Utilities or any such other improvements. In the event that the Benefited Property are damaged as a result of the Developer's construction activities, including, but not limited to, the installation and/or removal of utility lines or related facilities contemplated by this paragraph, Developer shall promptly repair

such damage and restore the affected parking areas and outdoor common areas to as close to the condition as such area existed immediately prior to the commencement of such construction activity.

10. **Notices.** Every notice, demand, consent, request, approval, report, offer, acceptance, certificate, or other communication which may be, or is required to be, given or delivered under or with respect to this Agreement or by law shall be in writing in the English language and sent postage prepaid by United States certified mail, return receipt requested, or by a nationally recognized express courier service (“courier service”) and directed to the other party at its address set forth below, or at such other address within the continental United States as any party may hereafter designate by similar notice to the other:

DEVELOPER:

Meridian Mall Limited Partnership
c/o CBL & Associates Management, Inc.
CBL Center, Suite 500
2030 Hamilton Place Boulevard
Chattanooga, Tennessee 37421-6000
Attention: Chief Legal Officer

TOWNSHIP:

Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864
Attention: Township Manager

Notices shall be deemed to have been given upon deposit in the United States mail or with a courier service as aforesaid. Any party may give any other party written notice hereunder by any means other than by United States registered or certified mail or by courier service which is reasonably calculated to reach the other party, including but not limited to hand delivery or courier service, provided that any such notice shall be deemed to have been given and shall be effective only when actually received by the addressee, proof of which shall be furnished by the party sending such notice.

11. INTENTIONALLY OMITTED.

12. **Enforcement.** If Township or Developer, or their successors or assigns or any party or parties claiming under them, shall violate or attempt to violate any of the foregoing covenants, the non-breaching party may prosecute any proceedings at law or in equity to enjoin such violation and to recover damages for such violation, including reasonable attorney’s fees.

13. **Binding Effect.** The rights and duties contained herein shall be effective as of the Effective Date, shall run with the land burdened thereby, shall be binding upon all owners and occupant thereof, or any part thereof and improvements thereon, and their respective successors and assigns, shall constitute an encumbrance on the Benefited Property, and shall inure to the benefit of the parties, and their successors and assigns, and shall terminate and expire on a date which is **50** years from the Effective Date, except all easements granted herein shall be perpetual other than those easements that are abandoned, such abandoned easements shall be deemed terminated and of no further force and effect.

14. **Amendment.** This Agreement may be amended by the written agreement of Developer, or its designee, and Township. A designee of Developer shall be designated by written instrument executed by Developer, which states that the designation is made pursuant to this Agreement.

15. **Invalidity.** If any term, covenant or restriction herein shall be invalid or unenforceable, the remainder shall not be affected thereby, and each term, covenant and restriction shall be valid and enforceable to the fullest extent permitted by law.

16. **Exhibits.** The Exhibits attached hereto are a part of this Agreement and are incorporated herein by reference.

17. **Force Majeure.** For the purposes of this Agreement, "Force Majeure" shall mean when Developer or Township is delayed or prevented from performing any of their obligations under this Agreement by reason of strike, lockouts, labor troubles, acts of God, enemy action, civil disturbance, fire, unavoidable casualties, or any cause whatsoever beyond either party's reasonable control, the period of such delay or such prevention shall be deemed added to the time herein provided for the performance of any such obligation by Developer or Township, except for the payment of any monetary obligations payable in accordance herein or the inability to obtain financing which may be necessary to carry out its obligations. Notwithstanding the foregoing, unless the Party entitled to such extension shall give notice to the other Party to this Agreement of its claim to such extension within **five (5)** days after the Party entitled to such extension becomes aware of the occurrence of the event giving rise to such claim, there shall be excluded in computing the number of days by which the time for performance of the act in question shall be extended the number of days which shall have elapsed between the occurrence of such event and the actual giving of such notice.

18. **Estoppel Certificates.** Either party, within **thirty (30)** days of the written request of the other, shall issue an estoppel certificate to the non-requesting party or its designee, stating whether to its actual knowledge it knows of any default under this Agreement and, if there are known defaults, specifying the nature thereof.

19. **INTENTIONALLY OMITTED.**

20. **Miscellaneous.**

a. One or more waivers of any term, covenant, or condition of this Agreement by any party should not be construed as a waiver of any subsequent breach of the same or any other term, covenant, or condition; nor shall any delay or omission by any party in seeking a remedy for breach of this Agreement, or exercising any right accruing to such party or reason of any such breach, be deemed a waiver by such party of its rights or remedies with respect to such breach.

b. Except as otherwise expressly provided or unless the context otherwise requires, the defined terms of this Agreement shall include the plural as well as the singular, and the use of any gender herein shall be deemed to include any other gender.

c. The captions of the sections of this Agreement are for convenience only and shall be considered not referred to in resolving any questions of interpretation and construction of this Agreement.

d. This Agreement is to be deemed to have been prepared jointly by the Parties, and any uncertainty or ambiguity existing herein, if any, shall not be interpreted against any Party but according to the application of the rules of interpretation of contracts.

e. This Agreement may be executed in multiple originals or counterparts, each of which will be an original and, when all of the parties to this Agreement have signed at least one (1) copy, such copies together will constitute a fully-executed and binding agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, Township has executed this Agreement as of the date first above written.

TOWNSHIP:

**CHARTER TOWNSHIP OF MERIDIAN, a
Michigan municipal corporation**

By: Frank L. Walsh

Frank L. Walsh

Title: Township Manager

Date: March 29, 2019

STATE OF MICHIGAN §

COUNTY OF INGHAM §

This instrument was acknowledged before me on the 29th day of March, 2019 by Frank L. Walsh in his capacity as Township Manager of the Charter Township of Meridian, in the capacity therein stated on behalf of said Township.

Adrienne Monahan

Notary Public, State of Michigan

Commission Expires: May 26, 2023

**ADRIENNE MONAHAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
MY COMMISSION EXPIRES MAY 26, 2023
ACTING IN THE COUNTY OF Ingham**

IN WITNESS WHEREOF, Developer has executed this Agreement as of the date first above written.

DEVELOPER:

MERIDIAN MALL LIMITED PARTNERSHIP, a Michigan limited partnership

By: Multi-GP Holdings, LLC, a Delaware limited liability company, its sole general partner

By: CBL & Associates Limited Partnership, its sole member and chief manager

By: CBL Holdings I, Inc., its sole general partner

WITNESS:

[Signature]
AP-31

By: [Signature]
Jeffery V. Curry
Title: Chief Legal Officer
Date: 3-28-2019

JVC
DA

STATE OF TENNESSEE §

COUNTY OF HAMILTON §

This instrument was acknowledged before me on the 28th day of March, 2019, by Jeffery V. Curry in his capacity as Chief Legal Officer of Meridian Mall Limited Partnership, in the capacity therein stated on behalf of said limited partnership.

[Signature]

Notary Public, State of Tennessee

Commission Expires: August 22, 2021



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL I: (Meridian Fee Tract)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 22 and the Southeast 1/4 of the Northeast 1/4 of Section 21, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, beginning at the Northwest corner of said Southwest 1/4 of the Northwest 1/4 of Section 22, said point being South 00 degrees 30 minutes 21 seconds West 1320.45 feet from the Northwest corner of Section 22; thence running along the North line of said Southwest 1/4 of the Northwest 1/4, South 89 degrees 22 minutes 45 seconds East 124.00 feet; thence Southeasterly 188.59 feet along the arc of a 131.00 foot radius curve to the left whose chord bears South 36 degrees 25 minutes 16 seconds East 157.19 feet; thence Southeasterly 242.80 feet along the arc of a 285.00 foot radius curve to the right whose chord bears South 48 degrees 53 minutes 03 seconds East 235.52 feet; thence South 24 degrees 28 minutes 42 seconds East 100.52 feet; thence North 65 degrees 31 minutes 18 seconds East 363.33 feet; thence South 24 degrees 28 minutes 42 seconds East 127.91 feet; thence North 65 degrees 31 minutes 18 seconds East 40.00 feet; thence North 24 degrees 28 minutes 42 seconds West 141.50 feet; thence South 89 degrees 28 minutes 42 seconds East 65.00 feet; thence North 20 degrees 31 minutes 18 seconds East 221.40 feet to said North line of the Southwest 1/4 of the Northwest 1/4; thence along said North line South 89 degrees 22 minutes 45 seconds East 338.56 feet to the Westerly line of Marsh Road, being 60 feet Westerly of and parallel with the centerline thereof; thence along said Westerly line the following three courses, South 27 degrees 43 minutes 58 seconds West 74.20 feet; thence Southwesterly 324.73 feet along the arc of a 982.30 foot radius curve to the right whose chord bears South 37 degrees 12 minutes 12 seconds West 323.26 feet; thence South 46 degrees 40 minutes 26 seconds West 175.30 feet; thence North 24 degrees 28 minutes 42 seconds West 102.96 feet; thence South 65 degrees 31 minutes 18 seconds West 40.00 feet; thence South 24 degrees 28 minutes 42 seconds East 116.62 feet to said Westerly line of Marsh Road; thence along said Westerly line South 46 degrees 40 minutes 26 seconds West 292.01 feet to the Northerly line of Grand River Avenue, also known as Michigan Highway M-43; thence along said Northerly line the following three courses South 78 degrees 20 minutes 34 seconds West 145.46 feet; thence North 69 degrees 28 minutes 42 seconds West 317.84 feet; thence Northwesterly 348.35 feet along the arc of a 5789.58 foot radius curve to the left whose chord bears North 71 degrees 12 minutes 07 seconds West 348.30 feet; thence North 00 degrees 30 minutes 21 seconds East 490.89 feet; thence North 89 degrees 04 minutes 24 seconds East 91.32 feet to the point of beginning; EXCEPT (Bank Tract) Commencing at the Northwest corner of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan; thence South 00 degrees 30 minutes 21 seconds West 1521.11 feet along the West Section line; thence South 89 degrees 29 minutes 39 seconds East 50 feet to the point of beginning; thence North 48 degrees 00 minutes 58 seconds East 111.88 feet; thence Southeasterly 88.20 feet along the arc of a 175.00 foot radius curve to the left whose chord bears South 59 degrees 10 minutes 41 seconds East 85.33 feet; thence Southeasterly 137.99 feet along the arc of a 241.00 foot radius curve to the right whose chord bears South 56 degrees 53 minutes 15 seconds East 136.11 feet; thence Southwesterly 61.79 feet along the arc of a 40 foot radius curve to the right whose chord bears South 03 degrees 48 minutes 04 seconds West 55.83 feet; thence South 48 degrees 01 minutes 18 seconds West 272.26 feet; thence North 72 degrees 28 minutes 42 seconds West 89.93 feet; thence North 00 degrees 30 minutes 21 seconds East 260.00 feet to the point of beginning.

PARCEL II: (Musselman-Buxton Fee Tract)

That part of the Southwest 1/4 of Section 15 and the Northwest 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, beginning at the Southwest corner of Section 15; thence running along the Section line North 00 degrees 34 minutes 19 seconds East 261.34 feet; thence South 34 degrees 04 minutes 46 seconds East 107.75 feet; thence Northeasterly 179.29 feet along the arc of a 225.00 foot radius curve to the right whose chord bears North 66 degrees 42 minutes 16 seconds East 174.58 feet; thence North 89 degrees 31 minutes 57 seconds East 178.67 feet; thence North 00 degrees 28 minutes 03 seconds West 149.57 feet; thence North 20 degrees 31 minutes 18 seconds East 203.85 feet; thence Northeasterly 280.34 feet along the arc of a 366.22 foot radius curve to the right whose chord bears North 87 degrees 28 minutes 35 seconds East 273.54 feet; thence South 89 degrees 28 minutes 42 seconds East 185.00 feet; thence North 20 degrees 31 minutes 18 seconds East 182.43 feet; thence South 70 degrees 35 minutes 39 seconds East 368.18 feet along the South line of Central Park Drive which is 60 feet Southerly of and parallel with the centerline thereof; thence South 00 degrees 23 minutes 49 seconds West 292.43 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of Section 15; thence South 89 degrees 24 minutes 38 seconds East 110.00 feet; thence South 00 degrees 23 minutes 49 seconds West 298.29 feet; thence South 89 degrees 28 minutes 42 seconds East 465.65 feet to the Westerly line of Marsh Road, being 60 feet Westerly of and parallel with the centerline thereof; thence along said Westerly line South 27 degrees 43 minutes 58 seconds West 1308.18 feet; thence along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 22; North 89 degrees 22 minutes 45 seconds West 338.56 feet;

thence North 20 degrees 31 minutes 18 seconds East 181.92 feet; thence North 69 degrees 28 minutes 42 seconds West 230.00 feet; thence South 20 degrees 31 minutes 18 seconds West 85.00 feet; thence North 69 degrees 28 minutes 42 seconds West 15.13 feet; thence North 20 degrees 31 minutes 18 seconds East 79.80 feet; thence North 69 degrees 28 minutes 42 seconds West 15.37 feet; thence North 20 degrees 31 minutes 18 seconds East 390.00 feet; thence North 69 degrees 28 minutes 42 seconds West 400.00 feet; thence South 20 degrees 31 minutes 18 seconds West 384.80 feet; thence North 69 degrees 28 minutes 42 seconds West 145.00 feet; thence South 20 degrees 31 minutes 18 seconds West 344.23 feet; thence South 00 degrees 30 minutes 21 seconds West 121.44 feet; thence Southwesterly 0.13 feet along the arc of a 131.00 foot radius curve to the left whose chord bears South 00 degrees 28 minutes 33 seconds West 0.13 feet; thence along said South line of the Northwest 1/4 of the Northwest 1/4, North 89 degrees 22 minutes 45 seconds West 124.00 feet to the West line of Section 22; thence North 00 degrees 30 minutes 21 seconds East 1320.45 feet to the point of beginning.

PARCEL III: (Theater Tract)

That part of the Southwest 1/4 of Section 15, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, beginning on the West line of Section 15 at a point North 00 degrees 34 minutes 19 seconds East 261.34 feet from the Southwest corner of said Section; thence continuing along said Section line North 00 degrees 34 minutes 19 seconds East 38.21 feet to the Southerly Right-of-Way line of Central Park Drive, being 60 feet, measured perpendicularly, from the centerline of said Drive; thence along said Right-of-Way line the following two courses, Northeasterly 205.70 feet along the arc of a 460.00 foot radius curve to the left whose chord bears North 36 degrees 01 minutes 27 seconds East 203.99 feet; thence Northeasterly 0.87 feet along the arc of a 545.00 foot radius curve to the right whose chord bears North 23 degrees 15 minutes 32 seconds East 0.87 feet; thence North 89 degrees 31 minutes 57 seconds East 276.87 feet; thence South 00 degrees 28 minutes 03 seconds East 225.00 feet; thence South 89 degrees 31 minutes 57 seconds West 178.67 feet; thence Southwesterly 179.29 feet along the arc of a 225.00 foot radius curve to the left whose chord bears South 66 degrees 42 minutes 16 seconds West 174.58 feet; thence North 34 degrees 04 minutes 46 seconds West 107.75 feet to the Point of Beginning.

PARCEL IV: (Plaza Tract)

That part of the Northwest 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the Northwest corner of Section 22, thence South 89 degrees 24 minutes 38 seconds East 80.00 feet; thence South 00 degrees 30 minutes 21 seconds West 816.63 feet; thence South 69 degrees 28 minutes 42 seconds East 317.23 feet to the Point of Beginning, thence North 20 degrees 31 minutes 18 seconds East 384.80 feet; thence South 69 degrees 28 minutes 42 seconds East 400.00 feet, thence South 20 degrees 31 minutes 18 seconds West 390.00 feet; thence South 69 degrees 28 minutes 42 seconds East 15.37 feet, thence South 20 degrees 31 minutes 18 seconds West 79.80 feet; thence North 69 degrees 28 minutes 42 seconds West 415.37 feet; thence North 20 degrees 31 minutes 18 seconds East 85.00 feet to the Point of Beginning.

PARCEL V: (No Name Triangular Parcel)

That part of the Southeast 1/4 of Section 16, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as beginning at a point on the East Section line North 00 degrees 34 minutes 19 seconds East 198.03 feet from the Southeast corner of Section 16; thence North 34 degrees 04 minutes 46 seconds West 800 feet to the Southerly Right-of-Way line of Central Park Drive, being 60 feet measured perpendicularly from the centerline of said Drive; thence along said Right-of-Way line Northeasterly 57.87 feet along the arc of a 460.00 foot radius curve to the left whose chord bears North 52 degrees 26 minutes 18 seconds East 57.83 feet to the East line of Section 16; thence South 00 degrees 34 minutes 19 seconds West 101.52 feet to the Point of Beginning.

PARCEL VIII: (Parkway Tract)

That part of Southwest 1/4 of Section 15, and the Northwest 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, beginning on the Section line common to Sections 15 and 22 at a point South 89 degrees 24 minutes 38 seconds East 1440.66 feet from the Southwest corner of Section 15 (Northwest corner of Section 22); thence running North 69 degrees 28 minutes 42 seconds West 5.01 feet; thence North 00 degrees 23 minutes 49 seconds East 298.29 feet; thence South 89 degrees 24 minutes 38 seconds East 90.00 feet; thence North 00 degrees 23 minutes 49 seconds East 150.00 feet; thence North 89 degrees 24 minutes 38 seconds West 200.00 feet; thence North 00 degrees 23 minutes 49 seconds East 142.43 feet to a point on the Southerly Right-of-Way line of Central Park Drive; said point being 60 feet measured perpendicular to the centerline of said Drive; thence along the Right-of-Way South 70 degrees 35 minutes 39 seconds East 839.87 feet to a point on the Westerly Right-of-Way of Marsh Road, thence along the Right-of-Way South 27 degrees 43 minutes 58 seconds West 537.75 feet; thence North 69 degrees 28 minutes 42 seconds West 460.64 feet to the Point of Beginning.

EXHIBIT A-1

LEGAL DESCRIPTION OF THE BENEFITED PROPERTY

A parcel of land in the Southwest 1/4 of Section 15, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southwest corner of said Section 15; thence N00°37'51"E along the West line of said Section 15 a distance of 299.82 feet to the Southerly line of Central Park Drive; thence along said Southerly line the following three courses: Northeasterly 205.29 feet along a curve to the left, said curve having a radius of 460.00 feet, a delta angle of 25°34'11", and a chord of 203.59 feet bearing N35°59'54"E; Northeasterly 0.87 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 0°05'29", and a chord of 0.87 feet bearing N23°15'34"E; and Northeasterly 316.18 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 33°14'24", and a chord of 311.76 feet bearing N39°55'28"E to the point of beginning of this description; thence continuing along said Southerly line the following two courses: Northeasterly 494.84 feet along a curve to the right, said curve having a radius of 545.00 feet, a delta angle of 52°01'22", and a chord of 478.02 feet bearing N83°23'40"E; and S70°35'39"E 188.52 feet; thence S20°31'18"W 182.43 feet; thence N69°28'42"W 185.00 feet; thence Southwesterly 280.34 feet along a curve to the left, said curve having a radius of 366.22 feet, a delta angle of 43°51'32", and a chord of 273.54 feet bearing S87°28'35"W; thence S20°31'18"W 33.94 feet; thence N39°35'52"W 204.38 feet to the point of beginning; said parcel containing 2.43 acres more or less; said parcel subject to all easements and restrictions if any.

EXHIBIT B

SITE PLAN

[SEE NEXT PAGE]

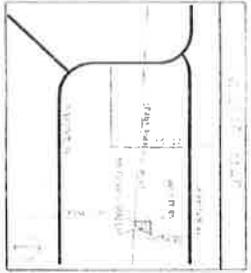
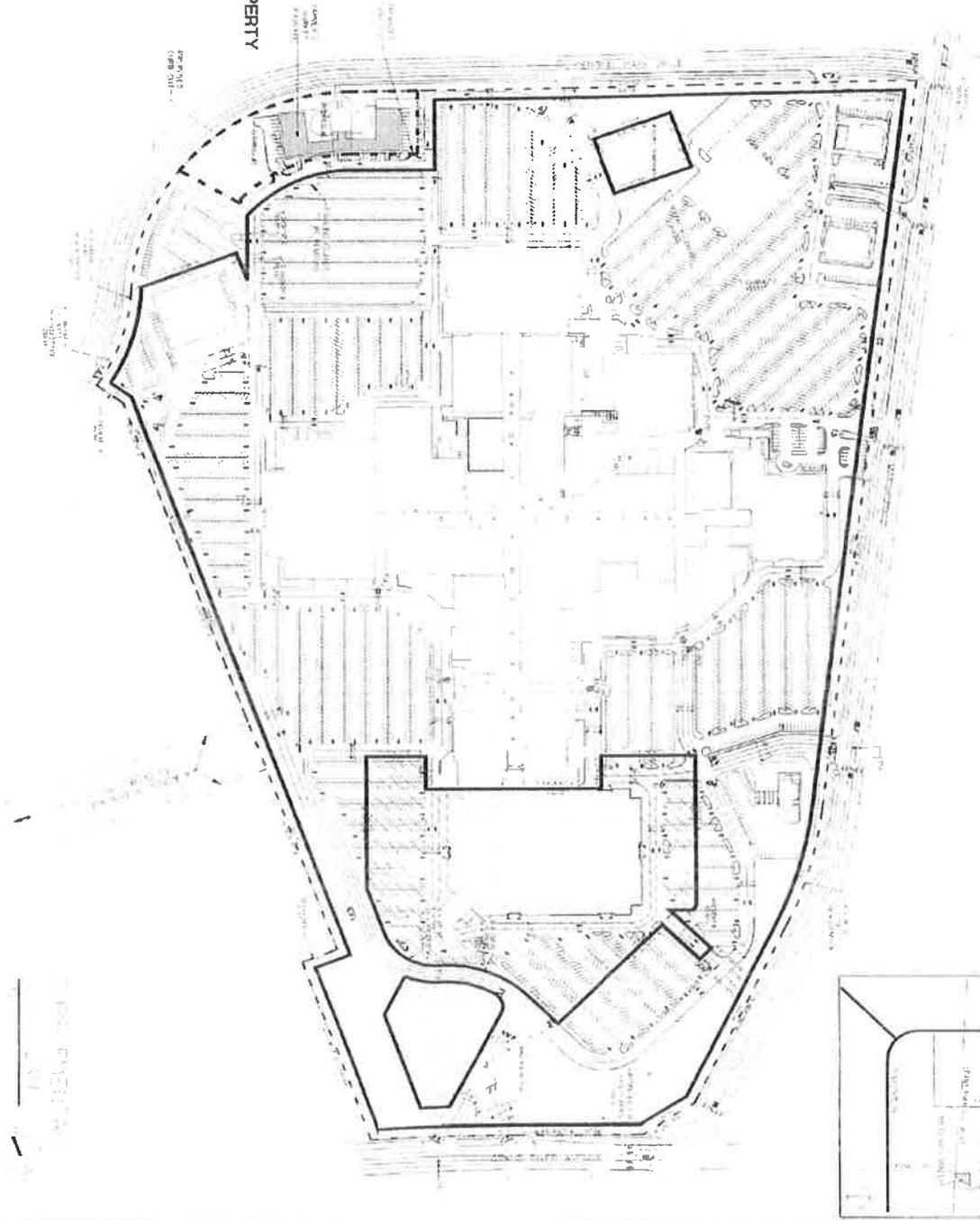
**FARMER'S
MARKET
PAVILION**

**BENEFITED
PROPERTY**

PROPERTY

**NOT A PART
OF THE PROPERTY**

NOT A PART OF THE PROPERTY OF THE PROJECT. THE PROPERTY OF THE PROJECT IS THE ENTIRE AREA SHOWN ON THE SITE PLAN, INCLUDING THE FARMER'S MARKET PAVILION, THE MARKET STALLS, THE PARKING AREAS, THE WALKWAYS, THE PLANTING AREAS, AND THE LANDSCAPING. THE PROPERTY OF THE PROJECT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.



MERIDIAN MALL

**SUPPLEMENTAL
SITE PLAN**

CBL
CBL & ASSOCIATES PROPERTIES, INC.
A SUBSIDIARY OF CBL GROUP, INC.

**SUPPLEMENTAL
SITE PLAN**

JOINER AND CONSENT OF DEVELOPER'S GROUND LESSOR

OPERATING AND EASEMENTS AGREEMENT

Milmar Mall, L.L.C., hereby joins in the execution of this Operating and Easements Agreement to evidence its agreement to be bound by and comply with the terms, conditions, and limitations of this Operating and Easements Agreement.

In Witness Whereof, the undersigned has executed this Joinder and Consent of Developer's Ground Lessor this 12th day of April, 2019.

Milmar Mall, L.L.C., a Michigan limited liability company

By: [Signature]
Name: Dave Ledebuhr
Title: Principal

STATE OF MICHIGAN §

COUNTY OF INGHAM §

This instrument was acknowledged before me on the 12th day of April, 2019, by Dave Ledebuhr in his/her capacity as Principal, in the capacity therein stated on behalf of said Milmar Mall, L.L.C.

[Signature]
Notary Public, State of Michigan

KATHY GRUHN
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires April 5, 2025
Acting in the County of Ingham

Commission Expires: _____



To: Board Members

From: Timothy R. Schmitt, AICP, Director of Community Planning and Development

Date: July 31, 2025

Re: Eyde Central Park Property – REFERRAL TO PLANNING COMMISSISON

Over the past 30+ years, the Township and the Eyde Company have entered into a series of settlement agreements and stipulations with the court regarding nearly 200 acres of land on the east side of Central Park Drive. Under this legal umbrella is the Walmart property, Central Park Estates, Central Park Apartments, the vacant land along Central Park Drive to the west of Central Park Estates, and some other smaller parcels in the area.

Over the years, the two parties have agreed to change the zoning for the vacant land in front of Central Park Estates at least twice, most recently in 2004 where the Township agreed to change the area directly adjacent to Central Park Estates from PO, Professional and Office, to RD, Multiple Family Residential. The land along Central Park Drive has been zoned CS, Community Service, for a longer period of time. The CS zoning district has been repealed from the Zoning Ordinance, but still applies to this area, pursuant to one of the lawsuit stipulations.

Continental Properties presented a conceptual development plan to the Board at their July 22nd meeting and the general consensus of the Board was to treat this application similarly to how we treated the 2004 request to change the zoning. To start, that would include referring the matter to the Planning Commission for a recommendation and potential public hearing. Additionally, the applicant is working to schedule a meeting with the neighborhood to present the concept in a Town Hall style format to get initial feedback.

At this time, we do not have a formal submittal. The applicant is working on refining the plans based on the wetland delineation that was completed this week and the Township Board's feedback from the last meeting. As soon as a formal submittal is made to Staff, we will bring the matter in front of the Planning Commission, should the Board approve this referral under the following motion.

Motion to approve the attached resolution referring the proposal for the Eyde Central Park property to the Planning Commission for its recommendation as to whether or not the court orders governing the zoning, permitted uses, and development of parcels 22-202-001, 15-400-031, and 22-203-001 should be amended to replace the current zoning with a new classification.

RESOLUTION TO APPROVE

**Eyde Central Park Property
Amendment to Settlement Agreement – Refer to PC**

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 7th day of August, 2025, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the vacant approximately 30 acres of land on the east side of Central Park Drive, to the north and south of Columbus and Belvedere Avenues, is currently zoned CS, Community Service, and RD, Multiple Family Residential, subject to orders entered by the Ingham County Circuit Court on January 10, 1992, February 7, 1996, November 15, 2001, March 6, 2002, and October 25, 2004; and,

WHEREAS, said orders assign both a CS, Community Service and RD, Multiple Family Residential zoning district classification to the parcels; and,

WHEREAS, the orders of the Ingham County Circuit Court govern the zoning, permitted use, and development of the parcels addressed in them and the Court has retained jurisdiction in all matters pertaining to its orders; and,

WHEREAS, the Eyde Land Holdings, LLC company, along with their development partner Continental Properties, has presented a concept plan to the Township, requesting consideration of an amendment to the Court’s orders to the zoning on all the properties to be assigned RC, Multiple Family Residential, not to exceed fourteen dwelling units per acre; and,

WHEREAS, the owner/developer of the property are seeking this zoning change to eliminate the commercial zoning along Central Park Drive and move development further away from Central Park Estates; and,

WHEREAS, the Township Board will consider whether the requested amendment of court orders would be in furtherance of the health, safety, and welfare of the citizenry of the Township and therefore a recommendation from the Township’s Planning Commission with respect to the zoning change is warranted and desired.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby refers the request to amend the court orders on the site to the Planning Commission for its recommendation as to whether those court orders governing the zoning, permitted uses, and development of the parcels that are subject to the resolutions should be



To: Township Board Members

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: July 30, 2025

Re: Ordinance 2025-06 – Backyard Chicken Ordinance update – Roosters

In the past five years, Staff has received occasional reports of roosters in residential districts. Typically the situation resolves itself, as the homeowner who has (often inadvertently) ended up with a rooster realizes that they don't want them and we don't hear about them again. In 2025, we have two persistent rooster issues that have caused us to take another look at our ordinances regarding backyard chickens.

Currently, under the Township's backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. In researching the issue, it has become apparent that there are several areas of the Township with RR zoned properties, within the Urban Service Boundary, and adjacent to higher density residential districts. This has naturally caused issues with residential property owners who did intend to reside next to rural properties and the things that come with that.

After reviewing the matter with the Township Attorney's office, given the potential Right-To-Farm implications under Michigan law, the attached language would close the 'loophole' and allow for enforcement of the rooster prohibition in the areas of the Township inside of the Urban Service Boundary and under five acres in size. This gives Staff clear direction in enforcement issues on a go forward basis.

Staff looks forward to discussing this with the Township Board.

Attachments

1. Ordinance 2025-06 – Clean version
2. Ordinance 2025-06 – Redlined version
3. Planning Commission packet information from June 9th, June 23rd, July 14th, and July 28th
4. Planning Commission minutes from June 9th, June 23rd, and July 14th

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ORDINANCE NO. 2025-06

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
2. Roosters shall not be allowed.
3. The sale of chickens, rabbits and eggs on the property is prohibited.
4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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ORDINANCE NO. 2025-06

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The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
2. Roosters shall not be allowed.
3. The sale of chickens, rabbits and eggs on the property is prohibited.
4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 9, 2025

Re: Regulation of Roosters in the Township

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Currently, under the Township’s backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. Over the past several months, we have received a number of complaints of roosters on properties within the Urban Service Boundary, but still zoned RR. After discussions with the Township Attorney, Staff has received draft language which we are now bringing forward for discussion.

Several parcels inside of the Urban Service Boundary (USB) are zoned Rural Residential (RR), which is the crux of the current problem. Because roosters are allowed by right in the RR district, and parcels inside the USB tend to be more dense than outside of the USB, Staff has received several noise complaints regarding roosters from neighbors. The proposed ordinance would tighten the regulations for where roosters are permitted in the Township, alleviating some of the concerns that have been raised this year by residents.

We look forward to providing a draft ordinance to the Planning Commission in the future.

Attachments:

1. Rooster Zoning Ordinance Draft Amendment



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 23, 2025

Re: TA #25014 - Sec. 86-368 - RR District - Regulation of Roosters

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Staff discussed proposed updated language to update Sec. 86-368 at the regular Planning Commission meeting on June 9, 2025 and has scheduled a public hearing for July 13, 2025. The specific updated language affects Part (8) under subsection (b), Uses permitted by right.

Currently, under the Township's backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. Several RR-zoned properties are within the Urban Service Boundary and are adjacent to higher density residential districts. This has caused issues with residential properties and residents that did not intend to reside next to rural properties.

If Meridian Township does not regulate roosters, then that would become a Right to Farm issue that would make it extremely difficult to regulate them at all. The Township Attorney has recommended the update to regulate roosters under the zoning ordinance, which is allowed by the Michigan Right to Farm act.

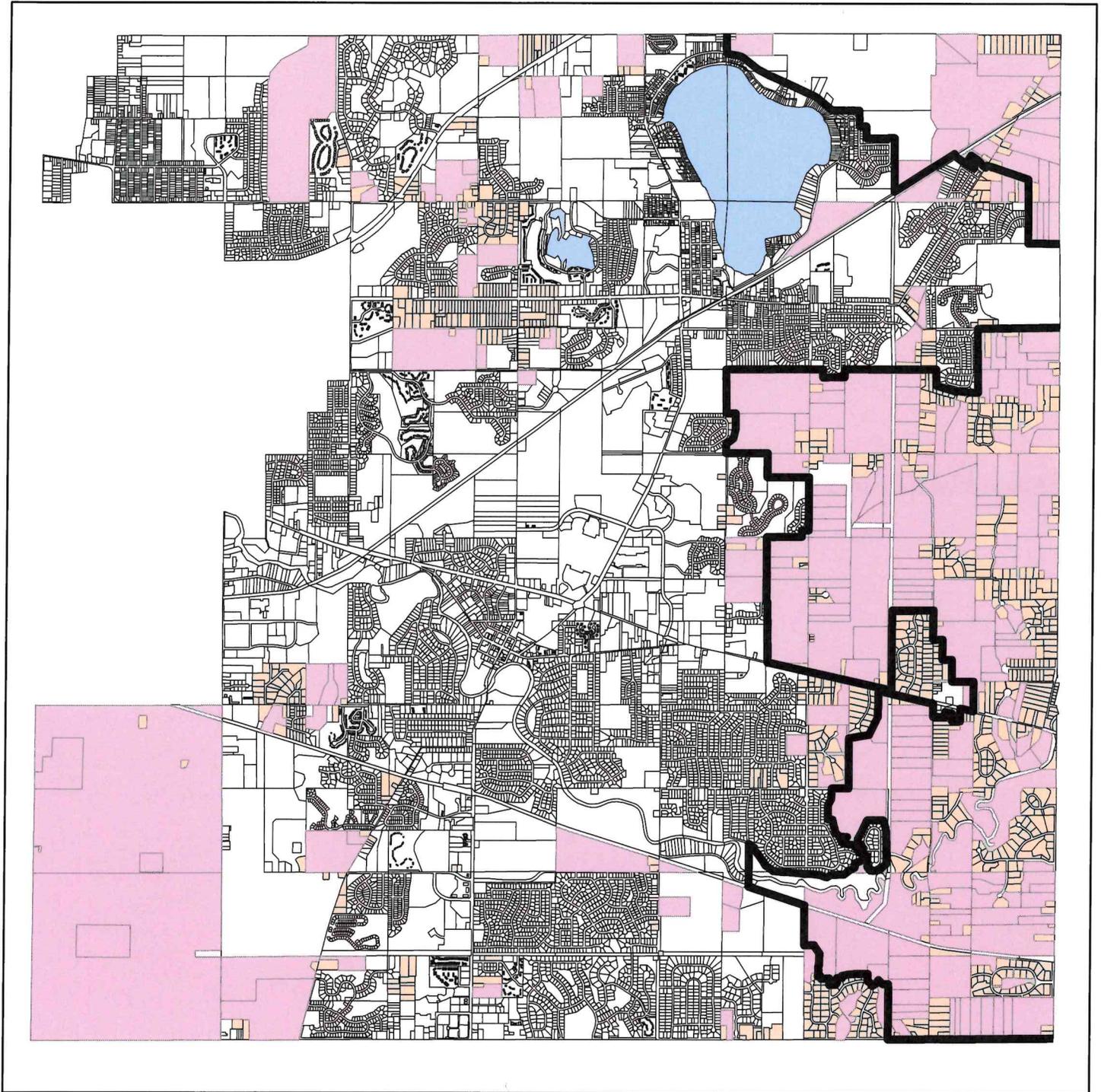
If adopted, the amended language would amend Sec. 860368(b)(8) to only allow roosters on RR zoned parcels of five acres or greater in size and only outside of the Urban Service Boundary. A map showing RR zoned parcels greater than five acres in size is included.

We look forward to providing a draft ordinance to the Planning Commission in the future.

Attachments:

1. Sec. 86-368(b)(8) - Redlined
2. Sec. 86-368(b)(8) - Clean
3. Rural Residential Selection Map

Rural Residential Zoning



Legend

- Urban Service Boundary
- RR Zoning > 5 Acres
- RR Zoning
- Parcels
- Lakes



1:55,000

3,700 1,850 0 3,700 Feet





To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 14, 2025

Re: TA #25014 - Sec. 86-368 - RR District - Regulation of Roosters

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Staff discussed proposed updated language to update Sec. 86-368 at the regular Planning Commission meeting on June 9, 2025 and has scheduled a public hearing for July 13, 2025. The specific updated language affects Part (8) under subsection (b), Uses permitted by right.

Currently, under the Township's backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. Several RR-zoned properties are within the Urban Service Boundary and are adjacent to higher density residential districts. This has caused issues with residential properties and residents that did not intend to reside next to rural properties.

If Meridian Township does not regulate roosters, then that would become a Right to Farm issue that would make it extremely difficult to regulate them at all. The Township Attorney has recommended the update to regulate roosters under the zoning ordinance, which is allowed by the Michigan Right to Farm act.

At the Planning Commission meeting on June 23rd, Staff was asked to provide statistics on the complaints that the Township has received about roosters. Since 2022, the Township has logged nine complaints about roosters. Seven of the complaints come from inside of the Urban Service Boundary (USB). Five of the complaints occurred in 2025, all of which came from inside the USB, indicating that the number of complaints is increasing.

If adopted, the amended language would amend Sec. 86-368(b)(8) to only allow roosters on RR zoned parcels of five acres or greater in size and only outside of the Urban Service Boundary. A map showing RR zoned parcels greater than five acres was included in the previous meeting packet.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments:

1. Sec. 86-368(b)(8) - Clean
2. Sec. 86-368(b)(8) - Redlined



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 28, 2025

Re: TA #25014 - Sec. 86-368 - RR District - Regulation of Roosters

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Staff discussed proposed updated language to update Sec. 86-368 at the regular Planning Commission meeting on June 9, 2025 and has scheduled a public hearing for July 13, 2025. The specific updated language affects Part (8) under subsection (b), Uses permitted by right. The Planning Commission held a public hearing for the ordinance update on July 14, 2025 and after discussion, indicated support for the attached amendment.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #25014 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #25014 to the Township Board
2. Sec. 86-368(b)(8) - Rural Residential - Clean
3. Sec. 86-368(b)(8) - Rural Residential - Redlined

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, June 9, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Romback, Fowler, McConnell, McCurtis, and Brooks (6:55)

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 9, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Commissioner Brooks.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the June 9, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McCurtis moved to approve Minutes of the April 28, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25009 – Ace Hardware Outdoor Storage

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing.

Ms. Laura Jenovich, attorney for the applicant, spoke about the application and explained the need for outdoor storage. Ms. Jenovich said that the applicant would enclose the unenclosed area with cinder blocks and timbers unless waived by the Planning Commission.

Mr. John Brown, representative for the applicant, explained how the cinder block fences would be constructed.

Mr. Cutler Martin, representative for the applicant, spoke about the site and explained the need for the outdoor storage and sales.

Principal Planner Shorkey asked if the outdoor materials are left out overnight. Mr. Martin said that more valuable items are brought in but pallets are left outside. Chair Shrewsbury commented that the outdoor storage requirements seemed to be inconsistently enforced and asked about the need for fencing. Commissioner Snyder expressed concern about the proximity of the material on the sidewalk entrance to vehicles in the adjacent handicap parking space.

Ms. Jenovich suggested that a condition of periodic review of the SUP could be added to the approval if future aesthetic was a concern. Commissioner McConnell asked for an explanation of the traffic circulation on the site.

After discussion, Chair Shrewsbury closed the public hearing at 6:53.

Commissioner Brooks arrived during the discussion (6:58).

After further discussion about enforcement of the fence requirement, accessibility, and aesthetics, the Commissioners indicated via consensus that they would likely support the permit. Principal Planner Shorkey said that Staff would put together a resolution at the next Planning Commission meeting and summarized the Planning Commission's comments.

B. PUD #25012 – Hulett Road Estate

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing at 7:03.

Mr. Jim Giguere, applicant, spoke about the application and the history of the project. Mr. Giguere said that he had met with the Drain Commission's office and that they were likely to approve the plan for the PUD. Commissioner McConnell asked about the plans for the existing farmhouse.

Chair Shrewsbury asked for comments from the public. Mr. James Carter spoke and expressed concern about truck traffic on Hulett Road. Chair Shrewsbury closed the public hearing at 7:11.

Commissioner Brooks asked for an overview of PUDs. Principal Planner Shorkey explained PUDs and how the project complies with the PUD ordinance. Principal Planner Shorkey suggested adding a condition of approval that trucks follow the truck route state and county ordinances and access the site via Jolly Road from the south. Commissioner Brooks asked about the issues that kept the previous 2022 site plan from being approved.

The Planning Commission discussed truck traffic and access to the project site. Commissioner Fowler asked about future maintenance of the private access drive. Commissioner Brooks asked about the Road Department and approval of the private drive.

Commissioner Brooks asked for more detail about conversations between the applicant and the county agencies and asked for an update of where the county agencies stand on the application. Commissioners indicated via straw poll that they would likely support the permit. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

A. Off-Street Parking – Sec 86-758 – Landscaping Discussion

Principal Planner Shorkey introduced the discussion item. Chair Shrewsbury asked if there were any comments on the draft ordinance. There being none, Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

B. Roosters – Sec. 86-368 – Rural Residential – Discussion

Principal Planner Shorkey introduced the discussion item and explained the need for the text amendment to regulate roosters. Commissioner Snyder asked how the amendment would work with existing residents that owned roosters. Commissioner Romback expressed concern about the ordinance update and the retroactive enforcement of a nuisance.

After further discussion, the Planning Commission asked for further information about the need for the ordinance. Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey informed the Planning Commission that the Board introduced the Parking Requirements ordinance for discussion at their June 3rd meeting. Principal Planner Shorkey said that a new intern had been hired and that she would be introduced at a later meeting.

B. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

James Carter spoke and expressed further concern about truck traffic on Hulett Road.

13. COMMISSIONER COMMENTS

Commissioner McConnell spoke about dog barking complaints in his neighborhood and that police were responding and reiterated that the Planning Commission had received complaint reports in the past. Principal Planner Shorkey said that Staff could provide a summary report at a future meeting. Commissioner Brooks asked about code complaints and if they are public record. Commissioner Brooks pointed out a mistake on one of the pages in the packet. Commissioner Brooks asked how often projects expire and need to be reheard.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:01 pm

Commissioner McConnell moved to adjourn the June 9, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, June 23, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners Romback, Fowler, McConnell, and Brooks

ABSENT: Vice Chair Snyder, Commissioner McCurtis

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 23, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Vice Chair Snyder, and Commissioner McCurtis.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Romback moved to approve the June 23, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McConnell moved to approve Minutes of the June 9, 2025 meeting with minor amendments. Seconded by Commissioner Romback. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

A. SUP #25009 – Ace Hardware Outdoor Storage

Principal Planner Shorkey introduced the item. There being no comments, Chair Shrewsbury asked for a motion.

Commissioner McConnell moved to approve SUP #25009, subject to the conditions in the resolution. Seconded by Commissioner Romback. Motion passed unanimously.

B. PUD #25012 – Hulett Road Estate

Principal Planner Shorkey introduced the item. There being no comments, Chair Shrewsbury asked for a motion.

Commissioner Romback moved to recommend approval of PUD #25012, subject to the conditions in the resolution. Seconded by Commissioner McConnell. Motion passed unanimously.

C. TA #25014 – Sec. 86-378 – Rural residential Roosters – Discussion

Principal Planner Shorkey introduced the item and summarized the memo in the packet.

Commissioner McConnell asked if people inside the Urban Service Boundary will lose their ability to have roosters on their property. Principal Planner Shorkey confirmed that. Commissioner Brooks asked if the MSU property would be affected by the ordinance. Principal Planner Shorkey said that he would look into that question and answer it at the public hearing. Chair Shrewsbury asked how the ordinance would be enforced. Principal Planner Shorkey said that Staff was still discussing enforcement with the Township Attorney.

After discussion, Principal Planner Shorkey described the registration process for chickens in residential districts and commented that roosters are not allowed so no roosters are registered in residential districts. Commissioner Brooks asked if areas that are next to areas outside the USB have the ability to complain about roosters. Principal Planner Shorkey said yes, but as the parcels would be outside the USB, there would be no enforcement. Commissioner Romback suggested a delay implementation and enforcement to allow residents time for rooster removal. Commissioner McConnell asked how residents would be notified about the ordinance update. Principal Planner Shorkey described the notification process and commented on the number of meeting and hearings that would be held. Commissioner Romback asked how this affected historical farming areas. Principal Planner Shorkey said that such areas are outside of the USB and would not be affected.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no update.

B. Liaison Reports

Commissioner McConnell said that the Environmental Commission met on June 4th.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:24 pm

Commissioner Romback moved to adjourn the June 23, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, July 14, 2025, 6:30 pm

PRESENT: Vice Chair Snyder, Commissioners McCurtis, Fowler, and Brooks. Commissioner Rombach arrived late

ABSENT: Chair Shrewsbury, Commissioner McConnell

STAFF: Principal Planner Shorkey, Planning Intern Rommeck

1. CALL MEETING TO ORDER

Vice Chair Snyder called the July 14, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

Vice Chair Snyder called the roll of the Board. All Board members were present except for Chair Shrewsbury and Commissioners Rombach and McConnell.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice Chair Snyder asked for approval of the agenda.

Commissioner McCurtis moved to approve the July 14, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Rombach arrived during the discussion.

Commissioner Brooks moved to approve Minutes of the June 23, 2025 meeting as written. Seconded by Commissioner McCurtis. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. #25013 – Text Amendment – Sec. 86-758 – Landscaping

Principal Planner Shorkey introduced the item.

Commissioner Brooks asked for clarification on how perimeter landscape is calculated. Principal Planner Shorkey explained the calculation to the Commission. Commissioner Brooks said that the term interior landscaping is confusing considering perimeter landscaping. After discussion, Vice Chair Snyder suggested removing the word interior from the ordinance.

Commissioner Brooks asked if there is a specific section on parking landscaping elsewhere in the zoning ordinance. Principal Planner Shorkey said that this is the only section on landscaping in relation to parking. Commissioner Brooks asked how this update relates to the new parking space ordinance update. Principal Planner Shorey gave some hypothetical examples showing how the ordinance updates interact with each other.

Commissioner Brooks asked if there a need for a maximum square footage for perimeter landscaping. Principal Planner Shorkey suggested that there is no need for a maximum. After more discussion about perimeter landscaping, Vice-Chair Snyder complemented the updated ordinance. Commissioner Brooks agreed.

Commissioner McCurtis asked about the timeline for the ordinance update. Principal Planner Shorkey said that the Planning Commission would vote on the ordinance update at the next meeting and then it would be forwarded to the Board for approval and that it would probably be approved in September.

Commissioners indicated via straw poll that they would likely support the amended ordinance update. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters

Principal Planner Shorkey introduced the item.

Commissioner Romback asked about the locations of the 5 complaints and whether they came from the same resident. Principal Planner Shorkey said that Staff would have to look into that question.

Commissioner Romback expressed concern about subsection 3 in the ordinance. After discussion, Principal planner Shorkey said that Staff could remove that update from that and that it would not affect the rooster regulation.

Commissioner Brooks asked if there is another section in the zoning ordinance that is similar that regulates how the townships handle animals. Principal Planner Shorkey said that dogs are regulated but it doesn't affect any other animals. After more discussion, Principal Planner Shorkey said that stricter rules take precedence between the Township zoning ordinance and HOA regulations.

Commissioners indicated via straw poll that they would likely support the amended ordinance update. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no update.

B. Liaison Reports

Commissioner Brooks said that his appointment to the Brownfield Redevelopment Authority was approved by the Board.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updated project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Vice Chair Snyder called for a motion to adjourn the meeting at 7:36 pm

Commissioner Romback moved to adjourn the July 14, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Township Board Members

From: Tim Dempsey, Township Manager
Courtney Wisinski, Director of Parks & Recreation
Dan Opsommer, Deputy Township Manager and Director of Public Works
Timothy R. Schmitt, AICP, Community Planning and Development Director

Date: August 7, 2025

Re: Community and Senior Center Options

With the August election completed, Staff have compiled the options available to the Township Board for next steps on the Community and Senior Center. Given the voters' decision on the proposed millages, we have limited our focus to a Senior Center only option going forward. As a reminder, the completion date for the use of the \$5 million grant from the State of Michigan is September 30, 2026, so there are significant time constraints that limit what options are available to us. In terms of the current Senior Center closure, that timeframe has changed to May 2028 from the prior assumption of June 2027. We are providing four possible options for consideration given these time constraints.

Option 1: New Construction

The option to construct a new Senior Center is still viable but is increasingly constrained by time. To meet the grant deadline, we would have to use [Option 1 from the May 8, 2025 Township Board packet](#), which is the current conceptual design on the Central Fire Station site. Restarting the design and site selection process and then moving into construction would not be completed in the time frame we have available to us under the grant conditions.

Staff have also re-reviewed the real estate market to confirm there are no existing buildings that have recently become available that would be a viable option. At this time, there is not a site available that we would bring forward as an option for the Senior Center. As we have previously pointed out, acquisition costs would likely take up a substantial portion of the \$5 million grant, further increasing the need to find funding sources for construction. This approach would also place additional time constraints on being able to fully utilize the grant.

Pros

- This is the closest replacement option to the existing facility at Chippewa Middle School, while providing a reasonable amount of additional space for new and/or expanded programming. This would allow the Center to grow and accommodate new users as the Township's population continues to age.
- A scaled-back building would cost less money up front to construct. The combined center that was on the August 5 ballot was estimated to cost \$24 million dollars, \$19 million from proposed construction bond and \$5 million being paid by the State grant. Alternatively, a Senior-only facility was estimated in March to cost approximately \$9.8 million dollars.

- A smaller facility would cost less money to operate in the long term. There would be six less staff needed and approximately \$617,600 less per year to operate. Many of these reductions from the Senior Community Center model would be from the reduced hours of operation for a Senior-only facility.

Cons

- New construction bond and operations millages would still be required, but at a reduced millage rate than the one put to voters earlier this week. The millage rate for both proposals on the August 5 ballot was 0.9051 mill. The millage rate for the Senior Center only option was 0.3381 mill, or 63% less. The General Fund and Parks Funds cannot absorb additional operating costs and the Capital Project Fund does not have enough existing funds to cover the gap in construction costs between the grant and the estimated cost.
- To get a millage on the ballot would require the language to be approved by **Monday, August 11**. This would necessitate a special meeting to be called for Monday to approve the language, providing a minimum of 18 hours of notice.
- The timeline to meet the September 30, 2026 deadline for the State grant is very tight. Assuming we wait to fully mobilize design until after the November election with a potential second millage question, we would have to simultaneously run site plan review and architectural design through winter, which is a challenge. This would lead to land clearing in March, full bidding of the project in April, and a construction start date in June. We would then need to front load any construction contract, to spend down the grant, which would limit the types of construction firms we would want to partner with on the project.

Option 2: Okemos Public Schools Partnership

We could pursue a new Senior Center facility as part of the Chippewa Middle School construction project. Although not currently in the facility design, we would work with Okemos Public Schools to plan for a future phase of Chippewa to include a Senior Center, more specifically designed for the needs of the group. This option assumes OPS would be receptive to this opportunity.

Pros

- This option would directly maintain the existing situation, allowing the Meridian Township Senior Center to continue in nearly the exact same situation as it has for many years.
- Subject to what financial resources would ultimately be available, this option would be the closest to constructing a new facility on Township land, as it allows us to tailor the space to the needs of the seniors using the facility.

Cons

- There would likely be a gap where the facility would not exist, after the current area of Chippewa that houses the Senior Center was demolished and before the new facility was built. Although we can mitigate this through programming at other Township facilities/buildings, we will not be able to maintain the current center in any realistic way for a time period that would need to be determined.
- The operational costs of the facility would likely increase, but ultimately dependent on how the ongoing partnership is structured.

Option 3: Partnership with Another Agency

Since the current Senior Center will not be available starting in May 2028, a partnership with another agency would be an option to explore, if an appropriate location is available. Other agencies could include one or more school districts, and other municipalities.

Pros

- Substantial costs would be saved if we did not have to construct a new facility. Most of the front-end costs under the millages were for construction, so removing this portion of the project would result in a far more affordable project. This would be contingent whether the identified partner(s) has an existing facility.
- There is a potential for operational cost savings, depending on how a partnership was structured. This would be unknown for some time, while we worked through the details of any agreement.

Cons

- This option assumes receptivity and willingness to explore a partnership. Until outreach efforts are made with potential partners, it is difficult to assess the viability of this option.
- We would be directly connected to the financial situation of an outside agency for the facility. If our partners ran into fiscal challenges and were looking to cut costs, they may seek to increase any payments we were making under the partnership or close the facility, leaving us without a viable location.
- Operations of such a facility could require additional financial support, depending on what the final plan was. This would be an unknown for some time, while we worked through the details of the partnership.
- Capital improvement contributions, if required, may be problematic from a legal perspective, since we would be investing Township dollars in non-Township facilities. This issue would need to be worked out in the details of the operating agreement.

Option 4: Reassessment and New Strategy

Given voter sentiment, another option is to pause and fully reassess the Senior Center facility and program. This process could start later this year or early 2026. This approach would provide additional time to develop a thorough analysis of available options, including consideration of those outlined in this memo.

Pros

- The additional time would allow for more scenario planning and provide the ability to gather additional community feedback.

Cons

- The \$5 million State grant would be lost.
- There would likely be a gap where the facility would not exist, after the current area of Chippewa that houses the Senior Center was demolished and before the new facility was built. Although we can mitigate this through programming at other Township facilities/buildings, we will not be able to maintain the current center in any realistic way for a time period that would need to be determined.

We look forward to discussing this matter further with the Township Board as we work towards a future path for the Senior Center in Meridian Township.