



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
February 14, 2022 7PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. January 10, 2022 Regular Meeting
6. COMMUNICATIONS
7. PUBLIC HEARINGS
  - A. Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet
  - B. Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property – Floodplain fill
  - C. Special Use Permit – 22-031 – Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill
8. UNFINISHED BUSINESS
9. OTHER BUSINESS
  - A. Planning Commission Goals
  - B. Planning Commission Annual Report
  - C. Text Amendment 2022-06 – Sight Triangles
  - D. Text Amendment 2022-07 – Lake Lansing Front Yard Setbacks
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
11. PROJECT UPDATES
  - A. New Applications
  - B. Site Plans Received
    - SPR 22-02 – Village of Okemos
  - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
February 14, 2022 7PM

**TENTATIVE PLANNING COMMISSION AGENDA**  
**February 28, 2022**

1. PUBLIC HEARING
2. UNFINISHED BUSINESS
  - A. Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet
  - B. Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property – Floodplain fill
  - C. Special Use Permit – 22-031 – Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill
3. OTHER BUSINESS

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: Zoom web conferencing application  
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**January 10, 2022  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

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

**ABSENT: Chair Hendrickson**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior  
Planner Brian Shorkey**

**1. CALL MEETING TO ORDER**

Vice-Chair Trezise called the regular meeting to order at 7:03 pm.

**2. ROLL CALL**

Vice-Chair Trezise called the roll of the Planning Commission.

**3. PUBLIC REMARKS**

Vice-Chair Trezise opened public remarks at 7:04 pm.

NONE

Vice-Chair Trezise closed public remarks at 7:05 pm.

**4. APPROVAL OF AGENDA**

**Commissioner Cordill moved to approve the agenda.  
Seconded by Commissioner Blumer.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. December 13, 2021 Regular Meeting

**Commissioner Premoe moved to approve the Minutes of December 13, 2021 Planning  
Commission Regular Meeting as presented. Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

**6. COMMUNICATIONS - NONE**

## 7. PUBLIC HEARINGS

### A. Special Use Permit Extension – 18-051 – 1954 Saginaw Highway – Multi Family Housing Development

Senior Planner Brian Shorkey outlined the case for discussion.

Commissioner Blumer asked if two sources of water are available to solve the applicant's problem.

Senior Planner Shorkey stated there is a water line to the east that terminates at the Bath Township Meijer and one to the west that terminates at New Hope Church. He further stated the applicant claimed it's possible to run a water line from the north through a neighborhood in Bath Township to applicant's property, however he wasn't sure of the details should that route be taken.

Vice-Chair Trezise clarified one of the water lines is owned by the Board of Water and Light and the other is owned by Meridian Township.

Applicant Balaram Singh of Haslett, MI outlined his case for the Planning Commission.

Commission Blumer asked Mr. Singh if his project could move forward if the water issue is solved.

Mr. Singh replied yes.

Commissioner Richards asked if there is a reason why Mr. Singh is requesting an extension now when he still has 6 months left on his current permit.

Director Schmitt replied that if Mr. Singh found a solution and began work tomorrow he would not be able to complete the project in the permitted time and would still need an extension.

Vice-Chair Trezise stated if Mr. Singh decided to use a well that he would need to come back to the Planning Commission as the zoning for his property is contingent on using public water.

**Commissioner Blumer moved to suspend the rules and take action on this item tonight. Seconded by Commissioner Cordill.**

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

NAYS: None

Motion carried: 8-0

**Commissioner Blumer moved to approve Special Use Permit Extension – 18-051 – 1954 Saginaw Highway from July 06, 2022 through July 06, 2023. Seconded by Commissioner Cordill.**

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

NAYS: None

Motion carried: 8-0

Vice-Chair Trezise closed the Public Hearing at 7:20 PM.

## **8. UNFINISHED BUSINESS - NONE**

## **9. OTHER BUSINESS**

### A. Election of Officers

**Commissioner Richards moved to appoint Commissioner Blumer as Chair of the Planning Commission. Seconded by Vice-Chair Trezise.**

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

NAYS: None

Motion carried: 8-0

**Commissioner Richards moved to reappoint Vice-Chair Trezise as Vice-Chair of the Planning Commission. Seconded by Commissioner McConnell.**

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

NAYS: None

Motion carried: 8-0

**Vice-Chair Trezise moved to appoint Commissioner Premoe as Secretary of the Planning Commission. Seconded by Commissioner McConnell.**

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

NAYS: None

Motion carried: 8-0

### B. Planning Commission Liaison Assignments

**Commissioner Premoe moved to accept liaison appointments as written. Seconded by Commissioner Shrewsbury.**

- Zoning Board of Appeals (ZBA) – Commissioner Hendrickson

- Corridor Improvement Authority (CIA) – Commissioner Cordill
- Downtown Development Authority (DDA) – Chair Blumer
- Environmental Commission (EC) – Commissioner McConnell
- Economic Development Corporation (EDC) – Vice Chair Trezise
- Transportation Commission (TC) – Commissioner Snyder
- Brownfield Redevelopment Authority (BRA) – Commissioner Premoe

Vice-Chair Trezise spoke on behalf of Commissioner Hendrickson stating he would continue to serve as liaison to the Zoning Board of Appeals.

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

NAYS: None

Motion carried: 8-0

C. Text Amendment 2022-01 – Fence Height

NONE

D. Text Amendment 2022-02 – Zoning Board of Appeals Standards of Review

Commissioner Cordill stated ZBA review criteria three, “Granting the variance is the minimum action which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.” could instead read “Granting the variance is the minimum action which would carry out the spirit of this zoning ordinance, secure public safety, and provide reasonable use of the property.”

Commissioner Premoe stated language like “reasonable” and “justice” are too vague. He would like to see firmer language such as “accepted”.

Commissioner McConnell asked if other board and commissions would be asked to weigh in at public hearings for Ordinance changes.

Director Schmitt replied as Ordinance changes are brought forward the concerned board or commission would be contacted and their input on the change sought.

E. Text Amendment 2022-03 – Traffic Study Standards

Vice-Chair Trezise stated that section five of the traffic study seemed to be self-contradictory.

Director Schmitt explained projects expected to generate between 50 and 99 peak hour trips will trigger a traffic assessment which is a short undetailed document. Projects expected to generate 250+ peak hour trips, or a daily average of 750+ trips would trigger a traffic impact study which is a much more detailed report.

Commissioner Cordill asked what would be done with projects that generate between 100 and 249 trips.

Director Schmitt indicated that Staff would need to look into this issue.

Commissioner Cordill recommended to use the same language in the first and second paragraphs of section five.

Commissioner Cordill asked for clarification on part of section five that reads,

“Director of Community Planning and Development in the following instances:

- a. The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.”

Director Schmitt gave an example stating if another bank decided to use the parcel that is now owned by Bank of America and proposed no additional changes to the site he would likely waive a traffic study.

Chair Blumer asked what defines someone as a qualified traffic engineer.

Commissioner Premoe asked if the traffic engineer would be licensed or have specific qualification.

Director Schmitt offered to follow up on specific qualifications.

Commissioner McConnell stated the reference to the manual, *Evaluating Traffic Impact 36 Studies: a Recommended Practice for Michigan Communities*, could be added at the end of section two and removed from section five entirely.

F. Text Amendment 2022-04 – Lot Coverage, Lake Lansing Residential Overlay

Commissioner Cordill recommended moving “and are 65 ft. in width” to follow after “of the front yards of residential lots” in section 1(9)a.

Commissioner McConnell asked how the township calculates front yards.

Director Schmitt replied Meridian Township typically defines a front yard as the front of the house to the street right-of-way line.

G. Text Amendment 2022-05 – Number of Decks permitted

NONE

## 10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board has not met since the last Planning Commission meeting.

B. Liaison reports.

Chair Blumer:

- Was not able to attend the most recent Downtown Development Authority Meeting

Commissioner Premoe:

- Brownfield Redevelopment Authority has not met since the last Planning Commission Meeting

## **11. PROJECT UPDATES**

A. New Applications

NONE

B. Site Plans Received

SPR 21-08 – 2755 Grand River – Trader Joe’s

C. Site Plans Approved

NONE

## **12. PUBLIC REMARKS**

Chair Blumer Opened Public Remarks at 7:45 pm.

NONE

Chair Blumer Closed Public Remarks at 7:45 pm.

## **13. ADJOURNMENT**

**Commissioner McConnell moved to Adjourn.  
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:46 p.m.



**To: Planning Commission**

**From: Keith Chapman, Assistant Planner**

**Date: February 10, 2022**

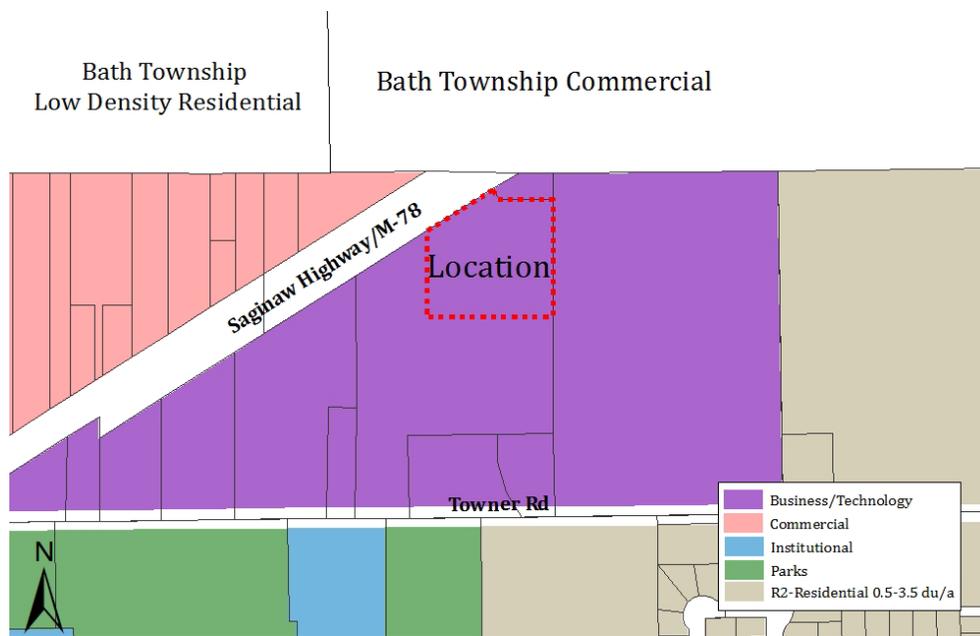
**Re: Special Use Permit #22011 (M-78) - Meridian Company - Construct a building over 25,000 feet**

M & J Management, LLC has requested a special use permit to construct a building over 25,000 square feet. The proposed two-story industrial building will be 31,355 square feet in total. The site is located on a five-acre parcel on the south side of Saginaw Highway.

A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel is home to The Meridian Company. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001. In 2018 the applicant rezoned (REZ #18090) the property from I (Industrial) to C-2 (Commercial). In 2021 the site was rezoned back to I (Industrial) from C-2 (Commercial) (REZ #21050).

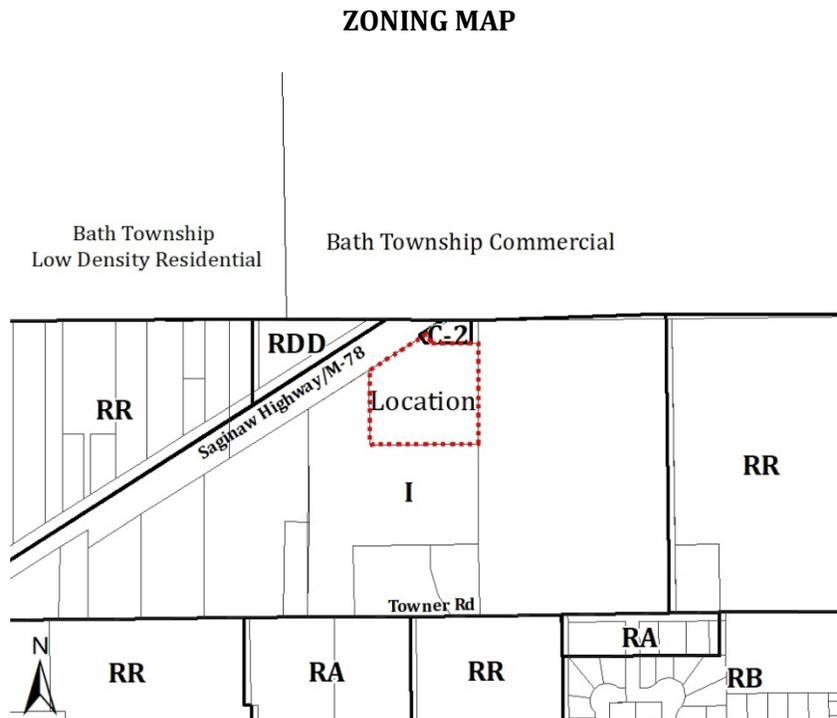
The Future Land Use Map from the 2017 Master Plan designates the subject property in the Business Technology category.

### 2017 FUTURE LAND USE MAP



## Zoning

The subject site is located in the I (Industrial) zoning district, which requires a minimum of 100 feet of lot width and one acre of lot area. With 252.74 feet of lot width on Saginaw Highway and five acres (217,800 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the I zoning district.



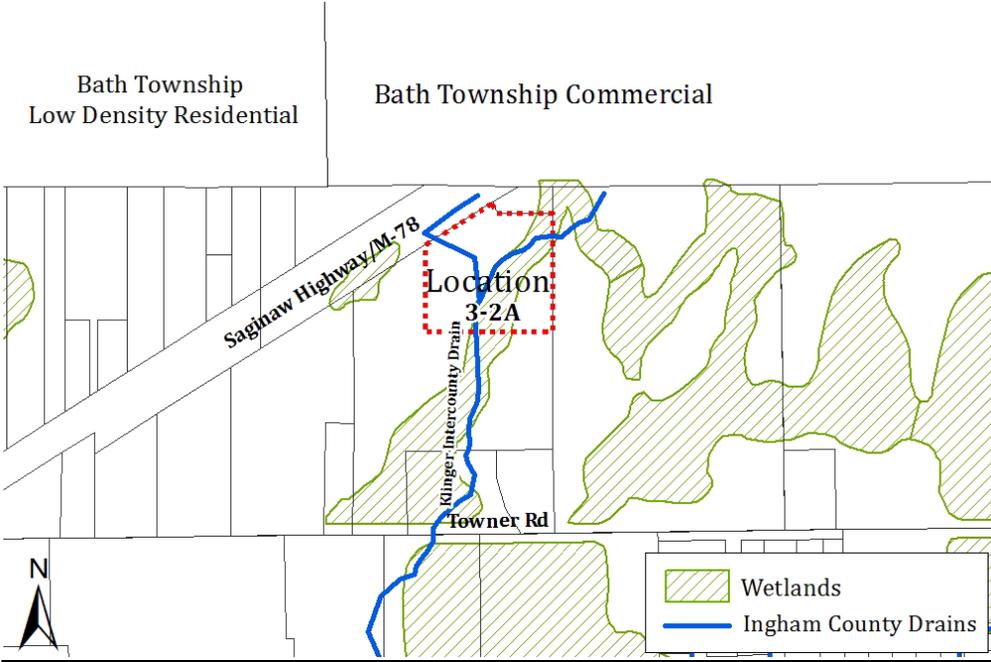
## Physical Features

The site contains a 250 foot tall wireless communication tower and associated equipment that was constructed in 2001 near the southeast corner of the parcel. The topography of the site slopes from 870 feet above mean sea level in the northeast corner of the parcel to a high point of 874 feet above mean sea level near the southwest corner of the site. The Klinger Intercounty Drain is located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

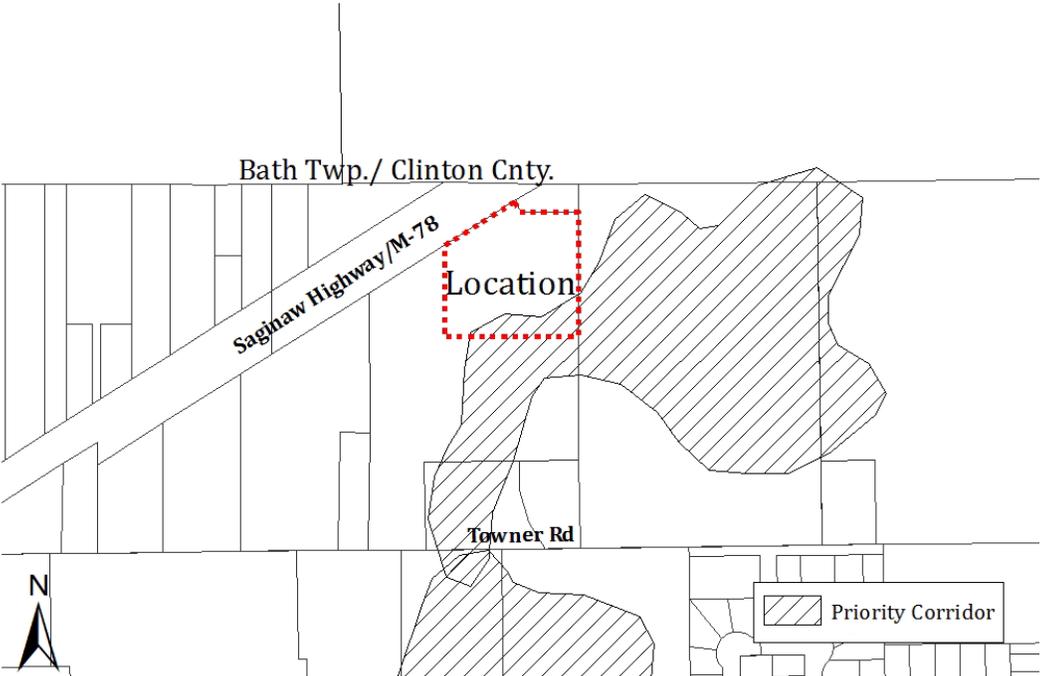
## Wetlands

The Township Wetland Map depicts wetlands on the site. A wetland delineation and verification were performed by Fishbeck, Thompson, Carr & Huber, Inc. on July 31, 2019. No wetland impacts are proposed at this time.

### WETLANDS MAP



### GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces. The development is not proposed to impact the PCC.

### **Streets & Traffic**

The site fronts on Saginaw Highway (M-78). Saginaw Highway is a four-lane divided highway designated as a Principal Arterial. The Township's Pedestrian/Bicycle Master Plan shows a seven foot wide paved pathway along the Saginaw Highway frontage of the parcel is proposed. The most recent (2019) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 12,771 vehicles in a 24 hour period.

A traffic assessment is required when the trips from the new special use permit would generate more than 50 additional directional trips during a peak hour. In this case, the special use permit does not generate greater than 50 peak hour trips, so a traffic assessment is not required.

### **Utilities**

The site is not currently served by any water or sewer/septic services. Municipal water and sanitary sewer would have to be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

### **Staff Analysis**

The applicant is requesting a Special Use Permit to construct a 31,355 square foot two story industrial building. The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit.

#### Section 86-126 Review Criteria.

- 1) The project is consistent with the intent and purposes of this chapter.  
The Industrial district allows for industrial buildings. The proposed development is well within the intent and purpose of this zoning district.
  
- 2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.  
The proposal meets, Objective 3.D, Promote Economic Development.



- 3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.  
The proposed size of the industrial building is constructed in a manner that is harmonious to the surrounding commercial and industrial buildings.
- 4) The project will not adversely affect or be hazardous to existing neighboring uses.  
The size of the building will not adversely affect the surrounding uses. This is a main commercial and industrial corridor and there are other commercial and industrial structures surrounding the property.
- 5) The project will not be detrimental to the economic welfare of surrounding properties or the community.  
The size of the building is similar to other surrounding buildings and will not be detrimental to the economic welfare of surrounding properties or community.
- 6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.  
The project is adequately served by roads, utilities, and other such public services that will be needed by the project.
- 7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.  
Public sanitation facilities are adequate for the project, as are public water facilities.
- 8) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.  
The applicant provided a natural features assessment for the site. Proper attention is shown to the wetlands and their associated buffers.

In reviewing the proposed Special Use Permit Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large. The proposed industrial building would be a positive addition to the M-78 corridor and allowing for the expansion of an existing business. Staff would **recommend approval** of the proposed Special Use Permit to allow for the construction of a 31,355 square foot industrial building on the site.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. The Township Board makes a final decision on special use permit requests for buildings over 25,000 square feet. A resolution to recommend approval is attached for the Planning Commission's review.

### **Attachments**

1. Resolution to approve with conditions.
2. Application materials.
3. Special Use Permit criteria.

**RESOLUTION TO RECOMMEND APPROVAL**

**Special Use Permit #22011  
(M-78) - Meridian Company**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of February, 2022 at 7:00 p.m., Local Time.

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

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

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

WHEREAS, M & J Management, LLC has submitted a request to construct building greater than 25,000 square feet in size on a 5-acre parcel identified as Parcel I.D. #03-102-013 located on the south side of Saginaw Highway (M-78); and

WHEREAS, the proposed project includes the construction of a 31,355 square foot industrial building; and

WHEREAS, a special use permit is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on February 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated February 10, 2022; and

WHEREAS, the subject site is appropriately zoned I (Industrial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to extend to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22011, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated January 7, 2022 and received by the Township on January 7, 2022.
2. Any future building additions will require an amendment to Special Use Permit #22011.

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

**Resolution to Recommend Approval  
SUP #22011 (M-78) – Meridian Company  
Page 2**

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of February, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chairperson

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

RECEIVED  
 JAN 07 2022

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant M & J MANAGEMENT, LLC  
 Address of Applicant 1999 M-78 HWY, E. LANSING, MI 48823  
 Telephone - Work 517-339-6300 Home SAME Fax 517-339-6455 Email JIM@THEMERIDIANADVANTAGE.COM  
 Interest in property (circle one): Owner Tenant Option Other  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number M-78 HWY, E. LANSING, 48823 / 33-02-02-03-102-015  
 Legal description (please attach if necessary) SEE PLANS  
 Current zoning I - INDUSTRIAL  
 Use for which permit is requested / project name CONSTRUCTION OVER 25,000 SF  
 Corresponding ordinance number 86-658
- C. Developer (if different than applicant) SAME  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name KEBS INC. - GREG PETRU / STUDIO INTRIGUE - KEN JONES  
 Address 2114 HASLETT RD, HASLETT, MI 48840 / 1114 S. WASHINGTON AVE, LANSING, 48910  
 Telephone - Work 517-339-1014 Home 517-372-8804 Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 5 Net 4.56
- F. Explain the project and development phases: CONTRACTORS ESTABLISHMENT WITH NEW BUILDING & PARKING LOT
- G. Total number of:  
 Existing: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0  
 Proposed: structures 1 bedrooms 0 offices 16 parking spaces 68 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 24,360 (1st FL) - **31,355 SF (TOTAL)**  
 Usable Floor area: existing buildings 0 proposed buildings 28,974 SF
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: SINGLE SHIFT - 7AM - 6 PM / 18-20 EMPLOYEES ON-SITE
- J. Existing Recreation: Type NONE Acreage N/A  
 Proposed Recreation: Type NONE Acreage N/A  
 Existing Open Space: Type VACANT LAND, TREES, VEGETATION Acreage 4.52  
 Proposed Open Space: Type TREES, VEGETATION, EX. WETLAND Acreage 2.87

K. If Multiple Housing:

Total acres of property     N/A    

Acres in floodplain                      Percent of total           

Acres in wetland (not in floodplain)                      Percent of total           

Total dwelling units                     

Dwelling unit mix:

Number of single family detached:	for Rent <u>          </u>	Condo <u>          </u>
Number of duplexes:	for Rent <u>          </u>	Condo <u>          </u>
Number of townhouses:	for Rent <u>          </u>	Condo <u>          </u>
Number of garden style apartments:	for Rent <u>          </u>	Condo <u>          </u>
Number of other dwellings:	for Rent <u>          </u>	Condo <u>          </u>

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
- ✓5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
- ✓7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

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

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

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

SEE ATTACHED

Part III

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

Yes     No    (Please check one)

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

James E. Phillipich  
Signature of Applicant

1/7/22  
Date

James E. Phillipich  
Type/Print Name

Fee: \$580<sup>00</sup>

Received by/Date: [Signature] 1/7/22

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

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

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

## SUP RESPONSES

### JMC Property Development

1. The project is consistent with the intent and purposes of the Township Ordinance. Section 86-435 allows for the development of a contractor's establishment by right. The setbacks and standards of the I zoning district will be met.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. This property is zoned Industrial and is adjacent to Industrial zoned properties at the East, West and South of the property. There is a small parcel of land at the NE corner of the property which is zoned C-2. The C-2 parcel borders Bath Township.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area and will not change the essential character of the area. The proposed project consists of a new contractor's establishment that will be harmonious with the existing buildings adjacent to the property and will enhance the area with a new state of the art building.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The proposed project will be a similar use to the existing building and business and will not adversely affect the neighboring properties.
5. The project will not be detrimental to the economic welfare of surrounding properties. The proposed project will develop a portion of vacant land for the construction of a new contractor's establishment. The surrounding businesses will see an increase in commercial activity from the addition of employees to the area. The addition of a modern building will also enhance the existing corridor along M-78.
6. The project is adequately served by public facilities. An existing drain and large wetland area is established to the South of the proposed building. The proposed project will construct a stormwater system that will pretreat and detain the stormwater prior to connecting to the existing ditch and drain. The project will utilize an existing curb cut and drive for access onto M-78. Public safety and public recreation are available in the area.
7. The project can be adequately served by public water and sewer facilities. Public sanitary and water mains are located near the property and were constructed with sufficient capacity to support development of this property. The ex. water main is currently located to the south of the property and will need to be extended to the North. An alternative sanitary sewer design will be utilized and ultimately discharged to an existing SCCMUA outlet.
8. The project will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or general welfare from excessive production of traffic, noise, smoke, fumes, glare, or odors. The proposed project consists of a new contractor's establishment. No heavy manufacturing or construction operations are proposed that would generate excessive noise, smoke, fumes, glare or odor. Traffic would see a slight increase with a new business but would be very minor and not excessive.
9. The project will not directly or indirectly create adverse impacts on natural resources of the Township. The proposed project will construct a new establishment that will utilize portions of the parcel that allow for construction. The proposed project will remain outside of the existing wetlands on-site and outside of the 20' and 40' wetland buffers. Stormwater systems have been designed on-site to treat and detain stormwater prior to release to the existing drain and wetland areas. The project will have to remove some trees to construct the building and parking areas, but the landowners will try to keep as many of the existing trees on-site as possible.

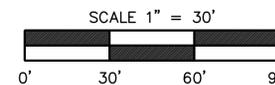
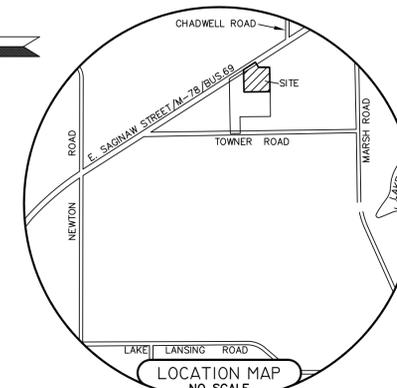


NOTES:

- EXISTING TREES ARE SHOWN. TREE SURVEY PROVIDED BY MARX WETLANDS. TREE INVENTORY AVAILABLE.
- EXISTING WETLANDS SHOWN. WETLAND SURVEY PROVIDED BY MARX WETLANDS.

S.U.P. PLAN FOR:  
**1999 E. Saginaw Hwy.**

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**EX. SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM = 867.50  
12" HDPE E = 862.43  
12" HDPE W = 862.43
- LAWN BASIN #102  
RIM = 865.54  
4" CPP NW = 864.69
- LAWN BASIN #103  
RIM = 863.74  
3" CPP NW = 862.89
- LAWN BASIN #104  
RIM = 862.91  
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- LAWN BASIN #108  
RIM = 862.08  
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8" PVC SE = 861.73
- COULD NOT DETERMINE CONNECTIONS OF ALL PIPES IN LAWN BASINS - IT SEEMS THEY MAY CONNECT TO EACH OTHER AND THEN TO 6" PVC CULVERT OUTLET NEAR NORTHEAST CORNER OF SITE, BUT NO DIRECT CONNECTIONS ARE VISIBLE BETWEEN SAID STRUCTURES

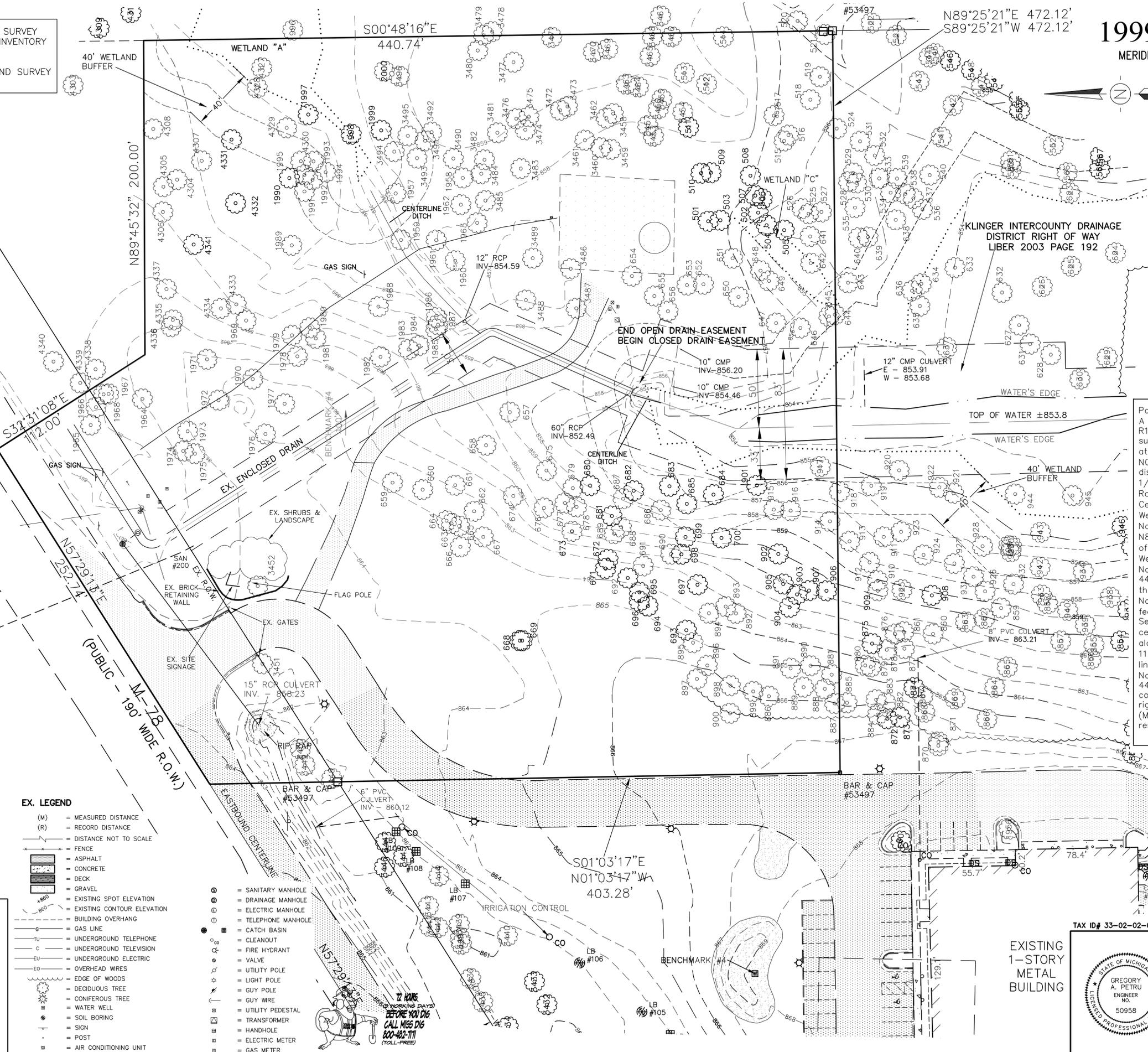
**BENCHMARKS**

- BENCHMARK #1 ELEV. = 863.33 (NAVD88)  
TOP SOUTHERLY BOLT OF CROSS WALK SIGNAL AT THE NORTHWESTERLY CORNER OF SAGINAW HIGHWAY (M-78/B.R. 69) AND CHADWELL ROAD.
- BENCHMARK #2 ELEV. = 866.76 (NAVD88)  
CHISELED "X" IN THE TOP OF THE NORTH SIDE OF THE CONCRETE STRUCTURE FOR CATCH BASIN #100 LOCATED IN THE MEDIAN OF SAGINAW HIGHWAY (M-78/B.R. 69).
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PK NAIL, NORTH SIDE UTILITY POLE, 80' NORTH OF NORTH CORNER OF BUILDING #2025.
- BENCHMARK #4 ELEV. = 869.48 (NAVD88)  
TOP OF WELL, 110' NORTH OF NORTH FACE OF BUILDING #1999.

**EX. LEGEND**

- (M) = MEASURED DISTANCE
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- - - = DECK
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- - - = GAS LINE
- - - = UNDERGROUND TELEPHONE
- - - = UNDERGROUND TELEVISION
- - - = UNDERGROUND ELECTRIC
- - - = OVERHEAD WIRES
- - - = EDGE OF WOODS
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- = GUY POLE
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- = UTILITY PEDESTAL
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER

- LEGEND**
- - - = EXT. CONTOURS
  - - - = EXT. WATER MAIN
  - - - = EXT. SANITARY SEWER
  - - - = EXT. STORM SEWER
  - - - = EXT. ELEVATIONS
  - - - = PROPOSED WATER MAIN
  - - - = PROPOSED SANITARY SEWER
  - - - = PROPOSED STORM SEWER
  - - - = MANHOLE (NEW)
  - - - = PROPOSED G.B. MANHOLE (EX.)
  - - - = UTILITY EASEMENT
  - - - = CENTER LINE OF ROAD
  - - - = ROAD RIGHT OF WAY
  - - - = PROPERTY LINE
  - - - = FIRE HYDRANT
  - - - = WATER VALVE
  - - - = THRUST BLOCK
  - - - = PROPOSED TOP OF CURB ELEV.

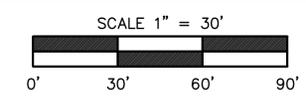


**Parcel Description:**  
A parcel of land in the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 3; thence N01°03'17"W along the West line of said Section 3 a distance of 1297.86 feet to the South line of the North 1/2 of said Northwest 1/4 and the Centerline of Towner Road; thence N89°25'21"E along said South line and Centerline 393.45 feet; thence N00°48'16"W parallel with the West line of the East 50 acres of the North 1/2 of said Northwest 1/4 a distance of 300.00 feet; thence N89°25'21"E parallel with said South line of the North 1/2 of said Northwest 1/4 a distance of 550.00 feet to said West line of the East 50 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 444.83 feet to the point of beginning of this description; thence S89°25'21"W parallel with said South line of the North 1/2 of said Northwest 1/4 a distance of 472.12 feet; thence N01°03'17"W parallel with said West line of said Section 3 a distance of 403.28 feet to the Eastbound centerline of Saginaw Highway (M-78); thence N57°29'13"E along said centerline 252.74 feet; thence S32°31'08"E 112.00 feet; thence N89°45'32"E 200.00 feet to said West line of the East 50 acres of the North 1/2 of said Northwest 1/4; thence S00°48'16"E along said West line 440.74 feet to the point of beginning; said parcel containing 5.00 acres more or less; said parcel subject to right-of-way for road purposes along Saginaw Highway (M-78); said parcel subject to all easements and restrictions if any.

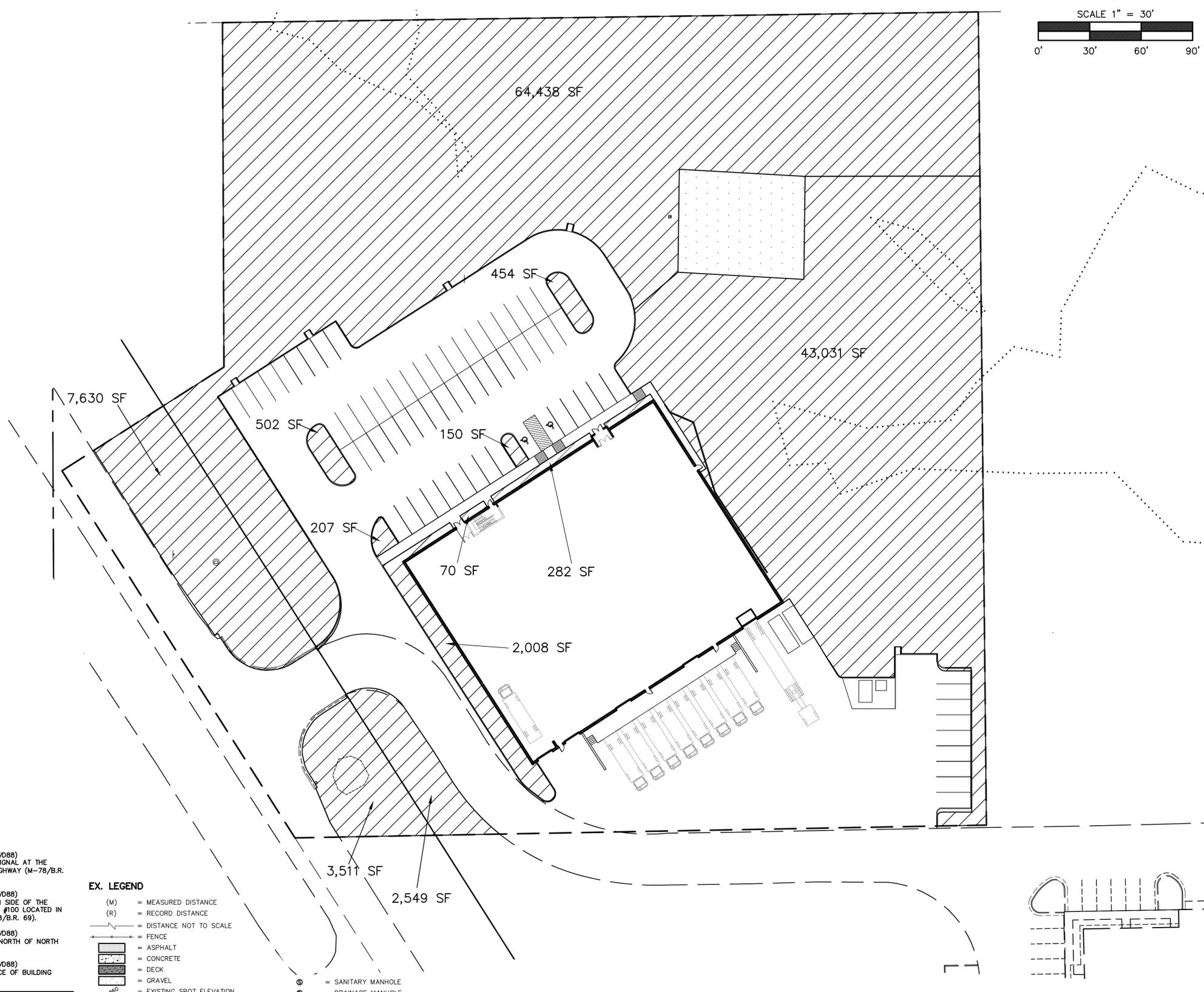
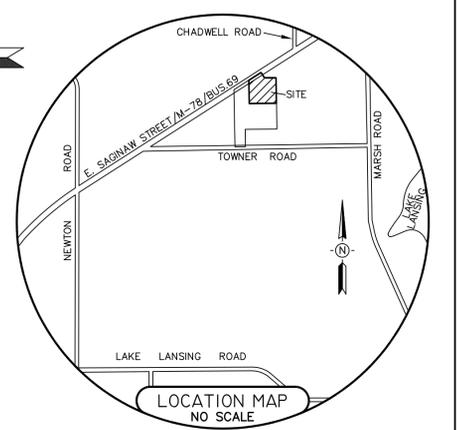
TAX ID# 33-02-02-03-102-006 SURVEY# 95871.TOP-WM

EXISTING 1-STORY METAL BUILDING

REVISIONS		DESIGNER: APPROVED BY:	
SUP SUBMITTAL	1-7-22	GAP	GAP
KESB, INC. KYES ENGINEERING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800		1999 E. Saginaw Hwy. EXISTING CONDITIONS PLAN	
SCALE: 1" = 30'	DATE: 7-28-20	PROJECT MGR. M & J MANAGEMENT	SHEET 2 OF 5
AUTHORIZED BY:		JOB #:	95871



S.U.P. PLAN FOR:  
**JMC PROPERTY DEVELOPMENT**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



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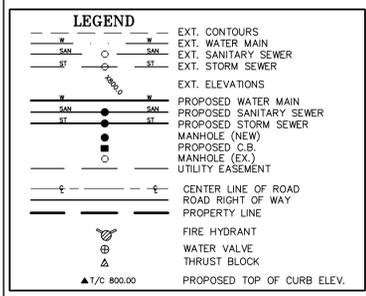
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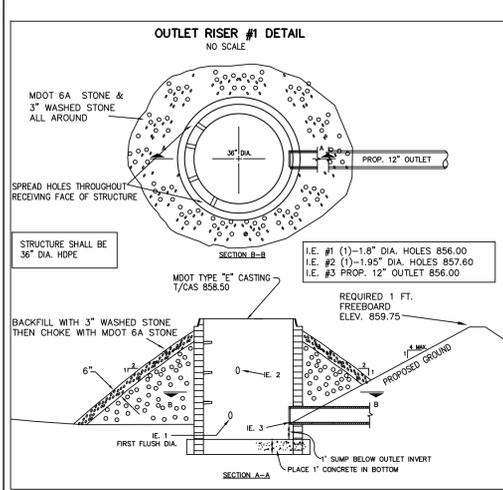
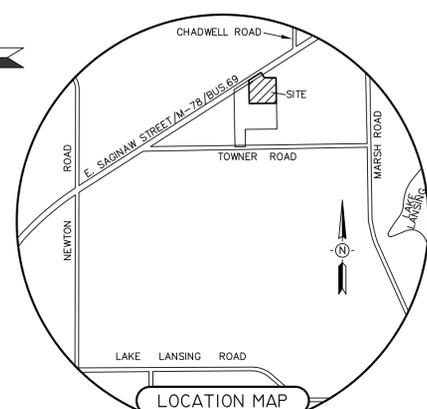
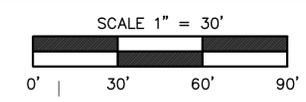
TOTAL AREA (INCL. R.O.W.) = 217,803 SF  
 PROPOSED PERVIOUS AREA (OPEN SPACE) = 124,832 SF  
 PROPOSED IMPERVIOUS AREA (BLDG/PARKING) = 92,971 SF  
 PROPOSED OPEN SPACE: 124,832/217,803 SF = 57.31%

TOTAL AREA (INCL. R.O.W.) = 217,803 SF  
 PROPOSED BUILDING AREA = 24,360 SF  
 PROPOSED BUILDING COVERAGE = 24,360/217,803 SF = 11.18%

TAX ID# 33-02-02-03-102-006 95871.TOP-WM

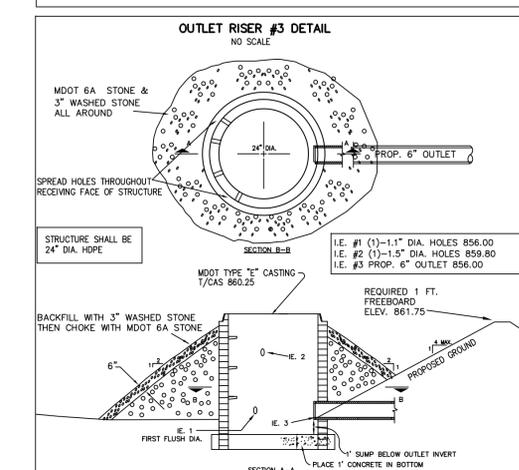
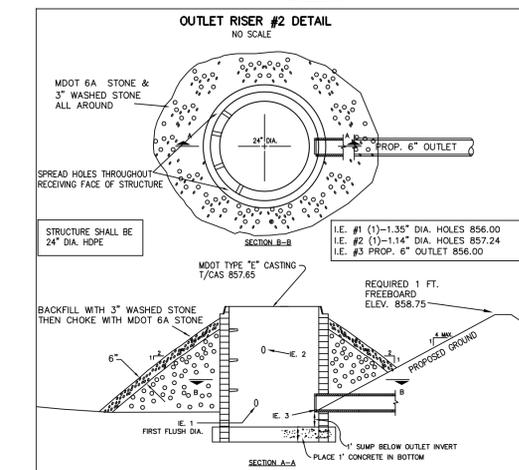
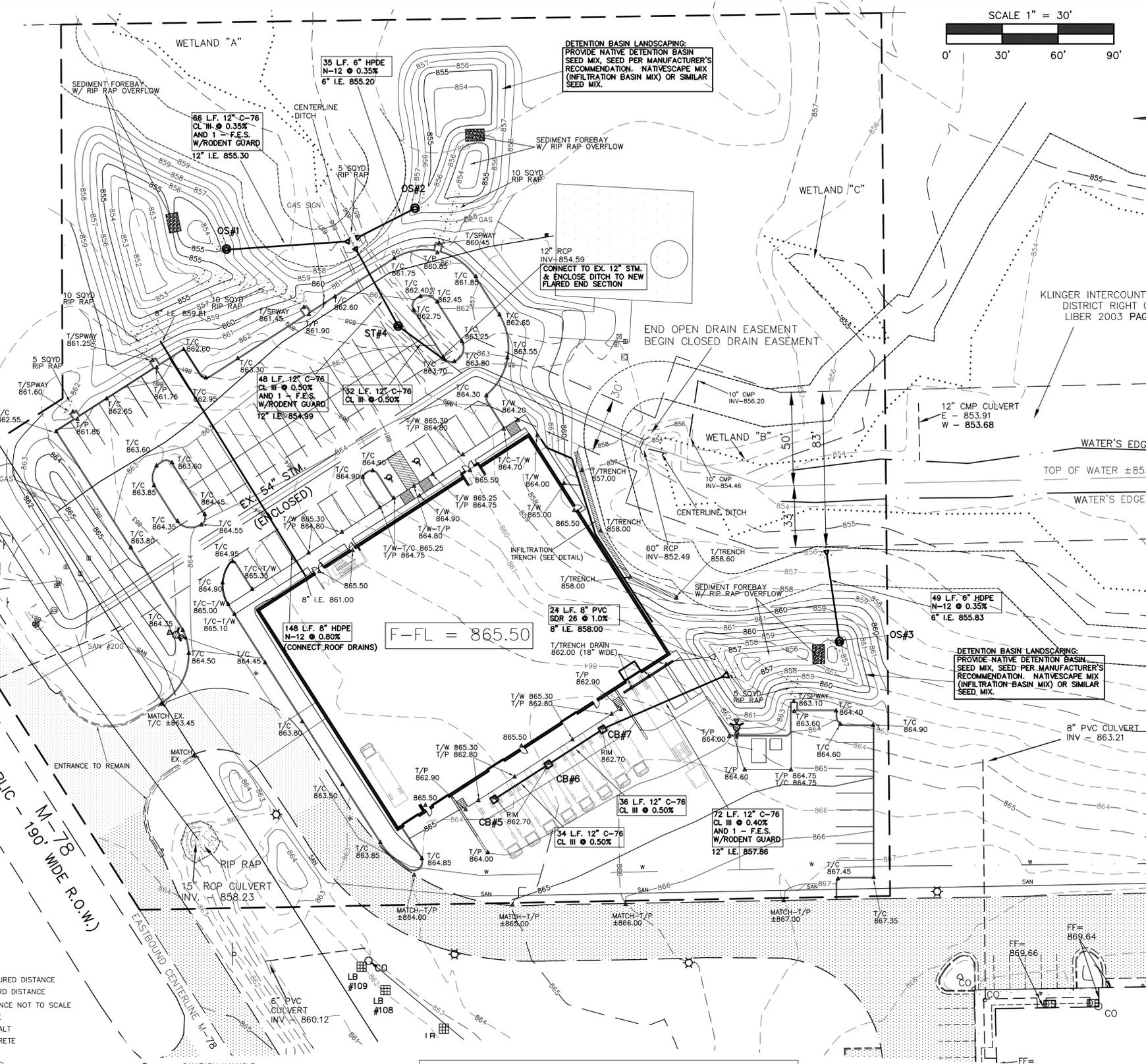
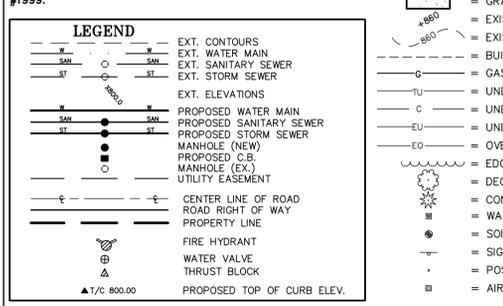
	<b>REVISIONS</b> SUP SUBMITTAL 1-7-22	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	<b>M &amp; J MANAGEMENT</b> OPEN SPACE PLAN	
SCALE: 1" = 30' DATE: 7-28-20 AUTHORIZED BY: <b>M &amp; J MANAGEMENT</b>	DESIGNER: PROJECT MGR. GAP	APPROVED BY: GAP SHEET 3 OF 5 JOB #: <b>95871</b>

S.U.P. PLAN FOR:  
**JMC PROPERTY DEVELOPMENT**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

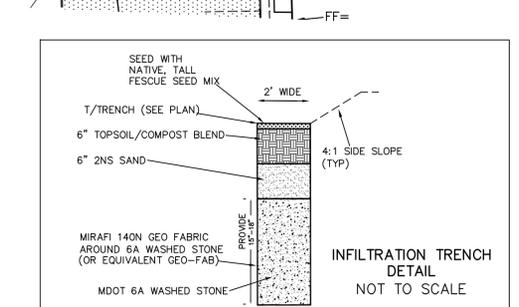
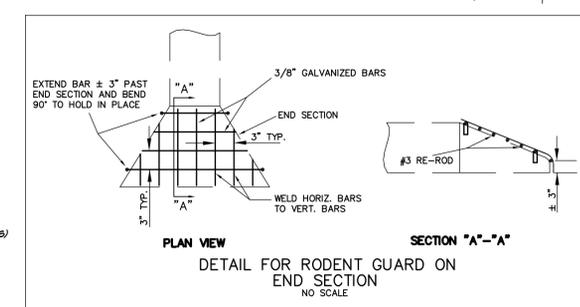


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TOP OF WELL, 110' NORTH OF NORTH FACE OF BUILDING #1999.



ST# 4 RIM 875.00 12" I.E. NE/SW 854.75	CB# 6 RIM 862.70 12" I.E. SE/NW 858.33
CB# 5 RIM 862.70 12" I.E. SE 858.50	CB# 7 RIM 862.70 12" I.E. SE/NW 858.15



TAX ID# 33-02-03-102-006 95871.TOP-WM

**REVISIONS**  
 SUP SUBMITTAL 1-7-22

**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Marshall Office  
 Ph. 269-781-9800

**M & J MANAGEMENT**  
 STORM & GRADING PLAN

DESIGNER: GREGORY A. PETRU  
 PROJECT MGR. G.A.P.  
 AUTHORIZED BY: M & J MANAGEMENT

APPROVED BY: G.A.P.  
 SHEET 4 OF 5  
 JOB #: 95871



**LANDSCAPING CALCULATIONS (PARKING AREAS):**

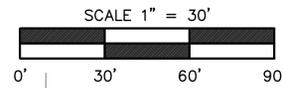
WITH 68 SPACES THE FOLLOWING IS REQUIRED IN THE PARKING AREAS:  
 = 200 SF LANDSCAPED AREA PER 10 SPACES. 68/10 = 6.8 X 200 SF = 1,400 SF  
 WITH 68 SPACES THE FOLLOWING IS REQUIRED IN THE PARKING AREAS:  
 = A MINIMUM OF 2 CANOPY TREES PER 10 SPACES. 68/10 = 6.8 OR 7 = 14 TREES

**LANDSCAPING CALCULATIONS (GREENBELT):**

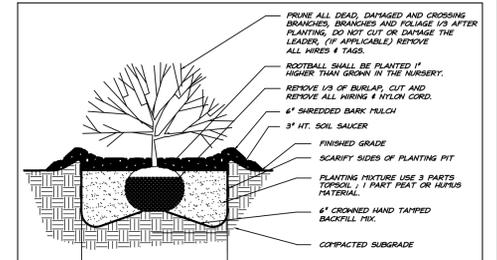
PROVIDE 3' LANDSCAPED BERM WITHIN 20' (FROM PARKING TO R.O.W.) = 29.7' PROVIDED  
 PROVIDE LANDSCAPING + BERM = (8 CANOPY TREES, 2 ORNAMENTAL TREES, 19 SHRUBS)

**DETENTION BASIN LANDSCAPING:**  
 PROVIDE NATIVE DETENTION BASIN SEED MIX, SEED PER MANUFACTURER'S RECOMMENDATION. NATIVESCAPE MIX (INFILTRATION BASIN MIX) OR SIMILAR SEED MIX.

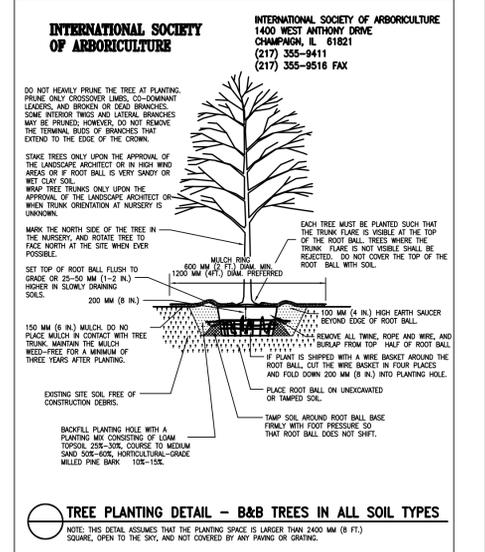
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**S.U.P. PLAN FOR:  
 JMC PROPERTY DEVELOPMENT  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN**



**SHRUB PLANTING DETAIL**



**TREE PROTECTION FENCE DETAIL**

**EX. SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM - 867.50  
12" HDPE E - 862.43  
12" HDPE W - 862.43
- LAWN BASIN #102  
RIM - 865.54  
4" CPP NW - 864.69
- LAWN BASIN #103  
RIM - 863.74  
3" CPP NW - 862.89
- LAWN BASIN #104  
RIM - 862.91  
4" CPP SE - 862.14  
4" CPP NW - 862.14
- LAWN BASIN #105  
RIM - 862.36  
4" CPP NW - 861.48
- LAWN BASIN #106  
RIM - 861.85  
4" CPP NW - 861.03
- LAWN BASIN #107  
RIM - 862.20  
4" CPP SE - 861.36  
4" CPP NW - 861.36
- LAWN BASIN #108  
RIM - 862.08  
4" CPP SE - 861.22  
4" CPP NW - 861.22
- LAWN BASIN #109  
RIM - 861.95  
4" CPP SE - 861.24  
4" CPP NW - 861.24
- CATCH BASIN #110  
RIM - 865.44  
4" PVC NE - 861.98  
8" PVC SE - 861.73

COULD NOT DETERMINE CONNECTIONS OF ALL PIPES IN LAWN BASINS - IT SEEMS THEY MAY CONNECT TO EACH OTHER AND THEN TO 6" PVC CULVERT OUTLET NEAR NORTHEAST CORNER OF SITE, BUT NO DIRECT CONNECTIONS ARE VISIBLE BETWEEN SAID STRUCTURES

**BENCHMARKS**

- BENCHMARK #1 ELEV. = 863.33 (NAVD88)  
TOP SOUTHERLY BOLT OF CROSS WALK SIGNAL AT THE NORTHWESTERLY CORNER OF SAGINAW HIGHWAY (M-78/B.R. 69) AND CHADWELL ROAD.
- BENCHMARK #2 ELEV. = 866.76 (NAVD88)  
CHISELED "X" IN THE TOP OF THE NORTH SIDE OF THE CONCRETE STRUCTURE FOR CATCH BASIN #100 LOCATED IN THE MEDIUM OF SAGINAW HIGHWAY (M-78/B.R. 69).
- BENCHMARK #3 ELEV. = 873.37 (NAVD88)  
PK NAIL, NORTH SIDE UTILITY POLE, 80' NORTH OF NORTH CORNER OF BUILDING #2025.
- BENCHMARK #4 ELEV. = 869.48 (NAVD88)  
TOP OF WELL, 110' NORTH OF NORTH FACE OF BUILDING #1999.

**EX. LEGEND**

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- - - = DISTANCE NOT TO SCALE
- - - - - = FENCE
- - - - - = ASPHALT
- - - - - = CONCRETE
- - - - - = DECK
- - - - - = GRAVEL
- - - - - = EXISTING SPOT ELEVATION
- - - - - = EXISTING CONTOUR ELEVATION
- - - - - = BUILDING OVERHANG
- - - - - = GAS LINE
- - - - - = UNDERGROUND TELEPHONE
- - - - - = UNDERGROUND TELEVISION
- - - - - = UNDERGROUND ELECTRIC
- - - - - = OVERHEAD WIRES
- - - - - = EDGE OF WOODS
- - - - - = DECIDUOUS TREE
- - - - - = CONIFEROUS TREE
- - - - - = WATER WELL
- - - - - = GUY WIRE
- - - - - = SOIL BORING
- - - - - = FIRE HYDRANT
- - - - - = WATER VALVE
- - - - - = THRUST BLOCK
- - - - - = PROPOSED TOP OF CURB ELEV.
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER

- LEGEND**
- - - - - = EXT. CONTOURS
  - - - - - = EXT. WATER MAIN
  - - - - - = EXT. SANITARY SEWER
  - - - - - = EXT. STORM SEWER
  - - - - - = EXT. ELEVATIONS
  - - - - - = PROPOSED WATER MAIN
  - - - - - = PROPOSED SANITARY SEWER
  - - - - - = PROPOSED STORM SEWER
  - - - - - = MANHOLE (NEW)
  - - - - - = MANHOLE (EX.)
  - - - - - = UTILITY EASEMENT
  - - - - - = CENTER LINE OF ROAD
  - - - - - = ROAD RIGHT OF WAY
  - - - - - = PROPERTY LINE
  - - - - - = FIRE HYDRANT
  - - - - - = WATER VALVE
  - - - - - = THRUST BLOCK
  - - - - - = PROPOSED TOP OF CURB ELEV.



**PLANT LIST**

QUANT.	CANOPY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
6	AR	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2.5" CAL.	B & B
4	GT	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS "SKYLINE"	2.5" CAL.	B & B
6	TG	GREENSPIRE LITTLELEAF LINDEN	TILIA TOMENTOSA "GREENSPIRE"	2.5" CAL.	B & B
4	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2.0" CAL.	B & B
4	CF	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	2.0" CAL.	B & B
3	FI	LYNWOOD GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	24"-26" HT.	CONT.
8	EA	BURNING BUSH	EUONYMUS ALATUS COMPACTUS	24"-36" HT.	CONT.
13	BM	LITTLELEAF BOXWOOD	BUXUS MICROPHYLLA "WINTER GEM"	24" HT.	CONT.
8	JS	SEAGREEN JUNIPER	JUNIPERUS SEAGREEN	24" HT.	CONT.
4	PG	DWARF ALBERTA SPRUCE	PICEA GLAUCA "CONICA"	2 GALLON	CONT.
16	KF	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA	6"-8" HT.	CONT.

**NOTES:**  
 LANDSCAPE BEDS TO BE PROVIDED WITH A MIN. OF 50% LIVING VEGETATION, SUCH AS GRASS, GROUND COVER, SHRUBS OR OTHER LIVING VEGETATION.  
 SITE IS TO BE IRRIGATED. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION PLAN FOR SITE. LANDSCAPE WATER METER SHALL BE PROVIDED AT THE BUILDING.

TAX ID# 33-02-03-102-006 95871.TP1-WM

**REVISIONS**  
 SUP SUBMITTAL 1-7-22

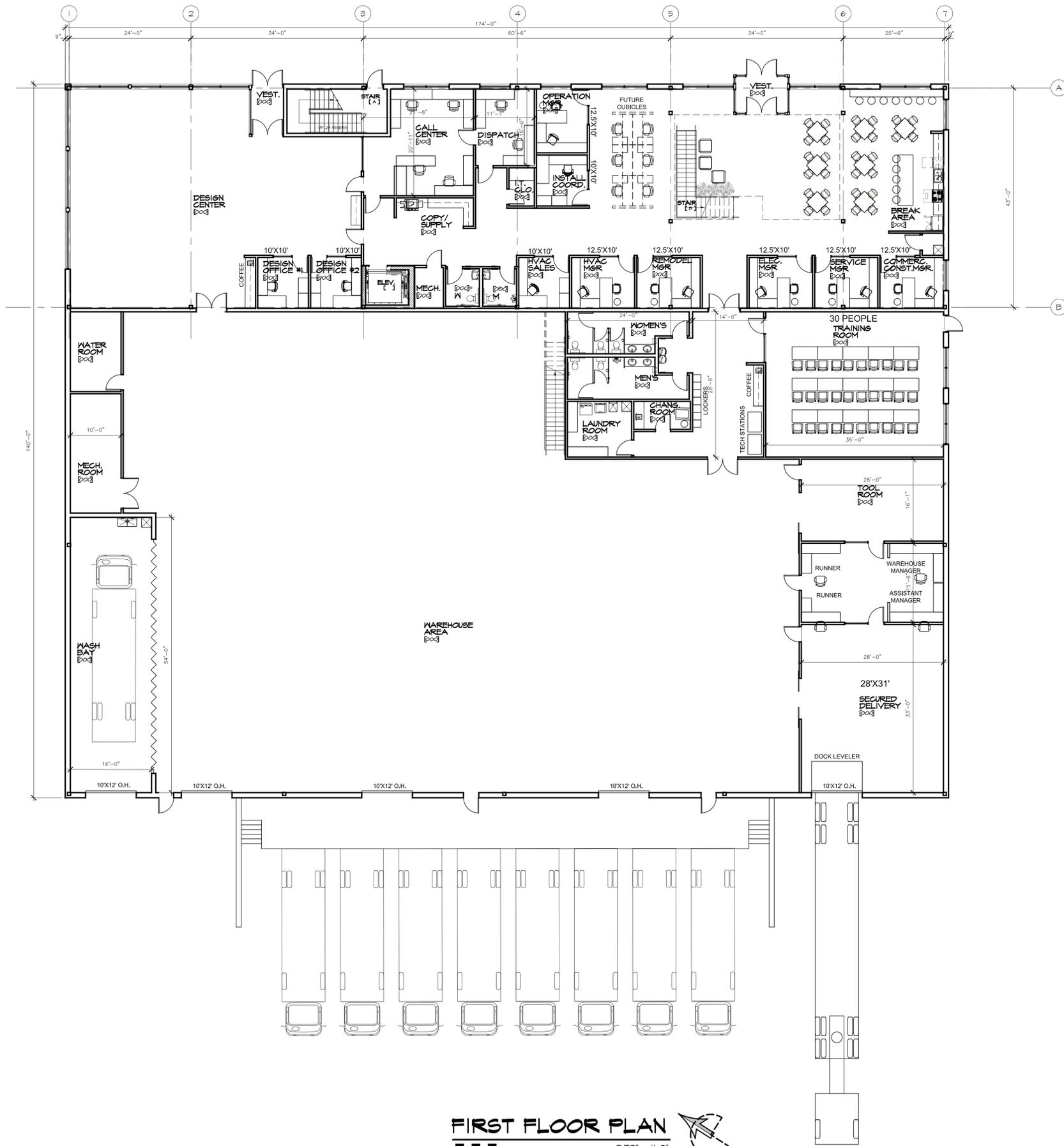
**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Marshall Office  
 Ph. 269-781-9800

**M & J MANAGEMENT**  
 LANDSCAPING PLAN

SCALE: 1" = 30'  
 DATE: 7-28-20  
 AUTHORIZED BY: M & J MANAGEMENT

DESIGNER: GREGORY A. PETRU ENGINEER NO. 50958  
 PROJECT MGR. G.A.P.  
 APPROVED BY: G.A.P.  
 SHEET 5 OF 5  
 JOB #: 95871

1ST FLOOR GROSS AREA: 24,380 SF  
 (EXTERIOR FACE OF EXTERIOR WALL AS DEFINED  
 IN MERIDIAN TOWNSHIP ZONING ORDINANCE)



**FIRST FLOOR PLAN**  
 3/32" = 1'-0"

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 NOT FOR  
 CONSTRUCTION**

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Project Type  
**NEW CONSTRUCTION**

Project  
**THE MERIDIAN COMPANY**  
 1999 E. SAGINAW HWY  
 EAST LANSING, MI 48823

Client  
**MERIDIAN ADVANTAGE**

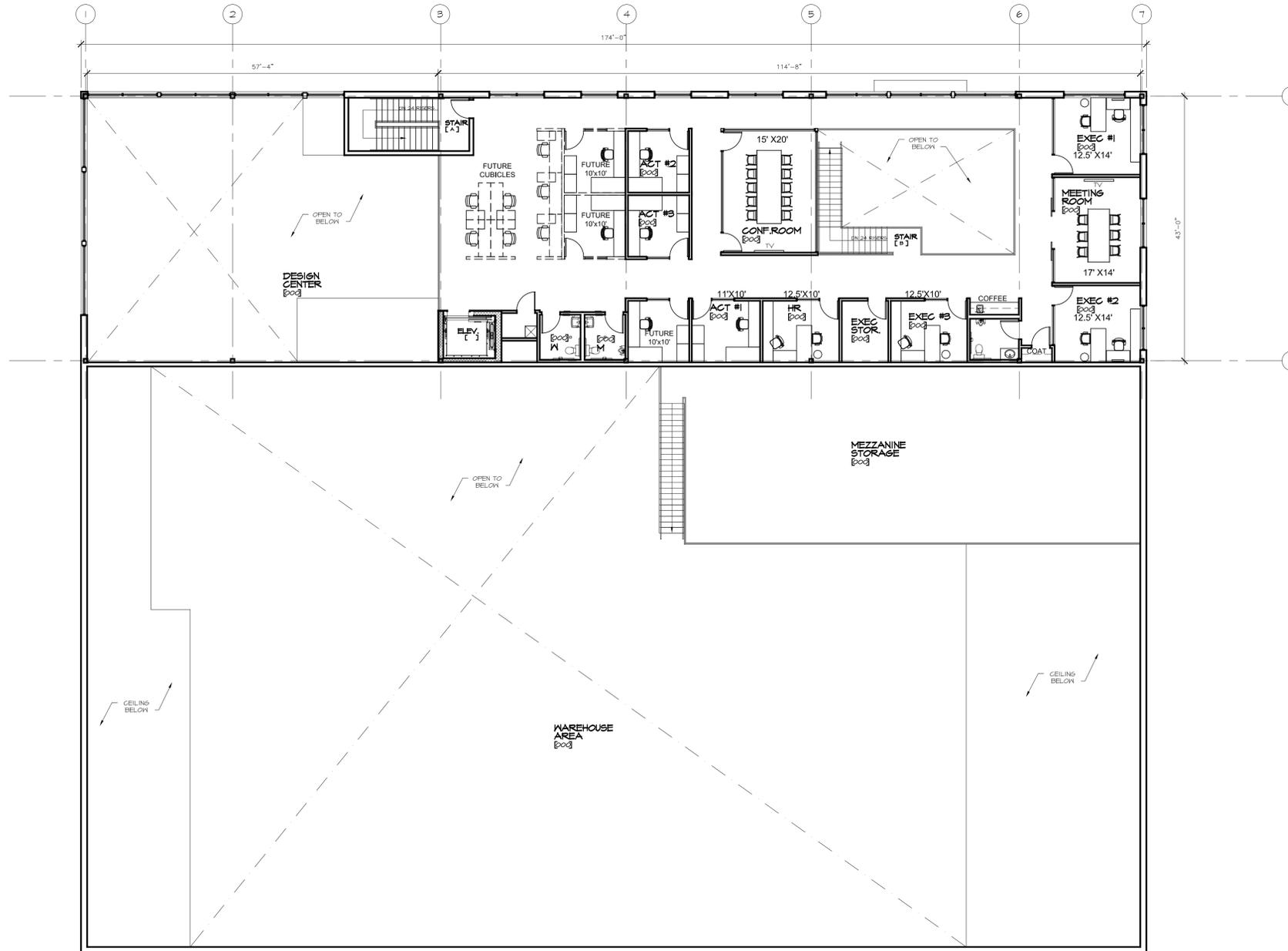
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**19.102**

Sheet  
**A-1**

2ND FLOOR GROSS AREA: 6,975 SF  
 (EXTERIOR FACE OF EXTERIOR WALL AS DEFINED  
 IN MERIDIAN TOWNSHIP ZONING ORDINANCE)



**SECOND FLOOR PLAN**  
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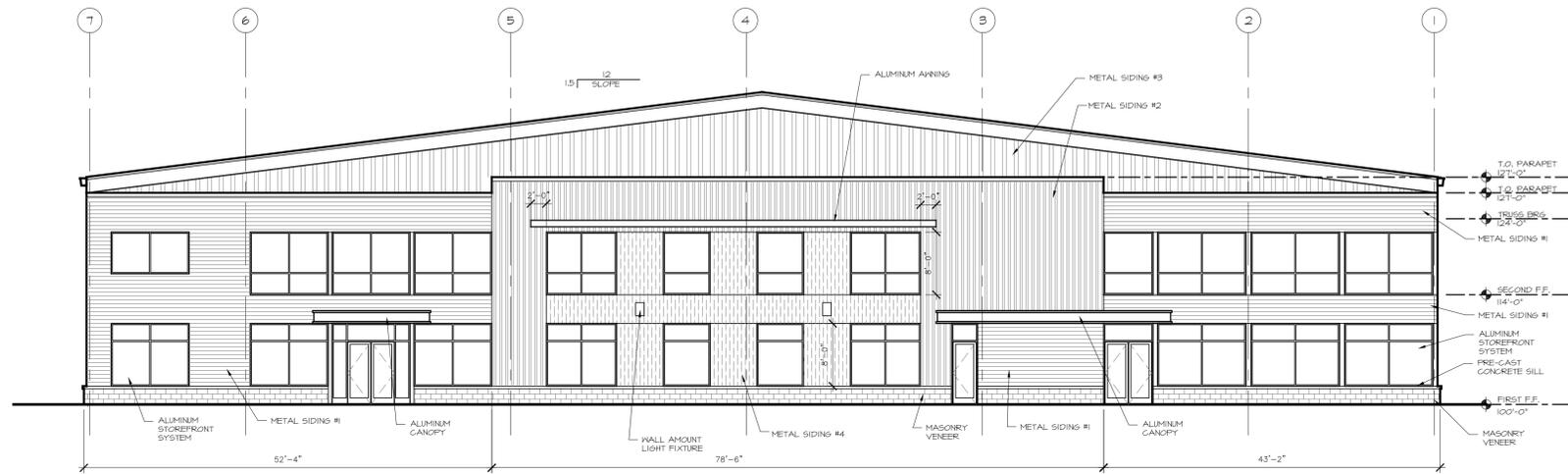
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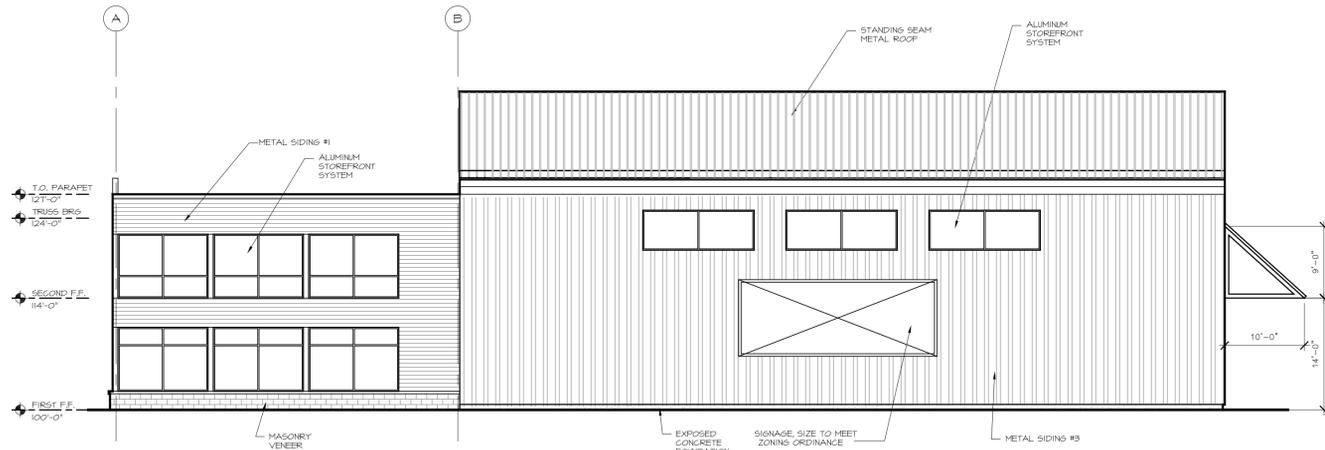
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Sheet  
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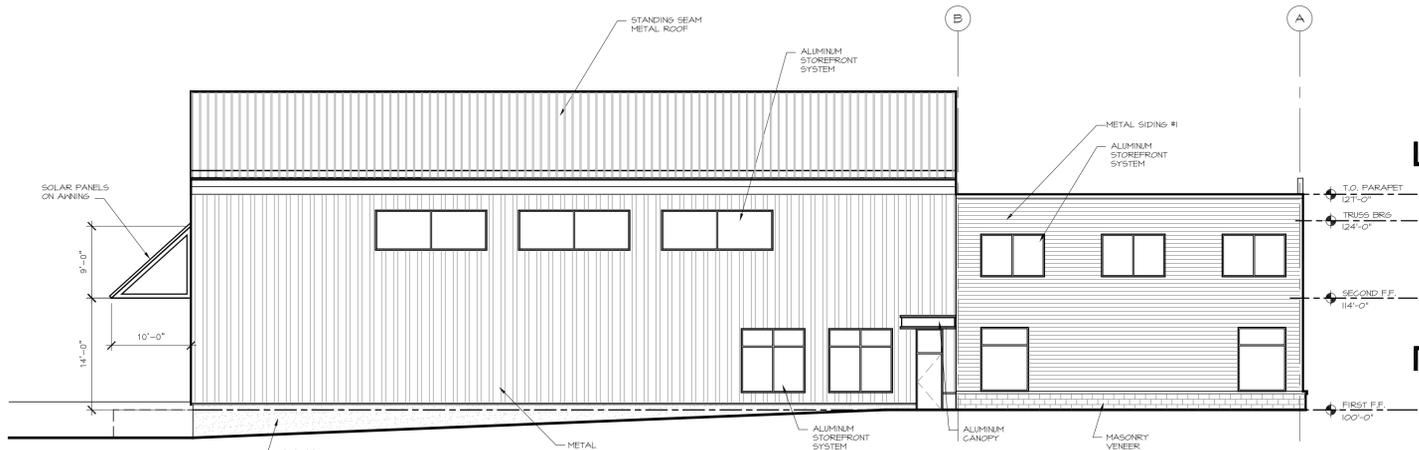


**NORTH/EAST ELEVATION**  
 3/32" = 1'-0"

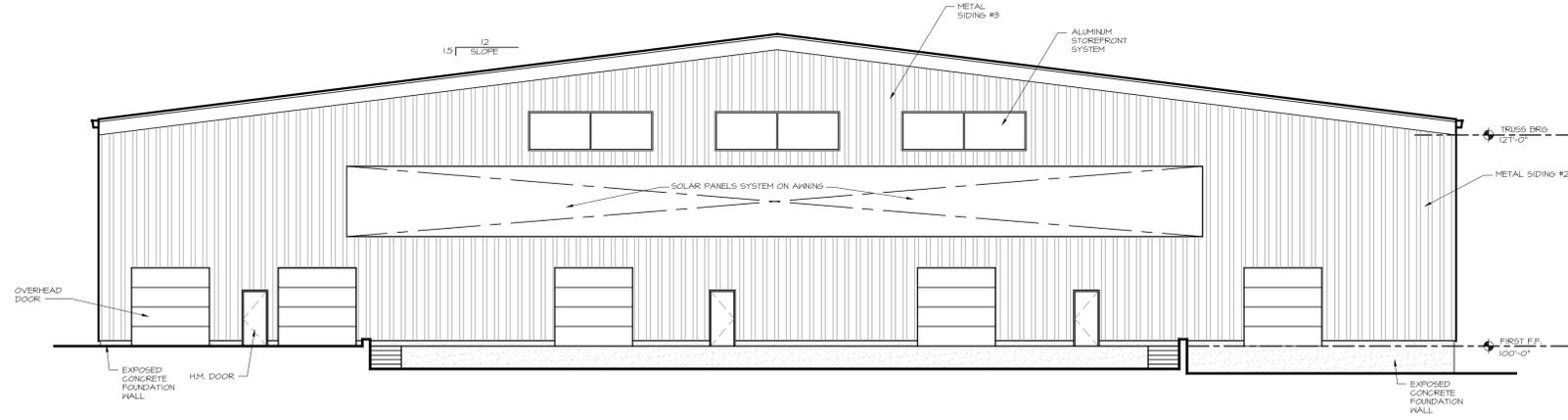
EXTERIOR FINISH SCHEDULE (BASIS OF DESIGN)				
MATERIAL	FINISH	MANUFACTURER	COLOR	COMMENTS
CANOPY	POWDERCOATED			
AVNING	POWDERCOATED		T.B.D.	
MASONRY VENEER	TAPESTRY	SHOULDICE DESIGNER STONE	COLBY	
PRE-CAST CONC. SILL	TAPESTRY	MATCH SUPER SILL 424 SLOPED 1/4"	COLBY	
METAL SIDING #1	PRE-FINISHED	BERRIDGE- HR 16 WALL PANEL	STANDARD COLOR: MEDIUM BRONZE	22 GA.
METAL SIDING #2	PRE-FINISHED	BERRIDGE- HR 16 WALL PANEL	STANDARD COLOR: CHARCOAL GREY	22 GA.
METAL SIDING #3	PRE-FINISHED	GREEN SPAN INSULATED METAL PANELS SYSTEM	T.B.D.	
METAL SIDING #4	PRE-FINISHED	LONGBOARD	LIGHT CHERRY	
STANDING SEAM METAL ROOF	PRE-FINISHED	T.B.D.	T.B.D.	
METAL COPING	PRE-FINISHED			
METAL ROOF FASCIA	PRE-FINISHED			
ALUMINUM STOREFRONT	P.F. / ANODIZED			ANODIZED ALUMINUM
METAL GUARD RAIL	POWDERCOATED			



**NORTH/WEST ELEVATION**  
 3/32" = 1'-0"



**SOUTH/EAST ELEVATION**  
 3/32" = 1'-0"



**SOUTH/WEST ELEVATION**  
 3/32" = 1'-0"

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 CONSTRUCTION**

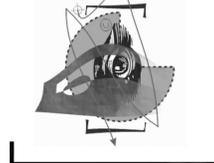
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Project Type  
**NEW CONSTRUCTION**

Project  
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 1999 E.SAGINAW HWY  
 EAST LANSING, MI 48823

Client  
**MERIDIAN ADVANTAGE**

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RECEIVED

JAN 07 2022

**NATURAL FEATURES ASSESSMENT**

*for the*

**1999 E. Saginaw Highway  
Section 3, Meridian Township, Michigan**

*Prepared for:*

**Mr. Jim Phillipich  
Meridian Company  
1999 E. Saginaw Street  
East Lansing, Michigan 48823**



MARX  
WETLANDS  
LLC

*Prepared by:*

**Marx Wetlands, LLC**

**12/9/2020**

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- Figure 1.2. Preliminary Site Plan
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- Figure 3: Pre-settlement Vegetation/MNFI ca. 1800 map
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- Figure 8.1: County Soils Survey Map
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- II. Vegetation Lists
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- IV. Wetland Delineation Report (Marx Wetlands LLC; Dated June 7, 2019) & Wetland Boundary Verification – WDV 19-09 (Fishbeck; Dated July 31, 2019)

## 1.0 INTRODUCTION

Marx Wetlands, LLC (MW) was contracted by Meridian Company (Applicant/Developer) to perform a natural features inventory and impact assessment for the project Site which is comprised of two parcels (33-02-02-03-102-012 & 33-02-02-03-102-013) totaling approximately 15.66 acres and located at 1999 E. Saginaw Highway/M-78 Highway within Section 3 of Meridian Township (T4N, R1W), Ingham County, Michigan. The parcel is located on the south side of Saginaw Hwy. The Site is located approximately 0.50 miles southwest of the intersection of Saginaw Highway/M-78 and Marsh Road.

The Developer (Meridian Company) is proposing the expansion of the Meridian Company's office and headquarters with the addition of one (1) building and associated parking/utility infrastructure. The project will involve the construction of one (1) ±15,750- square foot building and approximately 104 parking spaces within Meridian Township.

As part of a Special Use Permit Application, the Charter Township of Meridian Department of Community Planning and Development requires a "Natural Features Assessment," which is to include "a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:

- a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water bodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
- b. Description of the impacts on natural features.
- c. Description of any proposed efforts to mitigate any negative impacts.

After obtaining site location information, Marx Wetlands LLC (MW) conducted desktop information reviews, site assessments, and information analysis to help address the Township's natural features assessment requirements. MW conducted a wetland determination and delineation for an approximately 15.5-acre project Site, comprised of two (2) parcels 33-02-02-03-102-012 & 33-02-02-03-102-013 on May 21 and 22, 2019. The wetland delineation was verified by Meridian Township's wetland consultant, Fishbeck, on July 23, 2019. In addition, MW conducted a tree survey on February 24 and 25, 2020. The wetland delineation, wetland verification, and tree survey results are included in this report as well.

## 2.0 SITE LOCATION & CONDITIONS AND PROJECT DESCRIPTION

The Site is located directly south of Saginaw Highway (M-78) and approximately 0.50 west of Marsh Road within Section 3 of Meridian Township (T4N, R1W) of Ingham County, Michigan. The Developer (Meridian Company) is proposing the expansion of the Meridian Company's office and headquarters with the addition of one (1) building and associated parking/utility infrastructure.

- The project will involve the construction of one (1) approximately 15,750-square foot building and associated parking (104 parking spaces) and one stormwater outlet.

The building and parking lot footprint will be situated within mowed lawn and the upland forested ridge directly east of the existing building and appears to be outside of the 40-foot wetland buffer. The proposed parking lot and entrance will utilize the existing drive entrance. Therefore, it appears that project activities such as grading, clearing associated with the proposed parking lot and the construction of the building, and stormwater outfall will be just outside 40-foot wetland buffer.

Prior to site clearing and grading, soil erosion and sediment control measures will be installed and will be inspected and maintained during the construction project. All soil erosion and sedimentation control measures will be removed upon completion of construction and stabilization. Please refer to *Figures 1.1 Site Location Map & 1.2 Preliminary Site Plan* in **Appendix I**.

On May 20 & 21, 2019, MW conducted a wetland determination and delineation for the Site and identified four (4) wetlands (Wetlands A, B, C, and D) within or along the Site. In addition, one (1) county drain, Klinger Intercounty Drain was identified within site limits. MW accompanied Fishbeck (Township consultant) during the wetland verification site visit on July 23, 2019. Fishbeck mostly agreed with MW's wetland delineation; however, recommended minor adjustments to the wetland boundaries. All on-site wetlands were determined to be likely regulated by Michigan's Department of Environment, Great Lakes, and Energy (EGLE) and Meridian Township. A tree survey and natural features assessment was conducted on February 24 and 25, 2020.

Based on review of aerial photographs, available on-line resources, and on-site visits, the Site contains an existing electrical cell tower and pad and existing buildings, and a driveway associated with the Meridian Company. In addition, the Site contains undeveloped land, consisting of areas of lawn, upland scrub-shrub/forest and wetland.

The Site is bounded by undeveloped land (i.e., wetland, upland forest, etc.) to the east, light commercial development/Saginaw Highway (M-78) to the north, Towner Road to the south, and an existing auto shop. The general topography of the Site is generally flat with some relatively steep slopes. An upland forested ridge was observed along the east edge of the existing Meridian Company building, which drops in elevation to the on-site wetlands. Refer to the *Figure 2: Aerial Imagery Map* in **Appendix I**. The yellow polygon depicts the approximate overall Project Site and the red polygon depicts the approximate location of the proposed building within Meridian Township, Ingham County, Michigan.

### 3.0 METHODS

MW conducted a desktop review for the Site using existing information and imagery, including the United States Geological Service (USGS) topographic map, aerial photographs, National

Wetland Inventory (NWI) map, county soil survey map, county drain maps, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and Meridian Township's Natural Features Map, which primarily includes wetlands and floodplains.

On May 20 & 21, 2019, MW conducted a wetland determination and delineation for the approximately 15.66-acre Site within Meridian Township, Ingham County, Michigan. A tree survey and natural features assessment was conducted on February 24 and 25, 2020.

The on-site visits consisted of a site reconnaissance to evaluate the current and prior land use, conduct habitat type determination, habitat quality evaluation, limited tree survey, wetland determination and delineation, wildlife observations, and floodplain or other special concern observations. The wetland determination and delineation was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast Manual to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The findings from the desktop review, site visits, tree survey, and wetland delineation and verification were combined to help interpret the Site's natural features and evaluate potential project impacts upon those natural features.

#### **4.0 RESULTS, FINDINGS, AND DISCUSSION**

##### ***4.1 Existing Structures, Materials, and Adjacent Land use***

The northern parcel (#03-102-013) is largely undeveloped; however, contains the existing cell tower and existing access driveway from Saginaw Highway/M-78. Additionally, this parcel contains upland forest/scrub-shrub, wetland, and the northern segment of the Klinger Drain. The southern parcel (#03-102-012) contains the existing Meridian Company building, associated lawn and parking infrastructure, and undeveloped land.

The Site is situated within a largely commercial region of Meridian Township, Michigan. The Site is bounded by undeveloped land to the east, light commercial development/Saginaw Highway (M-78) to the north, an auto shop to the west, and Towner Road to the south. Refer to *Figure 2: Aerial Imagery Map* in **Appendix I**.



**Photograph 1.** View of upland forest and existing cell tower and pad (Photo taken on 5-21-2019).



**Photograph 2.** View of an existing building (Meridian Company) to remain post-construction in Meridian Township. (Photo taken on 5-21-2019).



**Photograph 3.** View of existing storage building and upland lawn identified within the Site. (Photo taken on 5-21-2019).



**Photograph 4.** View of Towner Road and Wetland B, which lines the southern boundary of the Site. (Photo taken on 5-21-2019).

#### **4.2 Topography**

The Site varies in elevation from approximately 853 to 870 feet above sea level (asl) and can be characterized as relatively hilly where moderate sloping and local microtopographic relief was identified near the wetland areas and on-site drain (Klinger Intercounty Drain). Refer to *Figure 1: Site Location Map* in **Appendix I**.

#### **4.3 Vegetation**

A vegetation assessment was conducted during the on-site visits to describe the dominant cover or community types observed throughout the Site. Based on review of aerial photographs, available on-line resources, and on-site visits, the Site contains an existing electrical cell tower and pad and existing buildings, and a driveway associated with the Meridian Company. In

addition, the Site contains undeveloped land, consisting of areas of lawn, upland scrub-shrub/forest and wetland.

MW found three (3) distinct community types present on the Site: 1) lawn with landscaped trees associated with the Meridian Company building; 2) upland scrub-shrub/forest; and 3) wetlands. The descriptions of the three (3) main cover types identified within the assessed portions of the Site are described below:

### *Cover Type Descriptions*

#### **1) Lawn with Landscaped Trees**

Upland herbaceous species found in the areas of lawn include bluegrasses (*Poa pratensis* & *P. compressa*), orchard grass (*Dactylus glomerata*), dandelion (*Taraxacum officinale*), smooth brome (*Bromus inermis*), Japanese hedge-parsley (*Torilis japonica*), timothy (*Phleum pratense*), common plantain (*Plantago major*), Queen Anne's lace (*Daucus carota*), field thistle (*Cirsium arvense*), and goldenrods (*Solidago altissima* and *S. canadensis*). Scattered planted trees observed generally include honey-locust (*Gleditsia triacanthos*), red oak (*Quercus rubra*), white spruce (*Picea glauca*), silver maple (*Acer saccharinum*), and Callery pear (*Pyrus calleryana*). Refer to Table 1 in **Appendix II**.

#### **2) Upland Scrub-shrub/Forest**

The upland forested and scrub-shrub areas were observed within the northeastern and south-central portions of the Site. These areas generally contain oaks (*Quercus alba*, *Q. bicolor*, *Q. rubra*, and *Q. velutina*), black walnut (*Juglans nigra*), black cherry (*Prunus serotina*), cottonwood (*Populus deltoides*), box-elder (*Acer negundo*), bitternut hickory (*Carya cordiformis*), scattered with red maple (*Acer rubrum*), basswood (*Tilia americana*), American elm (*Ulmus americana*), and ash (*Fraxinus spp.*) trees. Upland herbaceous understory species include strawberry (*Fragaria virginiana*), wild geranium (*Geranium maculatum*), may-apple (*Podophyllum peltatum*), Pennsylvania sedge (*Carex pennsylvanica*), early meadow-rue (*Thalictrum dioicum*), and sweet woodruff (*Galium odoratum*). Upland shrub and vine species include common blackberry (*Rubus allegheniensis*), privet (*Ligustrum vulgare*), prickly-ash (*Zanthoxylum americanum*), Eurasian honeysuckles (*Lonicera spp.*), common buckthorn (*Rhamnus cathartica*), autumn-olive (*Elaeagnus umbellata*), Virginia creeper (*Parthenocissus quinquefolia*), and black raspberry (*Rubus occidentalis*). Refer to Table 2 in **Appendix II**.

#### **3) Wetlands**

Majority of the on-site wetlands (Wetlands A, B, C, and D) are forested wetlands; however, Wetlands A and B contain emergent and/or scrub-shrub components as well.

#### Wetlands A & B

Herbaceous vegetation generally observed within Wetlands A & B include sedges (*Carex intumescens*, *C. lacustris*, *C. stricta*, and *C. vulpinoidea*), reed canary grass (*Phalaris arundinacea*), and black ash saplings (*Fraxinus nigra*). Other herbaceous vegetation observed within Wetlands A & B include cattails (*Typha angustifolia* & *T. latifolia*), sensitive fern (*Onoclea sensibilis*), and

starry false Solomon's seal (*Maianthemum stellatum*). Common shrubs and vines observed include common buckthorn, dogwoods (*Cornus amomum* & *C. racemosa*), nannyberry (*Viburnum lentago*), and southern arrow-wood (*Viburnum dentatum*); vines include riverbank grape (*Vitis riparia*) and poison-ivy (*Toxicodendron radicans*). Tree species include cottonwood (*Populus deltoides*), silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), box-elder, and swamp white oak (*Quercus bicolor*).

#### Wetlands C and D

Wetlands C and D are forested wetlands contained entirely within the Site. Herbaceous vegetation observed within Wetland C include white avens (*Geum canadense*) and sedge (*Carex intumescens*). Woody vines observed include poison-ivy and river-bank grape. Common shrubs observed include common buckthorn and dogwoods. Dominant tree species include cottonwood, American elm, swamp white oak, and silver maple. Wetland D contains primarily silver maple trees with an understory of bluegrasses and scattered sedges. Wetland D appears to be a remnant wetland; however, was flagged due to the predominance of wetland vegetation, hydrology, and hydric soil indicators.

#### **Vegetation Assessment**

A few species associated with disturbed lands in the Great Lakes region were observed throughout these parcels. These include non-native species, invasive species, native species that are tolerant of human land uses, and native pioneer species that normally colonize land after activities are abandoned. Examples of these species present on the Site include smooth brome (non-native grass), Japanese hedge-parsley (non-native forb), Eurasian honeysuckles (invasive shrub), common plantain (non-native forb), common buckthorn (invasive tree), multiflora rose (invasive shrub), tall goldenrod (native forb, but weedy), and cottonwood/trembling aspen (pioneer tree species/early successional species).

The Vegetation ca. 1800 map produced by the Michigan Natural Features Inventory (MNFI) shows the Site appears to be part of an extensive oak-hickory forest that was once approximately 91,950 acres spanning many miles northward from the Red Cedar River. Refer to *Figure 3: Pre-settlement Vegetation/MNFI ca. 1800 map* in **Appendix I**. In addition, hardwood swamps were once scattered throughout this area as well. Prior to extensive land clearing, these forests were found throughout Michigan in a wide range of site conditions; however, these forests generally prefer moist, well-drained, sandy/loamy soils. These forests ~~often contained a wide variety of~~ (non-oak/hickory) tree species, such as are red maple, black cherry, white pine, basswood, white ash, sugar maple, green ash, American elm, and red pine. These forests were commonly cleared for agricultural production; however, some areas remain largely intact, particularly where soils are sandy and/or ridges are too steep to farm. It is likely that some of the undeveloped portions of the Site were not fully cleared many decades ago because of nearby wetland areas. As twentieth century commercial and residential development began to fill in lands between East Lansing and Okemos, the southern portions of the Site was likely left idle due to the presence of adjacent wetland areas and the infeasibility of continuing agriculture on such a small scale. As a result, the Site contains both native and non-native plants that are able to recolonize.

Refer to the 1983 USGS Topographic map that depict light (gray) color indicating some areas of open/developed land in the property particularly near the existing Meridian Company building and associated lawn and parking areas (refer to Figure 1 in **Appendix I**). The areas of lawn with landscaped trees have a relatively low native mean Coefficient of Conservatism of 1.8 (adventive species were assumed as 0) is an overall indicator that this Site has been subjected to past disturbances.

The undeveloped and forested areas of the Site would normally have been cleared for agriculture; however, it is likely that these areas were retained due to the nearby wetlands. The upland scrub-shrub/forest is largely dominated by native hardwood forest trees, including early successional trees with a relatively weedy shrubs and groundcover plants. This land cover assemblage includes both native and non-native species. Examples of the species present on the Site include cottonwood, naturally established trees (i.e., black cherry, oaks, maples, elms, hickories), non-native smooth brome, and scattered common buckthorn (invasive). The tree species are likely the remaining native species, which are possibly descendent and/or residual from the original oak-hickory forest that likely occurred within this location. There is evidence that as vegetation recolonization progressed, the Site became relatively brushy in areas, particularly along forest edges where common privet, Eurasian honeysuckles, and common buckthorn were more often observed. Therefore, due to the possible previous disturbances of habitat fragmentation, partial prior tree clearing, surrounding commercial development of this general region of Meridian Township, etc., the areas of forest/scrub-shrub appear to contain a mix of non-native and native species within the understory; however, contains several native hardwood trees. The scrub-shrub/forest habitat's relatively low native mean Coefficient of Conservatism of 3.2 is an overall indicator that this site was modified in the past; however, does retain native forest remnant species and has the highest rating compared with the lawn and wetland habitat within the Site. Refer to the *Vegetation Lists* in **Appendix II**.

The wetland areas were identified in low-lying lands or small depressions within the Site and contain both native and non-native species. Examples of the species present on the Site include naturally established cottonwood, swamp white oak, peachleaf willow, common buckthorn (invasive), and reed canary grass (weedy native). More native species were generally observed within Wetlands A and B. This is likely because these wetlands may have not likely been subject to recent site disturbance or significant modifications, other than periodic flooding or siltation associated with the Klinger Intercounty Drain. The overall wetland habitat still has a relatively low native mean Coefficient of Conservatism of 2.89. Therefore, this overall rating indicates that this Site was likely modified in the past; however, the wetlands appear to contain several native species.



**Photograph 5. View of upland scrub-shrub/forest. (Photo taken on 5-20-2019).**



**Photograph 6. Another typical view of the upland scrub-shrub/forest. (Photo taken on 2-24-2020).**



**Photograph 7. Existing Meridian Company building and associated upland lawn. (Photo taken on 5-20-2019).**



**Photograph 8. Wetland B and cellular tower. No direct wetland impacts anticipated.**



**Photograph 9. Example of forested wetland (Wetland C). (Photo taken on 5-21-2019).**



**Photograph 10. Klinger Intercounty Drain (K-1400). (Photo taken on 5-21-2019).**

Although the Developer intends to preserve as many trees as possible particularly within the higher quality habitats (i.e., wetland habitat, forested drain, etc.), the proposed development of the Site will require clearing some existing vegetation. The Site contains upland scrub-shrub/forest, consisting of non-native shrubs and native trees and nearby wetlands with both native and non-native species. No formal mitigation for vegetation removal has been planned. Traditional landscape grass, shrub, and tree plantings are expected for this development; however, no formal landscaping plans are designed at this time. It is likely that much of the existing vegetation, particularly some of the large or remnant trees may be incorporated into the traditional landscaping to the maximum extent possible.

#### **4.4 Significant Tree Inventory**

Separate from the vegetation assessment compiled from the wetland delineation visits in May 2019, Marx Wetlands LLC conducted a tree survey on February 24 & 25, 2020 within the Site (comprised of two parcels totaling 15.66 acres in size) to accompany this inventory and impact assessment of natural features. The survey included trees considered “significant” or deserving special protection because of their size, relative rarity, or historical importance. During the survey, trees with a diameter at breast height (DBH) (the standard measure for tree size) of 12 inches or greater were located on the Site and with a Trimble 7X GPS unit with submeter accuracy. Dead trees were excluded from this inventory. The trees were identified to species and their size recorded in a table (**Appendix III**).

MW recorded 563 protected trees (i.e., 12.0 inches DBH or larger) within the Site. The average tree size recorded for the on-site protected trees was approximately 16.0 inches DBH, with a maximum tree size documented at 42.0 inches DBH. Majority of the surveyed trees were hardwood species and primarily native species including black cherry, cottonwood, oaks, maples, white ash, American elm, and hickories. Some planted or escaped species include Callery pear (*Pyrus calleryana*), honey-locust (*Gleditsia triacanthos*), and hawthorn species (*Crataegus spp.*). Refer to the *Table 1. Tree Summary Table* (next page).

**Table 1. Tree Summary Table.**

<u>Tree Species Total</u>		<u># of Trees</u>
Red Maple	<i>Acer rubrum</i>	187
Black Cherry	<i>Prunus serotina</i>	64
Red Oak	<i>Quercus rubra</i>	48
Cottonwood	<i>Populus deltoides</i>	47
Black Oak	<i>Quercus velutina</i>	43
Sassafras	<i>Sassafras albidum</i>	24
Silver Maple	<i>Acer saccharinum</i>	25
American Elm	<i>Ulmus americana</i>	21
Box-elder	<i>Acer negundo</i>	18
Bigtooth Aspen	<i>Populus grandidentata</i>	13
Swamp white Oak	<i>Quercus bicolor</i>	13
White Oak	<i>Quercus alba</i>	13
Pignut Hickory	<i>Carya glabra</i>	9
Bitternut Hickory	<i>Carya cordiformis</i>	8
Shagbark Hickory	<i>Carya ovata</i>	5
Honey-locust	<i>Gleditsia triacanthos</i>	4
Crataegus spp.	<i>Hawthorn species</i>	3
Peachleaf Willow	<i>Salix amygdaloides</i>	3
Northern Pin Oak	<i>Quercus ellipsoidalis</i>	2
Common Buckthorn	<i>Rhamnus cathartica</i>	2
Norway Maple	<i>Acer platanoides</i>	1
Balsam fir	<i>Abies balsamea</i>	1
Sugar Maple	<i>Acer saccharum</i>	1
Beech	<i>Fagus grandifolia</i>	1
White Ash	<i>Fraxinus americana</i>	2
White Spruce	<i>Picea glauca</i>	1
Trembling Aspen	<i>Populus tremuloides</i>	1
Callery Pear	<i>Pyrus calleryana</i>	1
Bur Oak	<i>Quercus macrocarpa</i>	1
Pin Oak	<i>Quercus palustris</i>	1
<b>TOTAL</b>		<b>563</b>

MW identified 427 protected trees (approximately 76.9%) that were categorized as GOOD and EXCELLENT. 101 trees (approximately 18.2%) were categorized as FAIR and exhibited stress and/or defects that may limit the longevity of the tree or require tree maintenance. Trees categorized as POOR (27 trees; approximately 4.9% of surveyed trees) should not be preserved due to the high likelihood of tree failure, which could cause damage and/or injury. In conclusion, Marx Wetlands LLC determined that trees categorized as GOOD and EXCELLENT have minor defects and have a high likelihood of survival. Refer to *Marx Wetlands' Tree Survey Memo and Results* in **Appendix III**.

### **Impact Assessment:**

Based on the current site plan, tree clearing is anticipated. It appears that tree clearing within Meridian Township will be restricted to the immediate area slated for the proposed building and parking lot. Most trees within the parcel will be retained post-construction where impacts to wetlands and their 40-foot buffer appear to also be avoided. The forest habitat located in the northern and western portion of the Site are likely considered higher quality due to a less brushy understory and the predominance of native tree species.

The area proposed for tree clearing activities contains both non-protected (less than 12 inches DBH in size) trees and protected native hardwood native tree species (i.e., red maple, cottonwood, black cherry, sassafras, and scattered oaks and hickories, etc.).

Minimal tree removal projects (i.e., <1 acre, and does not significantly change the overall nature and function of the local forested habitat). Tree clearing activities are primarily restricted to an area directly east of the developed land associated with the existing Meridian plumbing building, respectively. Approximately 30 to 40 trees are anticipated for removal; however, it is the professional opinion of MW that tree clearing activities will not significantly impact the overall existing or available forest habitat in the region.

### **4.5 Wetlands**

Marx Wetlands LLC conducted a wetland determination and delineation for the approximately 15.66-acre Site, comprised of two (2) parcels (33-02-02-03-102-012 & 33-02-02-03-102-013) in May of 2019. The wetland delineation was conducted in accordance with the *Northcentral Northeast (NCNE) Interim Regional Supplement to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual*, wetlands are defined by the presence of three basic parameters: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and normally present in wetland systems.

Four (4) wetlands (Wetlands A, B, C, and D) were identified within or along the Site. One (1) watercourse was identified, which appears to correspond with the Klinger Intercounty Drain (Ingham County Drain K-1400-**Figure 4** in **Appendix I**). Refer to the enclosed Wetland Delineation Report (**Appendix IV**) and refer to the enclosed Wetland Location Map for the locations of the on-site wetland.

On July 23, 2019, Marx Wetlands LLC accompanied Fishbeck (Meridian Township's wetland consultant) during the on-site wetland verification inspection. For the most part, Fishbeck agreed with MW's wetland delineation, except a few minor adjustments to the wetland boundaries were made. Based on the wetland verification, all on-site wetlands are anticipated to be regulated by both EGLE and Meridian Township. Refer to *Fishbeck's Wetland Verification Letter- WDV 19-09* (Dated July 31, 2019) provided in **Appendix IV**.

*Meridian Township Natural Features Map* (Figure 5 in **Appendix I**) depicts one (1) township mapped large wetland area that spans throughout the Site, which generally corresponds to the delineated wetlands (i.e., Wetlands A, B, and C) as indicated by the Township's map. In addition, the National Wetland Inventory Map-NWI (Figure 6 in **Appendix I**) also indicates the Site contains wetland areas comprised of forested (PFO1A) and emergent (PEM1C) wetland types, which generally correspond to the delineated wetland areas and wetlands shown on the Meridian Township's Map.

### Regulations

#### **State Regulations**

Part 301, Inland Lakes and Streams, states that a feature is considered a regulated watercourse by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), if it possesses a defined bed, bank, and evidence of continued flow or a continued occurrence of water. One (1) watercourse was identified within the Site and appears to correspond to the Klinger Intercounty Drain (Ingham County Drain), which also lies within the boundaries of Wetlands A & B. **This watercourse is anticipated to be regulated by EGLE under Part 301.**

Part 303, Wetlands Protection, of the NREPA states that if a wetland is five acres in size or larger and/or connected to or located within 500 feet of a river, stream, lake, or pond, it is considered regulated by the EGLE. **According to Meridian Township's wetland verification (WDV 19-09; Dated July 31, 2019) and MW's report (Dated June 9, 2019), all on-site wetlands (Wetlands A, B, C, and D) are connected and/or within 500 feet of the Klinger Intercounty Drain; therefore, are likely regulated by EGLE under Part 303, Wetlands Protection, of the NREPA.**

#### **Local Regulations**

In addition, Meridian Township's *Chapter 22 Environment, Article IV Wetland Protection*, states that protected wetlands include all wetlands subject to the regulation by the EGLE as well as any wetlands two acres or more, in size, including the area of any contiguous inland lake, pond, river, or stream. Any wetlands less than two acres in size and not connected to a body of water may still be regulated, if it is determined that the protection of the area is important for the preservation of the state's natural resources. In addition, any wetlands, equal to or greater than one-quarter acre and equal to or less than two acres in size, which are not contiguous to any inland lake, stream, river or pond and are determined to be essential to the preservation of the natural resources of the Township (Meridian Township- Code 1974, § 105-3; Ord. No. 2002-02, 3-19-2002; Ord. No. 2003-11, 7-6-2003; Ord. No. 2011-04, 3-15-2011).

**According to Meridian Township's wetland verification (WDV 19-09; Dated July 31, 2019), all on-site wetlands (Wetlands A, B, C, and D) are connected and/or within 500 feet of the Klinger Intercounty Drain; therefore, these wetlands also fall under the jurisdiction of Meridian Township.**

### **Impact Assessment**

The current site plan appears to avoid the regulated wetland and wetland buffers and minimizes native vegetation clearing to the maximum extent practicable. Therefore, it is the professional opinion of Marx Wetlands LLC that the current site plan appears to be a viable option for the development of the Site, as long as the onsite wetland areas are not impacted by the project activities. **If the stormwater outlet will discharge treated stormwater to the on-site regulated wetlands, it is possible that a minor permit will be required by EGLE and/or Meridian Township.**

A permit or approval is likely required by the EGLE and/or Meridian Township for any proposed work (e.g., filling, dredging, construction, and draining and/or other development) that takes place within the boundaries of a regulated wetland. Most construction activities that take place outside of these boundaries do not require a wetland permit from the EGLE or Meridian Township. **Please note that the EGLE and Township have the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan and Meridian Township, respectively.**

#### ***4.6 Special Flood Hazard Area***

Flood Hazard Areas are those which are most likely to be inundated during flood events. Flood Hazard Areas are regulated by local, state, and federal regulations designed to reduce the damage to structures during floods. The regulations apply to areas within 100-year floodplains, which are defined by a one percent (1%) annual probability of flood occurrence. These areas are mapped by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps, or FIRMs. These maps were developed using flow modeling and the existing USGS topographic maps. The modeling produces an elevation associated with 100-year flood events, and areas below these elevations are designated as the 100-year floodplains.

FEMA FIRMs for Ingham County were reviewed to determine if portions of the Site are mapped as floodplains, floodways, or other flood prone areas. These maps record the following data: 100-year (1% chance of annual flooding) and 500-year (0.2% annual chance of flooding) floodplains, the height of the base flood elevation, and the risk to premium areas developed across a floodplain. Based on FEMA FIRM Panel No. 26065C0043D (effective 08/16/2011), FEMA mapped 100-year and 500-year floodplains do not appear to be associated with the Site. Refer to *Figure 7: Flood Insurance Rate Map* in **Appendix I**.

Areas further south of the Site (i.e., south of Towner Road) associated with a tributary to Red Cedar River and Lake Lansing are designated "A," "AE," or "X500" indicating risk areas of 100-year floodplain or lesser. If an area on the Site were within the floodplain, a permit would have to be obtained to allow construction within the floodplain, and the project designed to the flood proofing standards that would minimize the risk of flood damage.

FIRM maps can incorrectly show areas of 100-year floodplain. In such cases, a site's topography can be surveyed using modern techniques. When such studies show that the mapped floodplain is above the determined flood elevation or that the FIRM is otherwise inaccurate, this information can be sent to the National Flood Insurance Program to obtain a Letter of Map

Amendment (LOMA) which officially changes the area included within the floodplain. It does not appear that this Site will require such additional work.

Part 31, Water Resources Protection, of the NREPA regulates activities within the 100-year floodplain and floodway of a river, stream, or drain, and within the floodplain of any watercourse with an upstream drainage area of two square miles or larger. Most construction activities that take place above the designated 100-year floodplain elevation may not require EGLE permitting and/or approvals. **The Klinger Intercounty Drain does not appear to have an upstream drainage area of two square miles or larger; however, a pre-application meeting or floodplain request can help determine if site development would require additional permitting.**

#### **4.7 Floodways**

A *floodway* is the portion of the floodplain that is required to carry and discharge flood waters during a flood event. They have more rapidly moving water during flood events. They include river channels, upper banks, and adjacent areas that effectively become part of the water transit process during a flood. The FIRM for Meridian Township shows that there are no floodway areas on the Site. No activities at the Site are anticipated to have any impact upon these floodway areas, nor will these floodway areas have any impact on development at the Site. **Although the Site does not appear to contain an EGLE regulated 100-year floodway according to the FEMA maps, a floodplain elevation or pre-application meeting request could help determine permit requirements as it pertains to the Klinger Intercounty Drain, if applicable.**

#### **4.8 Water Bodies**

Streams, rivers, lakes, and many ponds are afforded legal protection under a combination of Township, county, state, and federal regulations pertaining to wetlands, flood prone areas, and water bodies. Any filling or alteration of these areas would typically require one or more permits from state agencies, county agencies, federal agencies, or Meridian Township.

A ditch feature was identified within the boundaries of Wetlands A and B, which appears to correspond to Klinger Intercounty Drain (K-1400 Ingham/Clinton County Drain). A defined channel was identified within segments of the Site; however, loses stream morphology within portions of Wetlands A and B.

#### **County Drain Information**

According to the Ingham County Drain Map- Meridian Township NW (Figure 4.1 in **Appendix I**), the Site appears to contain the Klinger Intercounty Drain (K-1400- Open) within the limits of Wetland A and B. In addition, a Branch of the Klinger Intercounty Drain (Tiled) is located along the south side of Saginaw Highway/M-78, extending south and presumably connecting at Klinger Intercounty Drain in the northeast corner of the Site. The Klinger Drain (K-1400- Open) and its branch (Tiled) are designated intercounty drains that span both Ingham and Clinton Counties. Based on a review of Clinton County's Drain Map (Figure 4.2 in **Appendix I**), the Klinger Intercounty Drain (Open) and its Branch (Tiled) are depicted in different orientations when compared with the Ingham County's Map (Figure 4.1 in **Appendix I**).

According to personal communications with the Clinton County Drain Commissioner's office, the Ingham County Drain map appears to incorrectly portray the existing configuration of the drains. Both the Ingham and Clinton County Drain Commissioners indicate that the Klinger Intercounty Drain (Open) appears to have an approximately 66-foot wide (33-foot from either side of the centerline) total drain easement. The tiled drain (Br of Klinger Intercounty Drain) has an approximately 30-foot wide total easement (15 feet on either side of centerline). The permanent drain easement is used for any maintenance work or emergency access to the drain. Typically, no permanent structures can be built within county drain easements; however, some activities can be permitted within drain easements.

**Be sure to contact the Michigan Department of Agriculture and Rural Development (MDARD), Ingham County Drain Commissioners office to see if site development requires any approvals or permits.**

### **Impact Assessment**

Based on the available information acquired from Ingham and Clinton Counties, it appears that the project is not anticipated to directly impact any existing drains. **However, due to the inconclusive data available, Marx Wetlands LLC recommends that the Developer should formally consult MDARD and/or the Drain Commissioners offices of Ingham and Clinton Counties to determine if site development requires any easement approvals or permits.**

### **4.9 Soils**

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the soils contained within Meridian Township, Ingham County) have been mapped largely with six soil types—Colwood-Brookston loams (Co; 80% hydric rating), Sisson fine sandy loam, 6 to 12 percent slopes (SnC; 0% hydric rating), Urban land-Boyer-Spinks complex, 0 to 10 percent slopes (UeB; 4% hydric rating), Houghton muck, 0 to 1 percent slopes (Hn; 100% hydric rating), Spinks loamy sand, 6 to 12 percent slopes (SpC; 0% hydric rating), and Thetford loamy sand, 0 to 3 percent slopes (ThA; 10% hydric rating). Refer to *Figure 8.1: County Soils Survey Map* in **Appendix I**.

Colwood-Brookston loams are typically formed in till or lake plains. Spinks loamy sand and Sisson fine sandy loams are typically formed end moraines and backslopes. UeB soils are well-drained and typically formed on summits and outwash plains. Houghton mucks are very poorly drained and formed in depressions and at toe-slopes. Thetford loamy sands are formed in depressions or on outwash plains. These soils range from very poorly drained to well-drained with no likelihood to infrequent flooding or ponding. Colwood-Brookston loam, Houghton muck, and Thetford loamy sand are classified as hydric or contain hydric inclusions. The remaining soils (i.e., SnC-0%, UeB-4%, and SpC-0%) have low hydric ratings and are not classified as hydric. Hydric soils are conducive to the growth and regeneration of hydrophytic vegetation by their ability to hold water for extended periods of time (USDA-NRCS 2010). Refer to *Figure 8.2: Hydric Soils Map* in **Appendix I**.

Site balancing, filling, and subsurface excavation activities will take place within the limits of disturbance which are contained primarily within the areas of the more well-drained soil types, previously developed, and/or upland areas. The most suitable soils will largely be utilized on the Site for the proposed parking lot and entrance construction. The majority of the Phase 1 of this develop will be restricted to county mapped SnC soils; however, limited grading may occur in the county mapped Colwood-Brookston loam, but is situated within the upland and appears outside of the wetland and its buffer. Soil erosion and sedimentation control (SESC) measures will be installed and maintained by the Developer throughout the construction period, as required by the State of Michigan, Meridian Township, the Ingham County Drain Commissioner and/or Clinton County Drain Commissioner and will be removed once the entire Site has been stabilized. These measures will significantly reduce the possibility of soil erosion and the water transport of these soil materials, which could cause the degradation of areas receiving the Site's stormwater.

#### **4.10 Identified Areas of Groundwater Vulnerability**

Areas of groundwater vulnerability are those areas where the hydrologic and geologic surface and subsurface setting makes the groundwater more vulnerable to contamination than in other areas. The wetland areas can be considered groundwater vulnerable or sensitive areas; however, anticipated construction activities on the Site will be outside the bounds of the regulated wetlands and wetland buffers. Based on the preliminary site plan (Figure 1.2 in **Appendix I**) provided to MW, the proposed development does not appear to directly impact any wetlands or other aquatic features; however, it is important to note that the site plan appears to be preliminary and is not intended to be used as a final construction plan.

It is MW's professional opinion that the proposed development should be designed minimize impacts to the natural features to the maximum extent practicable and follow standard SESC measures in accordance with local and state regulations in order to protect water quality of nearby wetland areas. **The current site plan (preliminary) appears to avoid direct impacts to the regulated wetland areas in Meridian Township and buffers.**

#### **4.11 Slopes Greater than 20 Percent**

Slopes of greater than 20% are highly susceptible to soil erosion which can lead to sedimentation in other on and off-site areas such as ponds, streams and lakes. The Site does not appear to contain significant slopes steeper than 20%. **Moderate sloping (<15% slope) and local microtopographic relief was observed within the Site, particularly near areas of wetland.**

The development project will follow structure and grading setbacks and requirements provided in Meridian Township ordinances. During construction, any slopes (if applicable) created by the project that are over 20% will be intentionally designed and stabilized with appropriate landscaping materials. Soil erosion and sedimentation control (SESC) measures will be placed and maintained in the areas necessary to control any erosion that may occur during construction.

The project is anticipated to meet state and local water quality standards and utilize the best available technologies that are necessary when considering the receiving waters and associated aquatic resources. Any excavated material and structures will be placed in upland (non-wetland).

The project is not anticipated to significantly impact on-site features or impact any sensitive areas identified for groundwater vulnerability because the current site plan avoids direct impacts to the likely regulated wetlands (Wetlands A, B, C, and D) and buffers.

#### **4.12 Wildlife**

Evidence of wildlife presence has been observed throughout the Site in the form of both direct and indirect observations, including sightings, tracks, and droppings, although the amount of animal usage is naturally limited by the size of the Site and the surrounding commercial/rural context. Evidence of common wildlife were observed within the Site, including white-tailed deer (*Odocoileus virginiana*), gray squirrels (*Sciurus carolinensis*), and raccoon (*Procyon lotor*). Squirrel evidence was mainly near the forested areas. Deer usage appeared most concentrated along the western and southern boundaries of the Site. Fresh deer droppings were also observed. Cardinals (*Cardinalis cardinalis*) and blue jays (*Cyanocitta cristata*) were seen and heard during the on-site assessments.

It is likely that the Site or adjacent undeveloped areas may contain foraging habitat or resting grounds for numerous other insects and birds, such as Monarch butterflies (*Danaus plexippus*), honeybees (*Apis mellifera*), robins (*Turdus migratorius*), mourning doves (*Zenaida macroura*), and black-capped chickadees (*Poecile atricapillus*). Overall, the Site appears to contain species that can be considered urban or suburban wildlife, which are common across the Midwest. Typically, urban wildlife are mainly generalists species that have wide tolerance in diet and behavioral flexibility. They are very unlike threatened and endangered species, which are almost all specialized and intolerant of numerous human disturbances or interferences.

The proposed site plan (Figure 1.2 in **Appendix I**) has been designed to minimize impacts to natural features, specifically regulated wetlands and its buffers. Most of the on-site development is restricted to the upland forested areas of the Site and the on-site regulated wetlands, buffers, and county drain have been avoided to the maximum extent practicable. Therefore, any declines in certain very abundant wildlife species should not be assumed to bear negative consequences. Wildlife will be displaced to a small degree by the proposed development; however, the undeveloped portions of the Site (specifically the higher quality habitats- wetlands, drain, forest, etc.) will remain relatively intact after the development. It is anticipated that some of these common urban and suburban wildlife species will continue to use the Site post-construction.

## **5.0 CONCLUSIONS AND RECOMMENDATIONS**

The proposed Site was reviewed for remnant and existing natural resources and features. The approximately 15.66-acre Site spans two (2) parcels (#33-02-02-03-102-012 & 33-02-02-03-102-013). The Site contains the existing Meridian Company building and associated driveway to Saginaw Highway, an electrical cellular tower, and undeveloped land. The undeveloped land portions contain lawn with landscaped trees, upland scrub-shrub/forest, and wetland. MW identified four (4) (Wetlands A, B, C, and D) and one (1) county drain (Klinger Intercounty Drain), specifically outside of the proposed project footprint. The Site is bounded by undeveloped land

(i.e., wetland, upland forest, etc.) to the east, light commercial development/Saginaw Highway (M-78) to the north, Towner Road to the south, and an existing auto repair shop to the west.

Most of the on-site soils are upland loamy sandy soils or loams with some hydric inclusions that formed under what was once an oak-hickory forest, which appear to be largely original to the Site. It is likely that this Site was once a small portion of that forest which covered many acres but was cleared for agriculture or development. Within the last few decades this Site has been surrounded by roads and growing commercial and residential development. Wildlife that appear to utilize the Site are common in urban and suburban landscapes. It is anticipated that their populations will not be significantly affected by the development of this Site. Vegetation on the Site includes common native trees with a brushy and weedy understory of invasive shrubs, and relatively common native and non-native groundcover species. The loss of vegetation due to development on the Site will occur, though the species lost are very unlikely to include any that are locally rare (i.e. rare county-wide) or state threatened and endangered. There are several trees on the Site which are in good condition, which includes largely native hardwood species and couple planted species. The natural heritage on this Site appears to be the original topography, soils, and the native vegetation.

The proposed development is positioned east of the developed portions of the Site, including the existing Meridian Company building, parking, and driveway. The undeveloped upland forest is proposed for the majority of the developed and requires some tree and clearing and landscaping activities.

The Developer's selection of the site plan included an analysis of alternative on-site layouts, while taking into consideration existing site conditions, specific project and site requirements, building requirements and setbacks, visibility and accessibility, safety, parking, traffic flow into and out of the Site, and existing natural features. The existing buildings and natural features (i.e., forest habitat, wetlands, drain, etc.) have also limited site design options. The current design provides a convenient access to the proposed additional building while preserving the natural features, including woodlands and wetland to the maximum extent practicable. The primary likelihood of preserving natural resource values would be associated with the avoidance of regulated wetlands and wetland buffers, and by incorporating some of the larger or native trees into the overall landscape design; and thereby, preserving them on the post-development landscape.

#### **Final Notes:**

- The delineated wetland areas and the 40-foot buffer in Meridian Township appear to be avoided by project activities and preserved to the maximum extent practicable. The conceptual site plan shows one (1) stormwater outlet pipe in upland, which appears to eventually drain into the on-site Wetland B. If treated stormwater associated with the proposed development and paved parking lot will discharge into any of the regulated wetlands, a minor stormwater discharge permit through EGLE and/or Meridian Township may be required, if applicable. Engineered plans including the stormwater management and/or calculations should be reviewed to ensure no regulated features will be impacted by project activities. **Therefore, if the treated stormwater runoff is proposed to**

discharge into the regulated wetlands, minor permits through Meridian Township and/or EGLE may be required.

- The Site does not appear to contain a 100-year floodplain or floodway; however, a floodplain elevation or pre-application meeting request could help determine permit requirements, if applicable.
- The Klinger Intercounty Drain and tiled branch appears to transect the Site, Marx Wetlands LLC recommends that the Developer should formally consult MDARD and/or the Drain Commissioners office of Ingham County to determine if site development requires any approvals or permits.

Therefore, through consideration of these factors and requirements, it appears that the preferred (preliminary) site plan is a viable option for the development of the proposed Site because it appears to avoid the regulated wetlands and buffers and minimizes native vegetation clearing to the maximum extent practicable. **However, the final notes listed above should be addressed and determined before commencement of project activities.**

Thank you for the opportunity to provide this inventory and impact assessment of on-site natural features in regard to the proposed project. If you have any questions, please contact me at your convenience.

Sincerely,

**Marx Wetlands, LLC**



---

Bryana J. Guevara, CSWO (MI)  
Environmental Scientist  
*ISA Certified Arborist #MI-4202A*  
*Professional Wetland Scientist #2949*

**APPENDIX I**

**Figure 1.1: Site Location Map**

**Figure 1.2 Preliminary Site Plan**

**Figure 2: Aerial Imagery Map**

**Figure 3: Pre-settlement Vegetation/MNFI ca. 1800 map**

**Figure 4.1: Ingham County Drain Map**

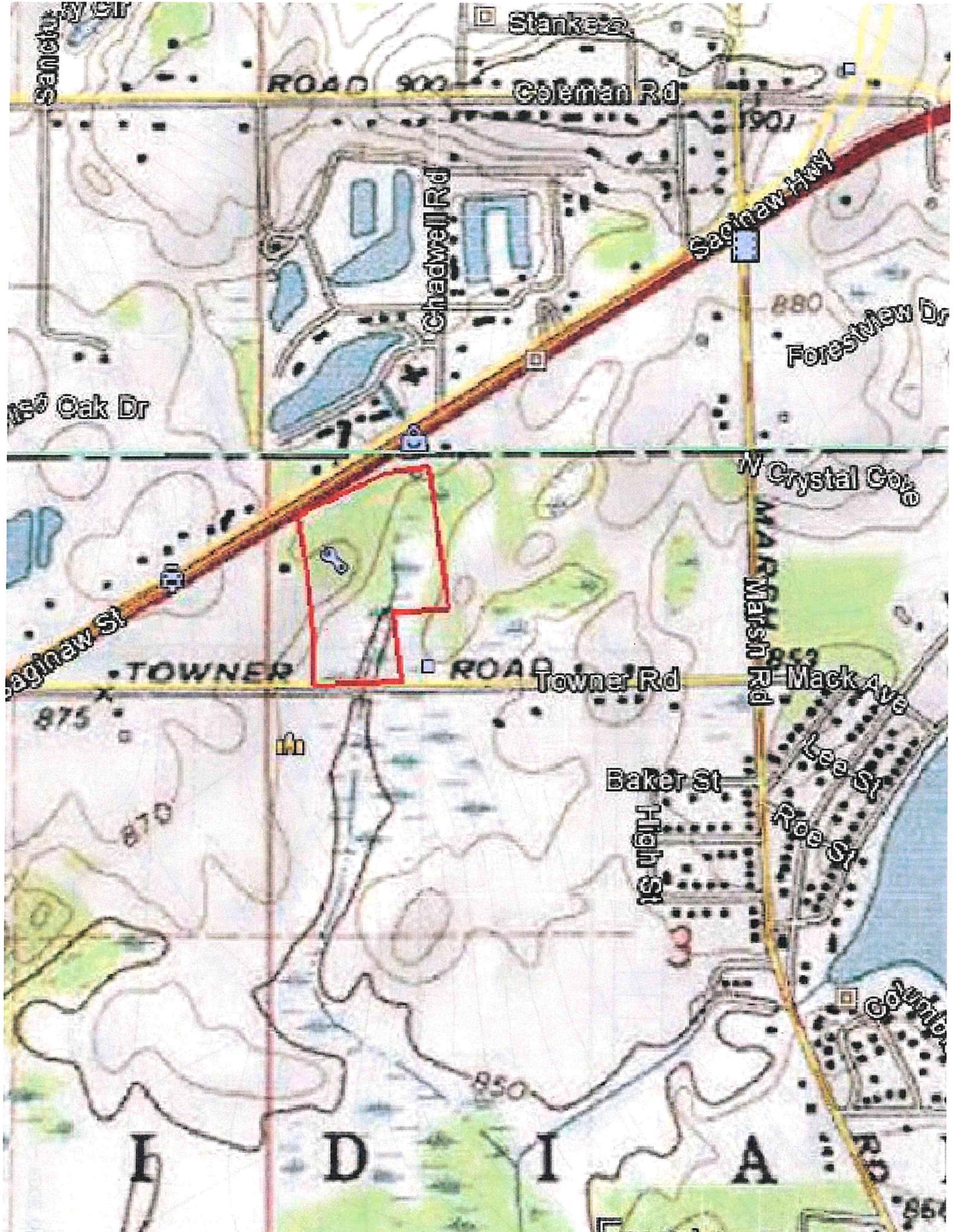
**Figure 4.2: Clinton County Drain Map**

**Figure 5: Township Natural Features Map**

**Figure 6: National Wetland Inventory Map**

**Figure 7: Flood Insurance Rate Map**

**Figures 8.1 & 8.2: County Soils Survey Map & Hydric Soils Map**



Saginaw Hwy

ROAD 900

Stanketa

Coleman Rd

Saginaw Hwy

Chadwell Rd

880

Forestview Dr

Oak Dr

W Crystal Co

Saginaw St

TOWNER

ROAD

Towner Rd

Marsh Rd

Mack Ave

875

870

Baker St

High St

Lee St

Rice St

850

H

D

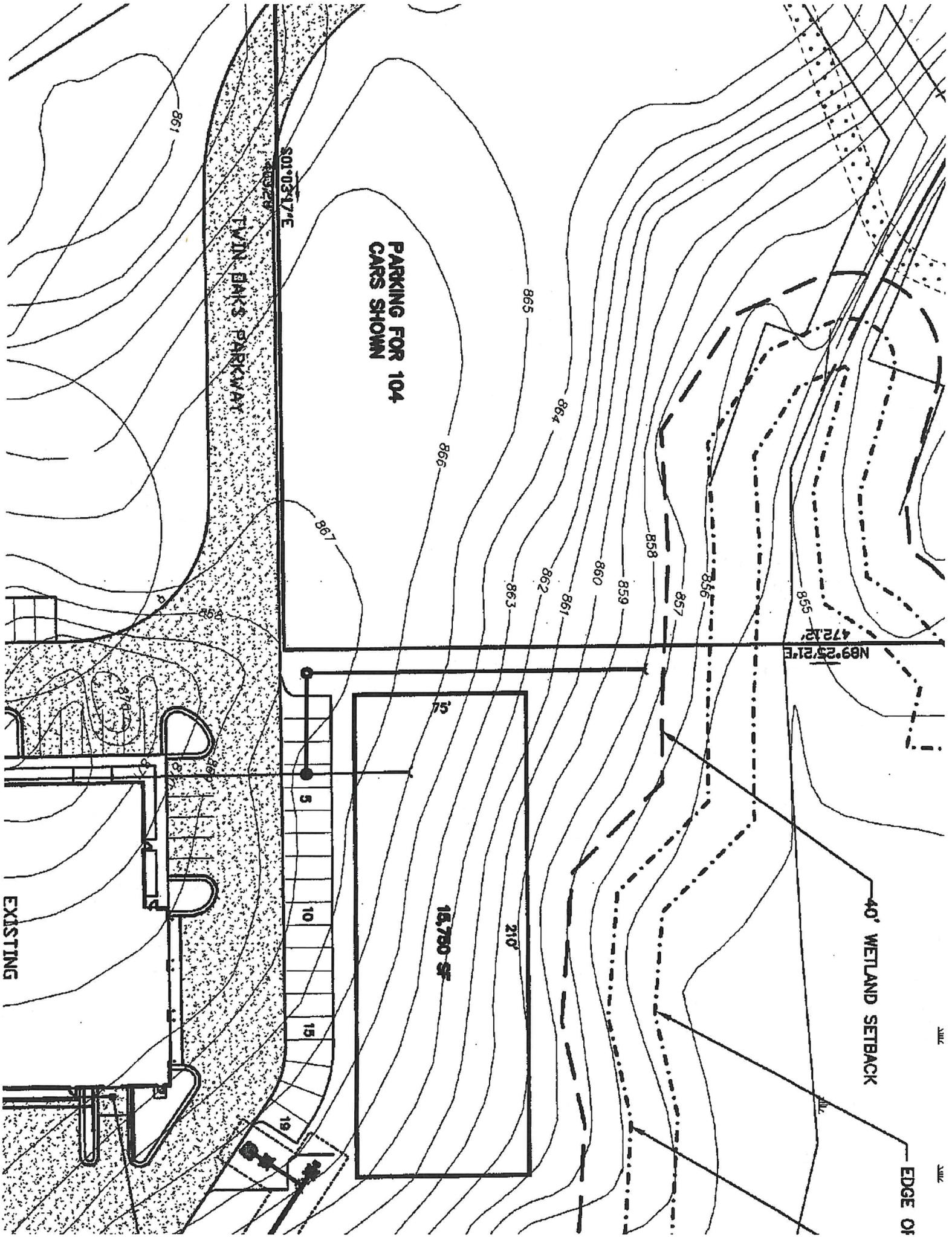
I

A

Complex

RD

850



PARKING FOR 104  
CARS SHOWN

TWIN LAKE PARKWAY

16,700 SF

210'

52'

40' WETLAND SETBACK

EDGE OF

EXISTING

S01°03'47"E

N69°25'21"E

472.12'

861

865

864

866

867

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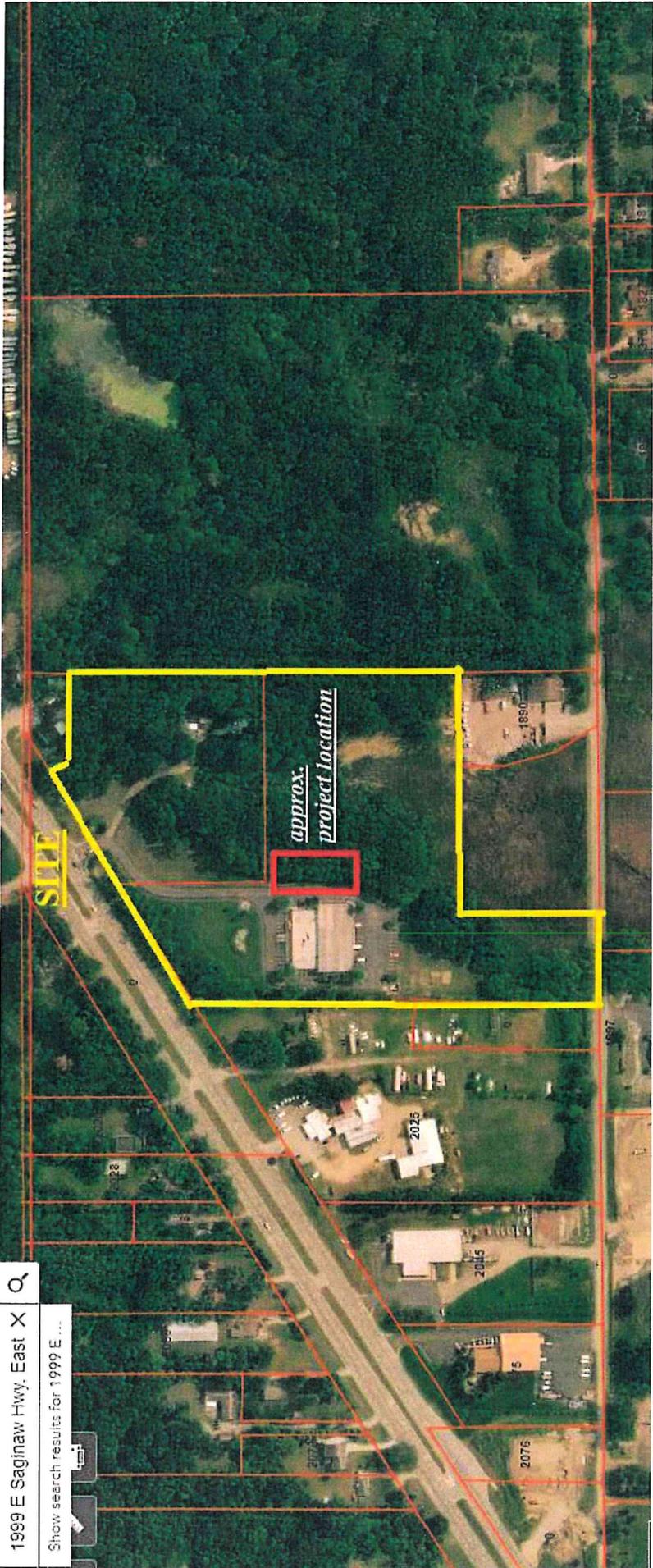
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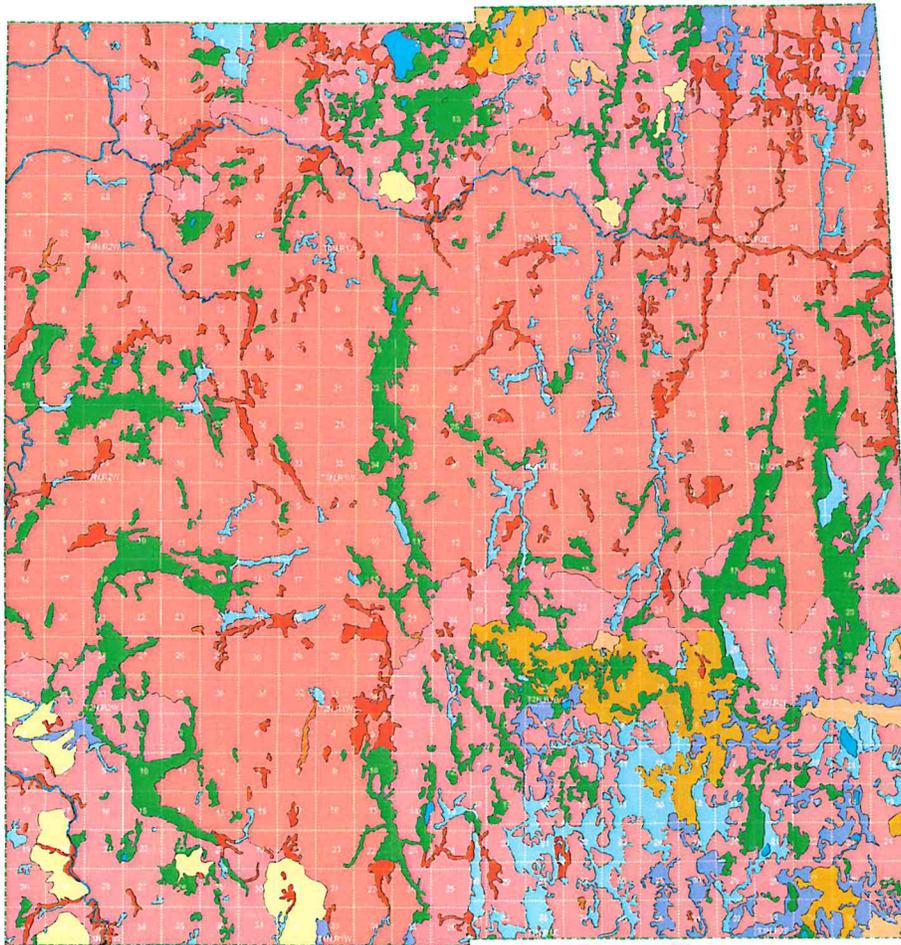
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1999 E Saginaw Hwy, East X

Show search results for 1999 E ...





## Vegetation circa 1800 of Ingham County, Michigan

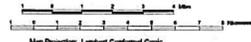
An Interpretation of the General Land Office Surveys

By P. J. Corner and D. A. Albert  
Michigan Natural Features Inventory  
1997

**Legend**

- ✓ ASPEN-BIRCH FOREST
- ✓ BEECH-SUGAR MAPLE FOREST
- ✓ BEECH-SUGAR MAPLE-HEMLOCK FOREST
- ✓ BLACK ASH SWAMP
- ✓ BLACK OAK BARREN
- ✓ CEDAR SWAMP
- GRASSLAND
- HEMLOCK-WHITE PINE FOREST
- HEMLOCK-YELLOW BIRCH FOREST
- JACK PINE-RED PINE FOREST
- ✓ LAKE/RIVER
- ✓ MIXED CONIFER SWAMP
- ✓ MIXED HARDWOOD SWAMP
- ✓ MIXED OAK FOREST
- ✓ MIXED OAK SAVANNA
- ✓ MIXED PINE-OAK FOREST
- MUSKEG/BOG
- ✓ OAK-HICKORY FOREST
- ✓ OAK-PINE BARREN
- ✓ PINE BARREN
- SAND DUNE
- ✓ SHRUB SWAMP/EMERGENT MARSH
- ✓ SPRUCE-FIR-CEDAR FOREST
- ✓ WET PRAIRIE
- ✓ WHITE PINE-MIXED HARDWOOD FOREST
- ✓ WHITE PINE-RED PINE FOREST
- ✓ WHITE PINE-WHITE OAK FOREST

✓ = LAND COVER TYPE PRESENT ON THIS MAP

  
 Scale 1:80,000  
  
 Map Projection: Lambert Conformal Conic

SOURCE: Corner, P.J., D.A. Albert, H.J. Wells, B.L. Hart, J.B. Reed, D.L. Price, D.M. Goshen, S.A. Corne, D.W. Strawn (Map Interpretations), M.B. Austin, T.R. LaFollet, K.M. Korosh, L. Prange-Orsogry, J.G. Spitzley, C.L. DeLaur, L.L. Richter, Digital Map Production, 1996. Michigan's Present and Past Vegetation, as Interpreted from the General Land Office Surveys 1816-1926. Michigan Natural Features Inventory, Lansing, MI. Digital Map.

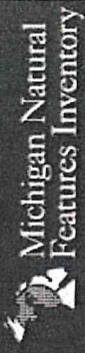
  
 Michigan  
**DNR**  
 Department of Natural Resources  
 Wildlife Division

  
 MICHIGAN STATE  
 UNIVERSITY  
**EXTENSION**

  
 Michigan  
 Natural  
 Features  
 Inventory

## MI Vegetation circa 1800 Viewer

Michigan Natural Features Inventory  
ESU Extension

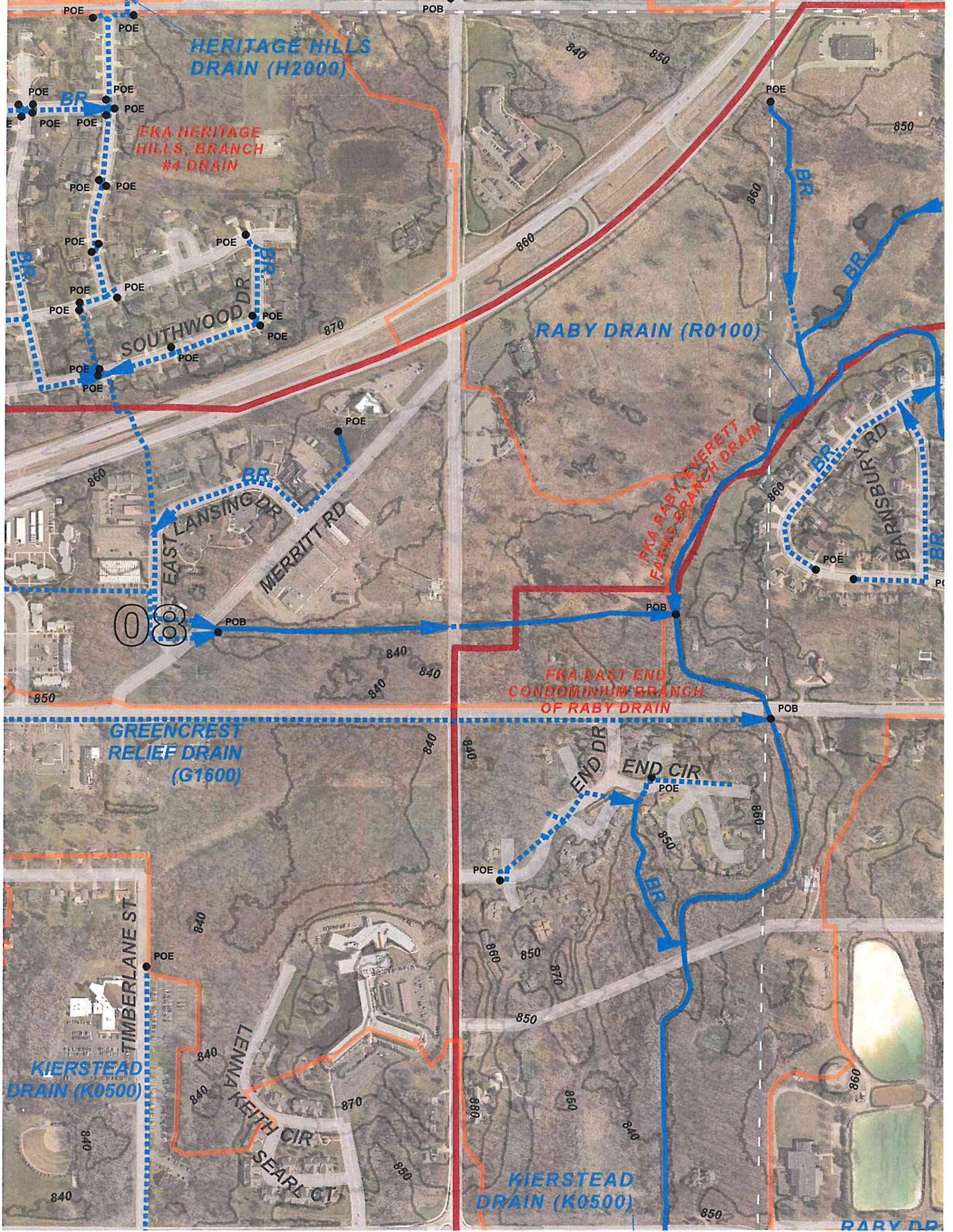


Land Office Surveyors were not only creating a map for land sales, they were also recording information about the land and its vegetation, describing the fertility of the soil, mapping bedrock outcrops, and recording the size and species of the forests. This interactive storymap allows you to retrace the surveyors' paths across the unsettled landscape, seeing your neighborhood and the entire state as the surveyors saw it. The broad prairies surrounding Detroit, extensive forests of white pine and red pine along Saginaw Bay, oak savannas open enough for grazing covered wagons near Kalamazoo, dense stands of sugar maple and American beech standing on the site of the capitol in Lansing, and many more forest types were described by the surveyors.

### Legend

- MUSKEG/BOG
- OAK-HICKORY FOREST
- OAK/PINE BARRENS
- PINE BARRENS
- RED PINE-WHITE PINE FOREST
- SAND DUNE
- SHRUB SWAMP/EMERGENT MARSH





HERITAGE HILLS DRAIN (H2000)

FKA HERITAGE HILLS, BRANCH #4 DRAIN

RABY DRAIN (R0100)

GREENCREST RELIEF DRAIN (G1600)

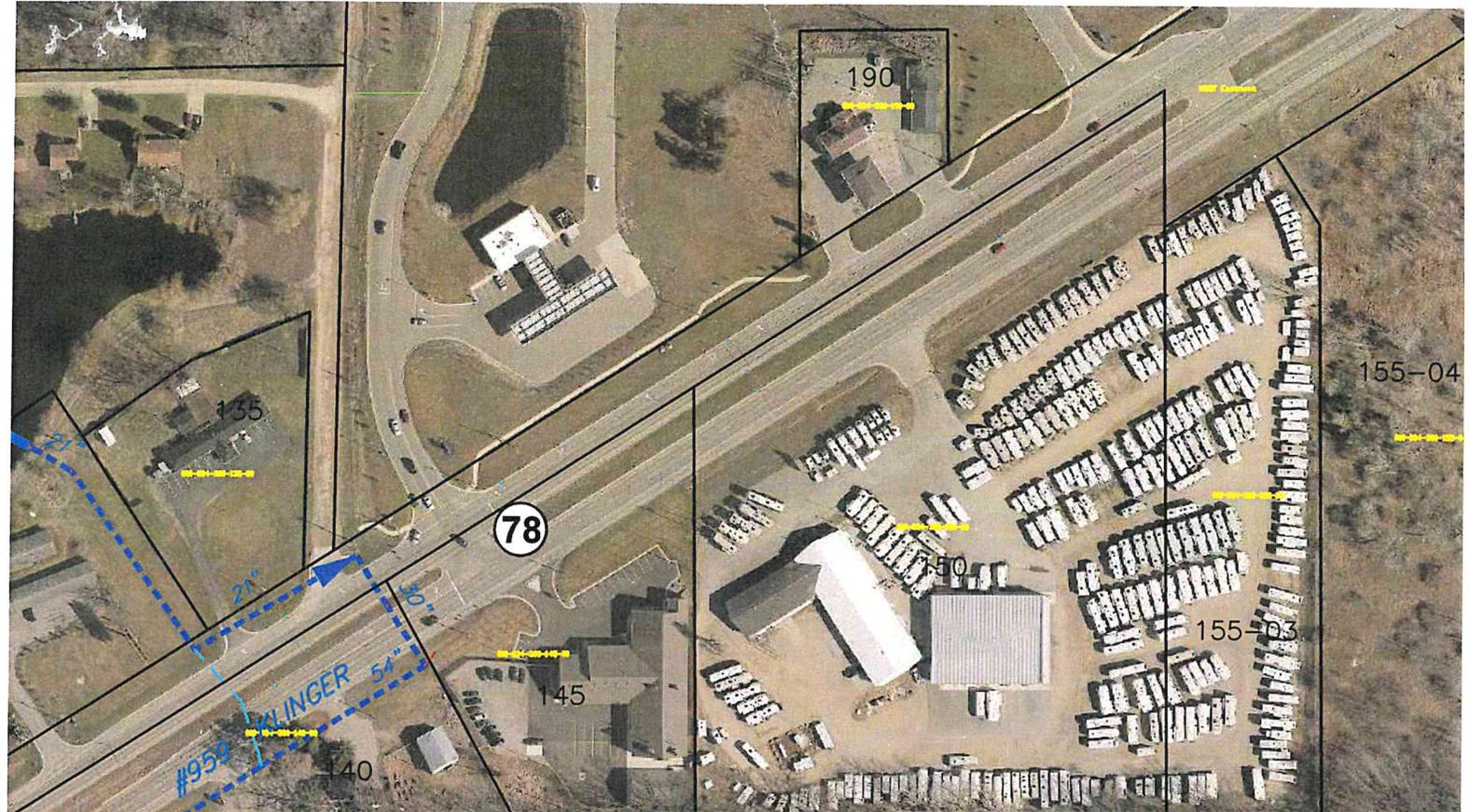
FKA EAST END CONDOMINIUM BRANCH OF RABY DRAIN

KIERSTEAD DRAIN (K0500)

KIERSTEAD DRAIN (K0500)

RABY DR

08



PCL XL error  
Error: IllegalOperatorSequence  
Operator: LineRelPath  
Position: 1000811



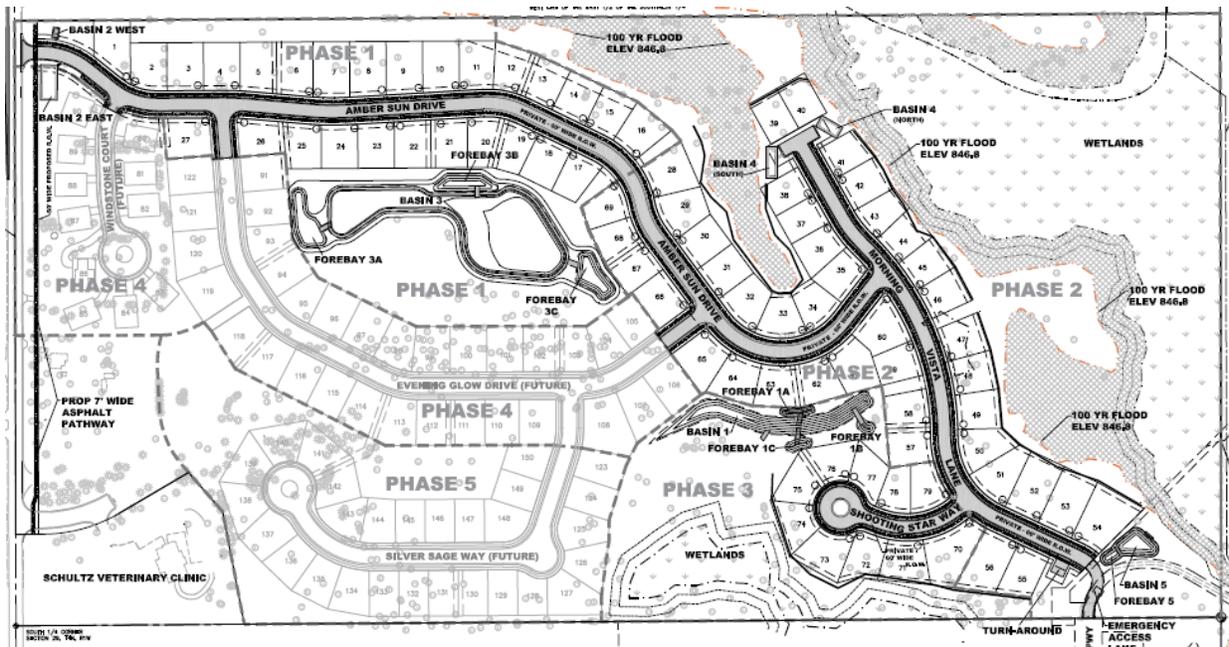
To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: February 10, 2022

Re: **Special Use Permit #22-021 (Bennett Holding, LLC), request to work and place fill in the 100-year floodplain to install a storm pipe at the Silverleaf PUD on Bennett Road.**

Bennett Road Holding, LLC has submitted a site plan for approval to build the first three phases of a previously approved 150-unit Planned Unit Development (PUD #20014) on Bennett Road. The PUD, named Silverleaf, is proposed to be constructed on a property that is made up of five parcels totaling approximately 76.5 acres in size and zoned RAA (One-Family/Low Density Residential). There is a sixth northern parcel, approximately 22 acres, that is being conveyed to Meridian Township as permanent greenspace.



Staff has determined that the drain from Basin 3 requires permission from the Township to cross the regulated floodplains, as the regulated floodplains will have to be partially dug up for the installation of the Basin 3 drain. The floodplain crossing has received approval for the floodplain construction from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on December 6, 2021. It was noted that EGLE saw no impact to any protected wetlands. Once the pipe is installed and the trenches filled in, there are no modifications to the floodplains. The township's wetland consultant was contacted on December 9, 2021 and subsequently reported that there are no impacts to any protected wetlands.

## **Staff Analysis**

The applicant has requested a special use permit to excavate 14,100 cubic yards of fill, install a 27-inch storm pipe, and place 2,900 cubic yards of fill in the 100-year floodplain in the Silverleaf development. This is to facilitate the construction of Detention Basis 3, which is shown on the site plan.

The Code of Ordinances requires special use permit approval for work in the floodway fringe. The special use permit review criteria found in Section 86-126 of the Code of Ordinances (attached) should be used to evaluate the request, along with the provisions of the Conservancy (CV) District, Section 86-436, which are detailed below.

Section 86-436(n) of the Code of Ordinances lists the standards that should be used to review a special use permit request for work in the floodway fringe, which the applicable is as follows, along with an explanation of how the request meets the standard:

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

The applicant has proposed removing 14,100 cubic yards of fill, placing a 27-inch storm pipe, and leveling off the land to the original contour by filling in 2,900 cubic yards of fill. The compensating cut will ensure there is no loss of impoundment capacity in the floodway fringe.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) issued a permit for the proposed work in the floodplain on December 6, 2021. The Township's Chief Engineer, on behalf of the Director of Public Works and Engineering, submitted a letter dated January 6, 2022 and did not object to this request.

Staff would **recommend approval** of the proposed Special Use Permit to allow excavation of 14,100 cubic yards of fill, installation of a 27-inch storm pipe, and placement of 2,900 cubic yards of fill in the 100-year floodplain.

## **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

### **Attachments:**

1. Resolution to approve with conditions
2. Letter from Meridian Township Chief Engineer dated January 6, 2022
3. Special use permit application and attachments
4. Notice of Authorization from EGLE dated December 6, 2021

**RESOLUTION TO RECOMMEND APPROVAL**

**Special Use Permit #22021  
Bennett Road Holding, LLC**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of February, 2022 at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Bennett Road Holding, LLC has requested a special use permit (SUP #22021) to excavate 14,100 cubic yards of fill to construct a 27-inch storm pipe and to place 2,900 cubic yards of fill across two 100 year floodplains at two parcels identified as Parcel I.D. #29-300-023 and #29-300-025 in the development known as Silverleaf, located on the north side of Bennett road; and

WHEREAS, work in the 100 year floodplain requires a special use permit pursuant to Section 86-436(l) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22021 at its regular meeting on February 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated February 10, 2022; and

WHEREAS, the placement of fill in the floodplain will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed fill and corresponding compensating cut will not have an adverse impact on the impoundment capacity of the 100-year floodplain; and

WHEREAS, the placement of fill in the 100 year floodplain is consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodway fringe; and

WHEREAS, the placement of fill in the floodplain is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

WHEREAS, a permit for the proposed work was issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on December 6, 2021.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22021, subject to the following conditions:

1. Approval is in accordance with the construction plans prepared by Kebs, Inc. dated April 1, 2021 and received by the Township on August 18, 2021.

**Resolution to Recommend Approval  
SUP #22021 – Bennett Road Holding, LLC  
Page 2**

2. Any future building floodplain crossings will require an amendment to Special Use Permit #22021.

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

\_\_\_\_\_

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of February, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chairperson



**To: Brian Shorkey  
Senior Planner**

**From: Younes Ishraidi, P.E.  
Chief Engineer**

**Date: January 6, 2022**

**Re: Silverleaf Development – Mayberry Homes**

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In response to your request for comments regarding the subject site plans, signed on August 20, 2021, we offer the following comments:

**Sanitary Sewer:**

1. A sanitary permit will be required from MI-EGLE.
2. All sanitary main at depths between 15' to 19' shall be PVC-SDR21. For pipes deeper than 19' the pipe shall be sewer D.I.
3. The location of e SanMH#12 should be moved to preclude flow blockages and recurring maintenance operations. This can be done by moving the manhole to the east 10' then adjusting upstream main layout.
4. The emergency/temporary sanitary access road from Sophia Parkway, to the limits of phase 1 shall be paved as part of phase 1 construction.
5. Sanitary sewer to service parcel located at 2770 Bennett Road should be provided from future Silver Sage Way (phase 5).

**Water Main:**

6. A water permit will be required from MI-EGLE.
7. In-line and branch valves shall be provided at each intersection. In-line valves shall not be spaced more than 800' apart. The plans shall be modified accordingly.
8. The water main shall be looped between Bennett Road and Sophia Parkway as part of phase 1 construction.

**Pathway and sidewalks:**

9. It is our understanding that as part of the this development approval, the existing emergency gravel access road currently connecting Sophia Parkway to Creekstone Trail shall be converted to a paved public pathway. If so, the plans need to include a detailed layout and cross-section design of this pathway. The pathway shall be at least 1'0 wide located within a 15' wide easement.
10. Keep the 5' sidewalk at 1' from the private ROW line
11. Direct all ramps away from the center of intersections, per pathway/ sidewalk standard detail sheet.

**Soil Erosion/ Sedimentation Control (SESC) Plan:**

12. A soil erosion/ sedimentation control (SESC) permit will be required.
13. An NPDES Certificate of Coverage from EGLE will be required for phase 1 activities.

**Storm Sewer & Grading:**

14. Provide approval letter from the Ingham County Drain Commissioner's office.
15. Provide copies of storm water calculations.
16. Provide a master grading plan for phase1 that includes proposed first floor, basement walkout, and lookout elevations.

**Roads:**

17. Provide approval letter from Ingham County Road Department (ICRD) for work proposed in public ROW.
18. Use standard curb not rolled curb for this development. Adjust curb detail accordingly.

**General:**

19. Provide overall demo plan for this development to clearly show all structures, and related utilities including wells, and septic tanks that need to be demolished and properly abandoned.
20. The plans shall include current Township standard notes for construction, water, sanitary, and pathway. We can forward PDFs of these sheets by email upon request. Also, these notes should be shown on the cover sheet.
21. The plans shall include current Township standard detail sheets for water, sanitary, and pathway. We can forward PDFs of these sheets by email upon request.
22. Digital copies of the geotechnical report including soil borings need to be provided.

**Fees/Deposits:**

The following fees and/or deposits are required:

SESC permit fees: to be determined.  
engineering review fee = to be determined\*.  
inspection escrow deposit = to be determined\*.

\*provide a detailed itemized construction cost estimate of water main, sanitary sewer, and pathway.

When the above-mentioned items, please resubmit two sets of revised plans for further review. When all necessary state, county, and local permits have been obtained, we will schedule a pre-construction meeting. Following the meeting and payment of required fees, we will request seven sealed sets of plans for final approval and distribution, and a "Notice to Proceed" will be issued to begin construction.



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

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Bennett Road Holding, LLC  
 Address of Applicant 1650 Kendale Blvd., East Lansing, MI 48823  
 Telephone - Work 517-371-5000 Home 248-303-0455 Fax \_\_\_\_\_ Email dstraub@  
 Interest in property (circle one): Owner Tenant Option Other mayberryhomes.com  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number please see attached map  
 Legal description (please attach if necessary) please see sheet one of site plan  
 Current zoning RAA  
 Use for which permit is requested / project name Silverleaf - underground storm sewer crossing in flood zone  
 Corresponding ordinance number 86-436(l) - Activities within a floodway fringe area
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Kebs, Inc.  
 Address 2116 Haslett Rd., Haslett, MI 48840  
 Telephone – Work 517-339-1014 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 94 Net 67
- F. Explain the project and development phases: Please see sheet one of site plan
- G. Total number of:  
 Existing: structures 3 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages 3  
 Proposed: structures 79 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings n/a  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings n/a
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: n/a
- J. Existing Recreation: Type none, private land Acreage \_\_\_\_\_  
 Proposed Recreation: Type none Acreage \_\_\_\_\_  
 Existing Open Space: Type none Acreage \_\_\_\_\_  
 Proposed Open Space: Type dedicated common element Acreage 15.4

- K. If Multiple Housing:
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

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

**Part II**

**SUP REQUEST STANDARDS** (see attached responses)  
**Township Code of Ordinances, Section 86-126**

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

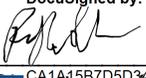
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

**Part III**

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

Yes     No    (Please check one)

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

DocuSigned by:  
  
CA1A45B7D5D3408  
\_\_\_\_\_  
Signature of Applicant

8/18/2021  
\_\_\_\_\_  
Date

Robert K. Schroeder  
\_\_\_\_\_  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

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

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

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

## SUP Responses – Silverleaf Condominium

- (1) The project is consistent with the intent and purposes of the Meridian Township Ordinance. Section 86-439 PUD allows for creative design & greater flexibility as far as lot sizes, building setbacks and density requirements, in order to promote more open space, which of course reduces the overall impact of a development and protects wildlife habitats and environmentally sensitive areas. All requirements for a Planned Unit Development have been met and PUD approval was granted. While meeting these standards, the developers and designers have also been very intentional about reducing the impact of wetlands and floodplains, eliminating nearly all encroachments, with the exception of one underground storm pipe which crosses through a small area of floodplain. Extensive on-site storm water management in the form of detention basins, infiltration trenches and bio-retention basins have been placed strategically throughout the development to capture, treat and retain **all** runoff before reaching the wetlands.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan. The current zoning of RAA is residential low to medium density and this development is residential and given the amount of open space, is consistent with the low to medium density.
- (3) The project is designed, and will be constructed, operated, and maintained so to ensure harmony with the existing and intended character of the area. The proposed housing and density, along with the curved streets and all rear yards adjoining large natural areas make this development identical to surrounding residential neighborhoods.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. Existing neighboring uses: similar residential subdivisions, a golf course, the Okemos Public School bus maintenance garage, and Township owned vacant land. Very few of the 150 proposed lots directly adjoin a neighboring property. A forty foot wide buffer has been provided between the twelve lots along the west property line and the existing golf course. Along the east property line where the bus garage is, eleven lots are proposed, and because of the type of use, a buffer was not seen as necessary there. No other lots directly adjoin any other property. Extensive storm water management has been designed to ensure that no storm water runoff will leave the site. After much consideration and input from the neighboring Champion Woods Condominiums Association, the two main streets (existing Sophiea Parkway & proposed Amber Sun Drive) will not connect, preventing "cut-through" traffic in Champion Woods.
- (5) The project will not be detrimental to the economic welfare of surrounding properties. In fact, we believe it to be the exact opposite as excellent, quality homes and infrastructure will only enhance the surrounding property values.
- (6) The project is adequately served by public facilities. There is existing public water and sanitary sewer available to the property for service. In fact, the connecting existing sanitary sewer line was installed with extra depth for the purpose of servicing this particular property. Existing gas and electric services are also available to the site.
- (7) The project is adequately served by public sanitation facilities. As stated above, the Township Engineering Department, anticipating the future development of this site, ensured that previously installed public sanitary sewer was deep enough and had adequate capacity to service this extensive site.
- (8) The project will not be detrimental to persons, property, or general welfare from excessive traffic, noise, smoke, fumes, glare, or odors. The project is residential and therefore will not generate excessive

noise, smoke, fumes, glare, or odor. Please see the attached traffic study for further information on the effect on current traffic patterns.

(9) The project will not directly or indirectly create adverse impact on natural resources of the Township. The proposed project will implement extensive storm water management systems designed to protect the wetlands. No construction is proposed in the wetlands or within the wetland buffers. The terrain is not flat and has a lot of elevation change, with many larger deep holes and mounds throughout. Due to this extreme change in topography, mass grading is necessary. However, every effort will be made to protect and keep as many existing trees as possible.



## NOTICE OF AUTHORIZATION

**Permit Number:** WRP031719 v1.0  
**Site Name:** 33-0 Bennett Rd-Okemos

**Date Issued:** December 6, 2021  
**Expiration Date:** December 6, 2026

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

Part 301, Inland Lakes and Streams.

Authorized activity:

**Minor Project No. 38, 50, 53**

Construct detention basin No. 3 including forebays A, B, C by excavating 14,100 cubic yards and using 2900 cubic yards of fill. Construct a 27-inch storm pipe outlet from basin No.3 crossing two flood plain areas, segment one is 80-feet long, the second is 115-feet long, which includes excavating 39 cubic yards and backfill to match surrounding original grades and construction of a level spreader at the outfall using 34-cubic yards of stone riprap.

Construct Basin No. 4 North by placing 47 cubic yards of fill to form the basin; and excavating 100 cubic yards for the South Basin, and discharge storm water to upland infiltration trench.

Construct Basin No. 5 by excavating 650-cubic yards; installing 10 cubic yards of fill, and constructing a 12-inch outfall to a level spreader.

To be conducted at property located in: Ingham County, Meridian Charter Township  
TRS: Town 04N, Range 01W, Section 29, Waterbody: Hoskins Drain, Herron Creek Drain

**Permittee:**

Mayberry Homes  
Mr. Bob Schroeder  
1650 Kendale Blvd  
East Lansing, Michigan 48823

Carol Valor  
Lansing District Office  
Water Resources Division  
517-388-3667

*This notice must be displayed at the site of work.*

*Laminating this notice or utilizing sheet protectors is recommended.*

Please refer to the above permit number with any questions or concerns.

**EGLE-WRD**  
**WRP031719 v1.0**  
**Approved**  
**Issued On:12/06/2021**  
**Expires On:12/06/2026**



**To:** Planning Commission

**From:** Keith Chapman, Assistant Planner

**Date:** February 10, 2022

**Re:** Special Use Permit #22031 (5000 Okemos Road), request to work and place fill in the 100-year floodplain to raise the intersection of Grand River Avenue and Okemos Road and to provide a compensating cut location at 5000 Okemos Road.

---

Michigan Department of Transportation (MDOT) is requesting a special use permit (SUP) to place 12,953 cubic yards of fill in the 100-year floodplain to raise Grand River Avenue two feet to alleviate flooding at the Grand River Avenue and Okemos Road intersection. The compensating cut will remove 14,926 cubic yards of dirt on property owned by Meridian Township that currently contains a Meridian Township Fire Station at 5000 Okemos Road. The approximate 24.59-acre site is zoned C-3 (Commercial).

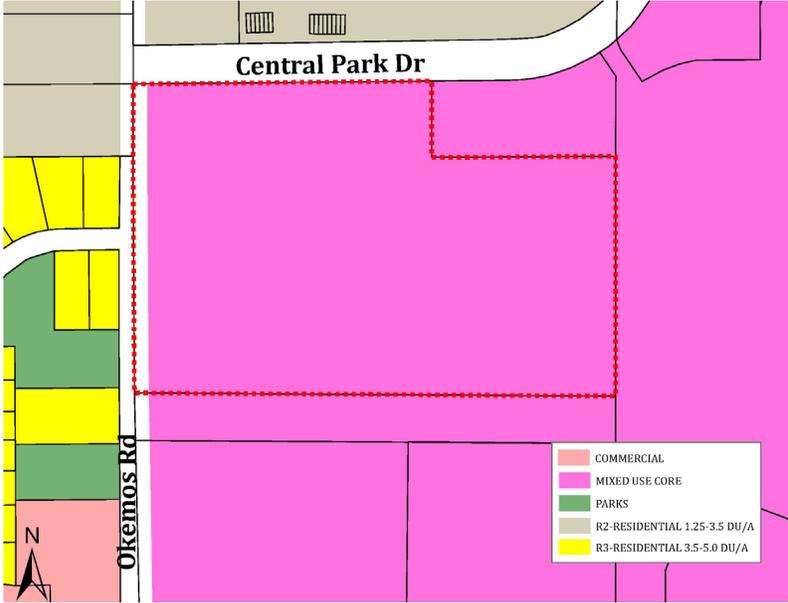
#### LOCATION MAP



#### Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property as Mixed Use Core.

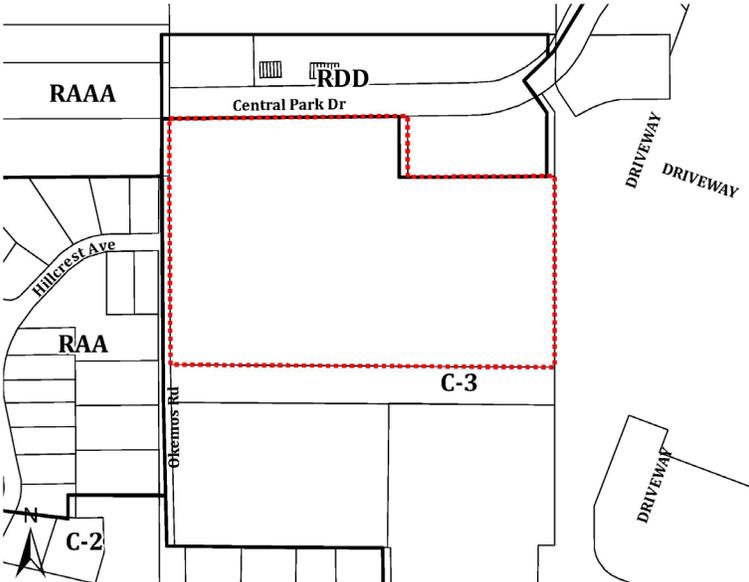
**FUTURE LAND USE MAP**



**Zoning**

The site is zoned C-3 (Commercial). With 857 feet of frontage on Okemos Road and 827 feet of frontage on Central Park Drive and 1,071,140.4 square feet of lot area, the site exceeds the C-3 district minimums of 100 feet of frontage and 10,000 square feet of lot area.

**ZONING MAP**

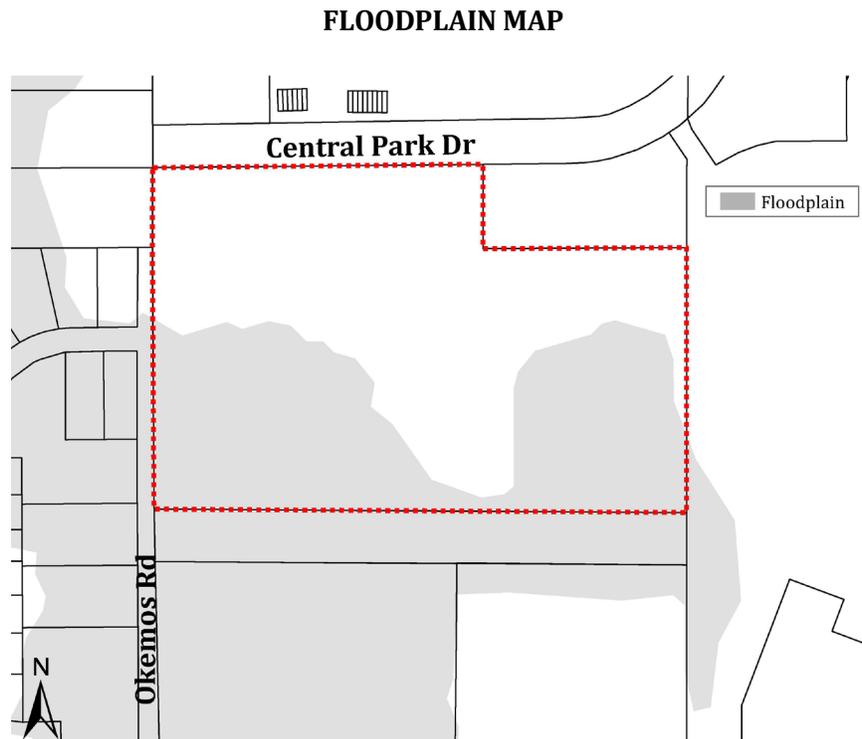


### **Physical Features**

The subject site is developed with a Meridian Township fire station. Elevations vary from approximately 850 feet above mean sea level near the north property line to 830 feet above mean sea level near the south property line.

### **Floodplain**

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), a portion of the subject property is located within the 100-year floodplain. The elevation of the floodplain at the site is 842.1 feet above mean sea level. After the fill is placed, as required by FEMA, the intersection of Grand River Avenue and Okemos Road will be located above the floodplain.



### **Wetlands**

Wetlands are shown on the southern half of the property. A wetland delineation was completed in October of 2020. No wetland impacts are proposed. The applicant is also requesting a variance this week to construct the compensating cut that is proposed in a wetland setback from the Zoning Board of Appeals.

### WETLANDS MAP



### Staff Analysis

The applicant has requested a special use permit to place 12,953 cubic yards of fill in the 100-year floodplain at the intersection of Grand River Avenue and Okemos Road. The Code of Ordinances requires special use permit approval for work in the floodway fringe. The special use permit review criteria found in Section 86-126 of the Code of Ordinances (attached) should be used to evaluate the request, along with the provisions of the Conservancy (CV) District, Section 86-436, which are detailed below.

Section 86-436(n) of the Code of Ordinances lists the standards that should be used to review a special use permit request for work in the floodway fringe, which the applicable is as follows, along with an explanation of how the request meets the standard:

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

The applicant has proposed a compensating cut of 14,926 cubic yards in the floodplain on Meridian Township property to mitigate the 12,953 cubic yards of fill to raise the Grand River Avenue and Okemos Road intersection above the floodplain. The compensating cut will ensure there is no loss of impoundment capacity in the floodway fringe.

**Special Use Permit #22031 (5000 Okemos Road)**  
**Planning Commission (February 14, 2022)**  
**Page 5**

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) issued a permit for the proposed work in the floodplain on November 4, 2021. The Township's Chief Engineer, on behalf of the Director of Public Works and Engineering, submitted a letter dated February 8, 2022 approving the project.

In reviewing the proposed Special Use Permit Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large. The proposed fill will help alleviate the flooding of the Grand River Avenue and Okemos Road intersection. Staff would **recommend approval** of the proposed Special Use Permit to allow for the placement of 12,953 cubic yards of fill in the 100-year floodplain.

**Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

**Attachments**

1. Resolution to approve with conditions
2. Letter from Meridian Township Chief Engineer dated February 8, 2022
3. Special use permit application and attachments
4. Special use permit review criteria



**RESOLUTION TO APPROVE**

**Special Use Permit #22031  
(5000 Okemos Road)  
5000 Okemos Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 14th day of February 2022, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Michigan Department of Transportation requested a special use permit (SUP #22031) to place 12,953 cubic yards of fill in the 100 year floodplain to raise Grand River Avenue two feet to alleviate flooding at the Grand River Avenue and Okemos Road intersection; and

WHEREAS, work in the 100 year floodplain requires a special use permit pursuant to Section 86-436(l) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22031 at its meeting on February 14, 2022, and has reviewed the staff material forwarded under a cover memorandum dated February 10, 2022; and

WHEREAS, the placement of fill in the floodplain will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed fill and corresponding compensating cut will not have an adverse impact on the impoundment capacity of the 100-year floodplain; and

WHEREAS, a permit for the proposed work was issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on November 4, 2021; and

WHEREAS, the Township’s Chief Engineer in a letter dated February 8, 2022 approved the project; and

WHEREAS, the placement of fill in the 100 year floodplain is consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodway fringe; and

WHEREAS, the placement of fill in the floodplain is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22031 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by MDOT dated July 1, 2021 and received by the Township on December 29, 2021.





**Meridian Township**  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Ronald J. Styka**  
*Township Supervisor*

**Deborah Guthrie**  
*Township Clerk*

**Phil Deschaine**  
*Township Treasurer*

**Patricia Herring  
Jackson**  
*Township Trustee*

**Dan Opsommer**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Courtney Wisinski**  
*Township Trustee*

**Frank L. Walsh**  
*Township Manager*

02/08/2022

**Keith Chapman**  
Assistant Planner

Dear Mr. Chapman:

Subject: 5000 Okemos – SUP #22031

Per the plan dated July 1, 2021, the applicant is proposing filling 12,953 CY along Grand River Avenue to reduce the flooding within said roadway. In order to compensate for this fill, the applicant is proposing to remove 14,926 CY from the nearby Township property at 5000 Okemos Road. Based on this, the proposed work will not negatively affect the floodplain, and thus meets with the approval of the Engineering Office.

If the plans change, please provide our office an updated copy for further review.

Sincerely,

**Nyal Nunn, CFM**  
Senior Project Engineer/DPW  
[nunn@meridian.mi.us](mailto:nunn@meridian.mi.us)  
W 517.853.4468 | F 517.853.4095  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant Michigan Department of Transportation  
Address of Applicant 2700 Port Lansing Road, Lansing MI 48906  
Telephone - Work 517-897-2928 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email craigmilea2@michigan.gov  
Interest in property (circle one):      Owner      Tenant      Option      Other  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number Meridian Township Central Fire Station 5000 Okemos Rd 33-02-02-21-226-012  
Legal description (please attach if necessary) \_\_\_\_\_  
Current zoning RDD  
Use for which permit is requested / project name M-43 Road Project (100yr Flood Plain Compensating Cut Site)  
Corresponding ordinance number 86-471 Setbacks from Water features b1 Wetlands 40ft
- C. Developer (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 28.49 Net \_\_\_\_\_
- F. Explain the project and development phases: Floodplain Mitigation Site for the raising of M-43 (Grand River)
- G. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage:      existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
Usable Floor area:    existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation:      Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation:      Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Open Space:      Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Open Space:      Type \_\_\_\_\_ Acreage \_\_\_\_\_

- K. If Multiple Housing:
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

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

**Part II**

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

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

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

**Part III**

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

Yes       No      (Please check one)

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type/Print Name

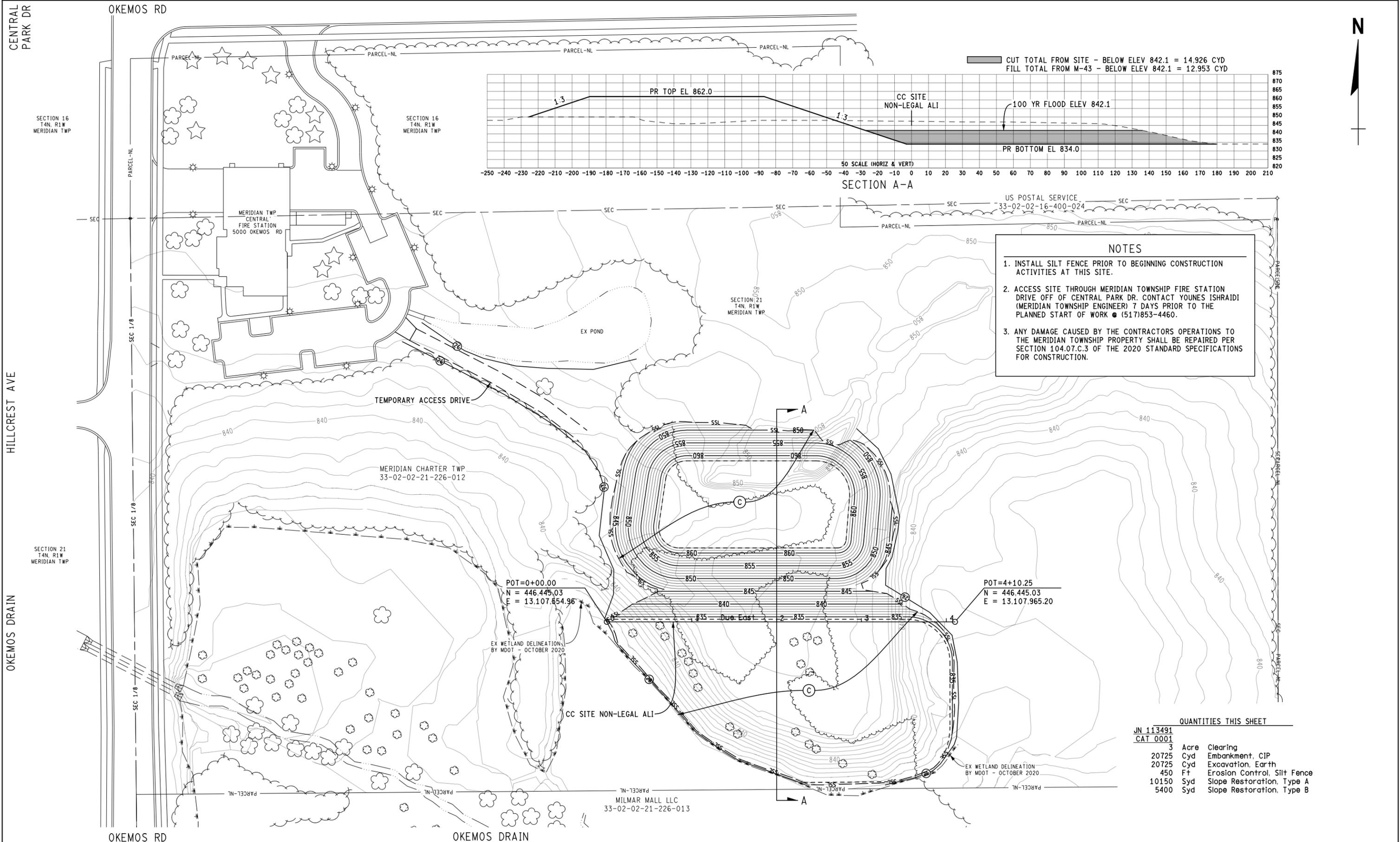
Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

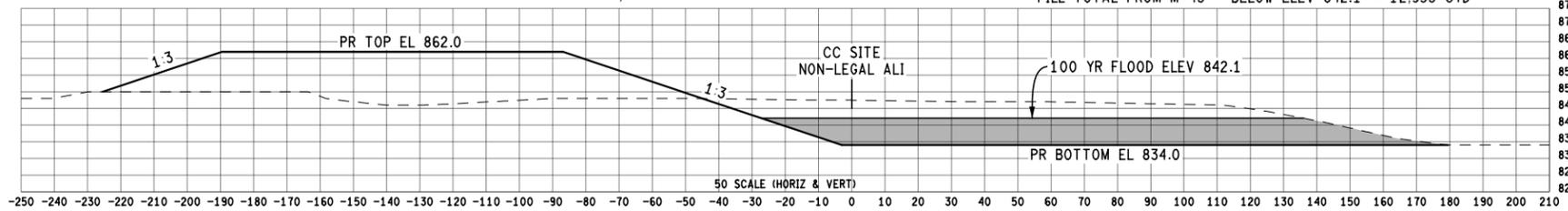
**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

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

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



CUT TOTAL FROM SITE - BELOW ELEV 842.1 = 14,926 CYD  
 FILL TOTAL FROM M-43 - BELOW ELEV 842.1 = 12,953 CYD



- NOTES**
1. INSTALL SILT FENCE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AT THIS SITE.
  2. ACCESS SITE THROUGH MERIDIAN TOWNSHIP FIRE STATION DRIVE OFF OF CENTRAL PARK DR. CONTACT YOUNES ISHRAIDI (MERIDIAN TOWNSHIP ENGINEER) 7 DAYS PRIOR TO THE PLANNED START OF WORK @ (517)853-4460.
  3. ANY DAMAGE CAUSED BY THE CONTRACTORS OPERATIONS TO THE MERIDIAN TOWNSHIP PROPERTY SHALL BE REPAIRED PER SECTION 104.07.C.3 OF THE 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

**QUANTITIES THIS SHEET**

JN 113491	3	Acres	Clearing
CAT 0001	20725	Cyd	Embankment, CIP
	20725	Cyd	Excavation, Earth
	450	Ft	Erosion Control, Silt Fence
	10150	Syd	Slope Restoration, Type A
	5400	Syd	Slope Restoration, Type B

FINAL ROW PLAN REVISIONS (SUBMITTAL DATE: )						DATE: 07/01/21		CS: 33082		SITE PLAN		DRAWING	SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION	DESIGN UNIT: RICK	JN: 113491A	M-43		M43 SITE	SECT 1
FILE: 113491_M43_Cu+Site_Detail.dgn								TSC: LANSING	100 YR FLOOD PLAIN COMPENSATING CUT SITE				



## NOTICE OF AUTHORIZATION

Permit Number: WRP031475 v. 1

Date Issued: November 4, 2021

Site Name: 33 - M-43 Grade Raise, wetland, floodplain of Red Cedar River

Expiration Date: November 4, 2026

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.
- Part 315, Dam Safety.
- Part 323, Shorelands Protection and Management.
- Part 325, Great Lakes Submerged Lands.
- Part 353, Sand Dunes Protection and Management.

### Authorized activity:

**Raise the existing M-43 road grade two feet to alleviate flooding along M-43 and Short Street and M-43 and Okemos Road by placing 12,953 cubic yards of fill in the Red Cedar River floodplain. Remove 14,926 cubic yards of material as compensatory cut to create a 1,973 cubic yard floodplain relief site upstream adjacent to Pine Lake Outlet, which flows to the Red Cedar River. The project will impact 0.14 acres of adjacent wetland to be mitigated at a 1:1 ratio at the M-84 Crane Road Mitigation Site. Storm water will be treated in-line with the addition of catch basins/hydrodynamic storm separators prior to outlet to the Red Cedar River. No other work in wetland is authorized**

To be conducted at property located in: Ingham County, Waterbody: Red Cedar River  
Section 21, Town 04N, Range 01W, Meridian Township

### Permittee:

James Neal - Michigan Department of Transportation  
4701 W. Michigan Avenue  
Jackson, Michigan 49201

Issued By:

Holly Vickers  
Transportation Review Unit  
Water Resources Division  
616-295-2787

*This notice must be displayed at the site of work.  
Laminating this notice or utilizing sheet protectors is recommended.*  
Please refer to the above permit number with any questions or concerns.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



LIESL EICHLER CLARK  
DIRECTOR

October 27, 2021

Mr. Tom Killingsworth  
**Michigan Department of Transportation**

SUBJECT: NPDES Permit No. **MIR116845** **33082 – 113491A**  
**Designated Site Name: MDOT-M-43 from Park Lake Rd to Cornell Rd-Ingham**  
Authorization to Discharge Storm Water from Construction Activities under the National  
Pollutant Discharge Elimination System (NPDES)

This is to acknowledge that the Department of Environment, Great Lakes, and Energy (EGLE) received your complete Notice of Coverage form and \$400 fee. On **October 25, 2021**, you became authorized, under NPDES, to discharge storm water from your construction activities at **M-43 from Park Lake Rd to Cornell Rd, Ingham Co, Okemos, MI 48864**. The NPDES authorization number for this site is **MIR116845**. Please refer to this number in all future correspondence with the EGLE concerning this permit.

**PLEASE NOTE:** The authorization to discharge storm water pursuant to the provisions of Michigan's Permit-by-Rule expires on **October 24, 2026**, or when the project has been completed by the stabilization of earth-change activities. A Notice of Termination (NOT) must be submitted to the EGLE once the construction site is completely stabilized. If the NOT is submitted prior to the complete stabilization of the site, a new administratively complete NOC, including the fee, must be submitted to obtain storm water authorization. The NOT form is available in and submitted via the EGLE's MiWaters system. The MiWaters Web site is located at <https://miwaters.DEQ.state.mi.us>.

Please be advised that the authorization to discharge requires that the soil erosion and sedimentation controls be under the supervision of a state-certified storm water operator. A copy of Michigan's Permit-by-Rule can be found on EGLE's Web site at <https://www.michigan.gov/egle>; click on "Water", then "Water Permits", then click on "Surface Water," and then click on "Storm Water." These requirements must be followed during the entire period of your storm water discharge authorization.

The issuance of this permit does not authorize the violation of any federal, state, or local laws or regulations, nor does it obviate the necessity of obtaining such permits, including any other EGLE permits, or approvals from other units of government as may be required by law.

If you have any questions about your authorization to discharge storm water, please contact Ms. Tiffany Wilson, Permits Section, Water Resources Division, at 517-256-1425, or [wilsont15@michigan.gov](mailto:wilsont15@michigan.gov), or your agency contact, Ms. Danielle McLain at 517-899-7034, or [McLainD2@michigan.gov](mailto:McLainD2@michigan.gov).

Sincerely,

Tarek Buckmaster, Supervisor  
Industrial and Storm Water Permits Unit  
Permits Section  
Water Resources Division



**To: Members of the Planning Commission**

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

**Date: February 10, 2022**

**Re: 2022 Planning Commission Goals**

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At the December 13, 2021 meeting, the Planning Commission had a discussion about their goals for the upcoming year. Discussion coalesced around three topics:

- Reviewing the existing land use and any potential conflicts, in anticipation of the Master Plan update kicking off in mid 2022.
- Better coordination between other boards and commissions.
- Completing a series of 'quality of life' ordinance amendments to help residents with frequent issues.

Staff has already begun work on the third item and will continue to bring forward these ordinance amendments throughout the year. The first item will be headed by Senior Planner Brian Shorkey and will be kicked off in the near future. Staff is also working on a plan for the Master Plan update/education/public outreach and will share details with the Planning Commission at an upcoming meeting. We anticipate formally kicking things later in the year, likely early summer. We are cognizant of the potential effects of the pandemic on public input and plan on bringing in a communications team to assist us in that portion of the plan effort.

Joint meetings with other boards and commissions are not likely to occur until later in the year, when the current surge in Covid19 cases substantially decreases. The Township Board has currently postponed their main joint meeting for the time being. But we will work on scheduling these meetings with the other commissions and boards later this year. Additionally, work on the sign ordinance will continue. Although it has been slowed, we still hope to have that resolved this Spring.

Staff looks forward to helping the Planning Commission with these goals throughout the year, with an eye towards an update to our Master Plan. Please let me know if you have any questions at any point.



**To: Members of the Planning Commission**

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

**Date: February 8, 2022**

**Re: 2021 Planning Commission Annual Report**

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Staff is pleased to present the following Annual Report for the Planning Commission's consideration. Under the Michigan Planning Enabling Act, Planning Commissions are required to create an annual report outlining the work that was done in the previous year, to be presented to the legislative body in the local municipality. There are number of items to track, from zoning changes to site plans and potential ordinance changes. If the Planning Commission has suggestions for other items they would like to see in this year-end wrap up in future years, please let us know and Staff would be happy to incorporate them.

### **Development Reviews**

Despite the Covid19 pandemic, 2021 was still a busy and productive year for planning activity in the Township. The attached chart outlines all of the applications that were submitted in 2021 and includes some major undertakings, including the Sparrow Emergency Room project on Jolly Road and multiple submittals from the Village of Okemos, Pine Village, and Newton Pointe. Overall, there were 30 new applications submitted for review last year.

### **Variances**

In addition to the Planning Commission and administrative applications, the Zoning Board of Appeals heard another 15 requests on the year. The majority related to residential properties, but there were some commercial requests as well. The Zoning Board of Appeals pointed out some situations where the ordinances need updated, based on the types of requests that have been seen over the course of the past several years. This was especially true of the area around Lake Lansing. Staff is currently working to finalize proposals for the ZBA and PC to review in early 2022, to address these concerns. Longer term, an overhaul of the Lake Lansing Residential Overlay district is likely necessary to allow the ordinance to function effectively for all property owners.

### **Zoning Amendments**

There were two ordinance amendments recommended for approval by the Planning Commission in 2021, both of which were initiated by the Township. The first was to change the approval process for automotive dealerships in the C-2 and C-3 districts. The second change was a massive overhaul to the Mixed Use Planned Unit Development ordinance standards. The Planning Commission worked on this matter for well over a year and the final ordinance was adopted by the Township Board near the end of 2021.

There were also five rezoning requests that were reviewed by the Commission in 2021. Rezoning property is similar in nature to the text amendments described above, in that it amends the official zoning map for the township, which is adopted as part of the Zoning Ordinances. Rezoning requests have different processes and procedures than text amendments.

## 2021 Planning Commission Annual Report

### **Current Planning Commission Membership**

The Planning Commission had no changes in membership in 2021. The nine members of the Commission are as follows:

Scott Hendrickson, Chair  
Peter Trezise, Vice Chair  
Jerry Richards, Secretary  
David Premoe

Alisande Shrewsbury  
Bill McConnell  
Mark Blumer  
Christina Snyder

Holly Cordill

### **Master Plan Review**

The Township is preparing to review and update the Master Plan in 2022, five years after the previous plan was adopted. This is pursuant to the Michigan Planning Enabling Act, which requires a review every five years. Staff would highlight the following work from 2021 that was started or completed that moved towards implementing the Goals and Objectives of the existing Master Plan.

- 1.A.3 - Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs. – The area around Lake Lansing has long been identified as an area that needs specific zoning to meet the needs of the residents. After years of variance requests under the current zoning, Staff and the Zoning Board of Appeals recognize that some changes need to occur to make the zoning work better for the residents. The first of these changes have been drafted and will be adopted in early 2022.
- 1.B.1 – Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments – There was only one request for such an intrusion in 2021, to resolve a longstanding flooding issue at a house that was already constructed in the floodplain. Our wetland ordinance is a no-net loss ordinance, so additional impacts are always mitigated, if they are approved.
- 2.B.2 – Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands – Staff has taken this one step further in 2021, by requiring approval of all relevant State officials before we will process an application locally. This ensures that any State input is able to be fully analyzed and incorporated into local approvals.
- 2.C.1 – Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township. – Staff continues to utilize the Greenspace Plan to help guide development and preserve the natural connections throughout the Township. Of note, the proposed development on the Meridian Company site on Saginaw Highway will preserve the entire core greenspace area.
- 3.A.1 – Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide. (In addition to 3.B.2 and 3.B.3) – Staff continues to work with the property owners in Downtown Okemos to see a redevelopment plan for the area to fruition. In 2021, two minor amendments to the Village of Okemos MUPUD plan were approved and a great deal of work occurred behind the scenes to move the project forward.
- 3.C.3 – Promote opportunities for public art. – One of Staff's main goals going into 2022 is the development of a public art policy and procedure, to further build on the LEAP Art grant piece that was installed in 2021 and the mural work that occurred at the Meridian Mall for High Kaliber Carting.

## 2021 Planning Commission Annual Report

- 3.D.3 – Continue to adopt Township ordinances and zoning practices to facilitate efficient decision-making and to incorporate greater flexibility where appropriate. (In addition to 7.A.5) – 2021 saw the Planning Commission finalize and Township Board adopt an update to the MUPUD ordinance, which will streamline the development process and incorporate additional flexibility into the ordinance. Staff will continue to evaluate options to make this happen in other areas of the Township.
- 4.A.2 – Employ acquisition strategies that leverage available dollars to secure maximum property for the value. – The Parks Department was able to leverage dollars to acquire a trailhead property on Okemos Road for our extensive sidewalk and trail network. The house will be demolished and property developed, per the Parks plan, in the coming year.
- 5.A.1 – Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services. – All development in 2021 has occurred within the Urban Service District. Staff has had conversations with multiple developers with properties outside of the District and has discouraged development on these properties.
- 6.D – Expand and improve the Pedestrian/Bicycle Pathway Plan. – 2021 saw the adoption of an updated plan, that included substantial public input from members of the public, Boards, and Commissions. The new plan will guide our investment in the Township’s system for the upcoming years.

Synopsis of Planning Activities – 2021				
Case #	Applicant	Request	Location	Decision
<b>ZONING AMENDMENTS</b>				
21010	Township Board	Approval of Special Use Permits for motor vehicle sale and service establishments and automobile dealerships in the C-2 and C-3 districts	C-2 and C-3 zoned properties	Approved
21020	Planning Commission	Update of the MUPUD ordinance	Various	Approved
<b>REZONINGS</b>				
21020	Martin	Rezoning of three parcels from Industrial and Residential to Professional Office	2446 Jolly Road, 3532 Kansas, and 3558 Kansas	Approved
21030	New China of Michigan	Rezoning from RC to RCC	5114 Jo Don Drive	Approved
21040	Okemos IL-AL Investors, LLC	Rezoning from C-2 to RA	1560 and 1510 Grand River	Withdrawn

## 2021 Planning Commission Annual Report

21050	M&J Management, LLC	Rezoning from C-2 to I	1999 Saginaw Highway	Approved
21070	New China of Michigan	Rezoning from RCC to RB	5114 Jo Don Drive	Approved
<b>SPECIAL USE PERMITS</b>				
21061	Castle Rock Enterprises, LLC	Marihuana Development	4360 and 4366 Hagadorn Road	Denied by Staff
21051	Castle Rock Enterprises, LLC	Floodplain	4360 and 4366 Hagadorn Road	Denied by Staff
21031	EROP, LLC	Car Wash	2703 East Grand River	Approved
21041	Guthrie	Landscaping and grading	4681 Nakoma Drive	Approved
21081	4825-4837 Okemos Road	Schaefer Dental	4825-4837 Okemos Road	Withdrawn
21011	Lansing Mart Associates	Buddy's Pizza	2010 and 2020 West Grand River	Approved
21-19111	Woodward Way	Redesign of previously approved SUP	East of 2790 Sirhall Drive	Approved
21-19121	Woodward Way	Construction of a 49-unit townhouse and apartment complex	East of 2790 Sirhall Drive	Approved
21071	Sparrow	Sparrow Professional Building; over 25,000 square feet	2446 Jolly Road; 3532 and 3558 Kansas	Approved
21101	2763 Grand River	Construction of a Consumers credit union	2763 Grand River Avenue	Approved
21021	Mr. R's Driving School	Installation of a driving school behind the Shoptown shopping center	1581 Haslett Road	Approved

## 2021 Planning Commission Annual Report

<b>COMMISSION REVIEW</b>				
21013	Enger	Division of a parcel into two parcels	Newton Road	Approved
21023	Douglas	Division of a parcel into two parcels	1177 Tihart Road	Approved
21033	Park Commission	Amendment to the Master Plan to change the designation of a park property	5280 Okemos Road	Approved
21043	Nouri	Division of a parcel into two parcels	Lots 23 and 24 in Hart's Subdivision, 3143 Birch Row Drive	Approved
21053	Bourland	Division of a parcel into three parcels	1822 Lake Lansing Road	Approved
21063	1800 Towner (Shoemaker)	Division of a parcel into three parcels	1824 Towner Road	Approved
21073	Okemos Pointe 3, LLC	Division of a parcel into two parcels	Jolly Oak Road	No Action
<b>MIXED USE PLANNED UNIT DEVELOPMENTS</b>				
21-19034	Hudson Senior Living	Increase in building area	1673 Haslett Road	Approved
21-19024	Village of Okemos, LLC	Changes in building area and addition of residential units	2137 Hamilton Road	Approved
21-19024-2	Village of Okemos, LLC	Changes in building area and reduction of residential units	2137 Hamilton	Approved
21-18044	Newton Pointe, LLC	Minor amendments	SE Corner of Saginaw and Newton	Approved
21-15024	Elevation Phase 3	Changes to the phasing in the approved MUPUD	Jolly Oak Road	Approved



**To: Members of the Planning Commission**

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

**Date: February 9, 2022**

**Re: Text Amendments – Round 2**

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As we mentioned at the last Planning Commission meeting, Staff is currently working on a long series of relatively small zoning amendments, to address long standing issues/questions/interpretations. Last month, we presented initial drafts and received comment on:

- Height of fences and screening in non-residential settings
- The standards used by the Zoning Board of Appeals for review of requests for variances
- Consistency in the requirements for a Traffic Impact Studies across all approval types
- Updates to the front yard lot coverage allowance in the Lake Lansing Residential Overlay district
- Allowance for multiple decks or porches in the same yard

We will be amending the language for those ordinances based on the conversation from the January Planning Commission meeting and scheduling a public hearing for formal introduction of the ordinances at the March 14<sup>th</sup> Planning Commission meeting. This month, we offer two additional amendments, to address the following:

- Sight triangle obstructions
- Front yard setbacks in the Lake Lansing Residential Overlay district

As is the case with each amendment we bring forward, a public hearing will need to be held by the Planning Commission and then a recommendation will need to be made to the Township Board, where final action will occur. If any Commissioner has any questions about any of the proposed changes, please feel free to reach out and we can address them in more depth.

#### **Attachments**

1. Redlined version of updates to Sight Triangle standards
2. Redlined version of updates to the front yard setback in the Lake Lansing Residential District

ORDINANCE NO. 2022-06

AN ORDINANCE TO AMEND SECTION 86-474, SIGHT TRIANGLE, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-474, Sight Triangle, is hereby amended to read as follows:

The following sight triangle standards shall apply to all zoning districts:

(1) Street intersections. No plant material, berm, fence, wall screen, sign, or other structure shall be installed or planted so as to obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street intersections between the height(s) of three feet and 10 feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 45 feet in each direction from the intersection of the back of curb or edge of asphalt of each street and connecting the two points (See Figure 1).

~~(2)~~ Intersection of a driveway and street. No plant material, berm, fence, wall screen, sign, or other structure shall be installed or planted so as to obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street and driveway intersections between the height(s) of three feet and 10 feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 35 feet along the back of curb or edge of asphalt of the street and edge of the driveway from the intersection of the driveway and then connecting the two points (See Figure 2).

~~(2)~~~~(3)~~ The Community Planning and Development Director may waive the requirements of this section for existing plant material that has matured and may be obstructing the sight triangle. This waiver shall apply to low volume roads and shall only be granted after consultation with the Chief of Police regarding the safety of the intersection.

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

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

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

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

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of  
2 XXXXXXXX, 2022.

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Ronald J. Styka, Township Supervisor

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Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,  
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS  
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

**Section 1.** Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (f)(5)a. to read as follows:

Front Yards. The front yard setback shall not be less than 20 feet from the street line, except ~~for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of §86-367 that it may be reduced to the average front yard setback of the homes within 150 feet on the same side of the road.~~

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

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

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

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ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

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Ronald J. Styka, Township Supervisor

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Deborah Guthrie, Township Clerk