



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
October 27, 2025 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. October 13, 2025
6. COMMUNICATIONS
  - A. Continental Properties/Eyde Central Park Drive Communications Packet
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal
9. OTHER BUSINESS
  - A. None
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update
  - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



**TENTATIVE PLANNING COMMISSION AGENDA**  
**November 17, 2025**

1. PUBLIC HEARINGS
  - A. None
  
2. UNFINISHED BUSINESS
  - A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal
  
3. OTHER BUSINESS
  - A. Parking Ordinance Discussion

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, October 13, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners McCurtis, McConnell, Brooks, and Romback

ABSENT: Commissioner Fowler

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 13, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

- 1. Debra Major spoke against SUP #25020
- 2. Joel Major spoke against SUP #25020
- 3. David Kloc spoke against SUP #25020
- 4. Kristina Kloc spoke against SUP #25020
- 5. John Leone spoke against SUP #25020

Director Schmitt spoke about the previous appearance of a conflict of interest by Commissioner Romback and explained that it had been vetted by the Township Attorney's and no conflict existed.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McConnell moved to approve the October 13, 2025, Regular Planning Commission meeting agenda, with the amendment to move Item 8 - Unfinished Business ahead of Item 7 - Public Hearings. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner McCurtis moved to approve Minutes of the September 22, 2025 meeting as corrected. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

## 6. COMMUNICATIONS

In addition to the communications in the packet, five additional communications were handed out to the Planning Commission.

1. Kiren Reddy wrote an email against APP #25022
2. Kaisen Lin wrote an email against APP #25022
3. Kristina Kloc wrote an email against SUP #25020
4. David Kloc wrote an email against SUP #25020
5. John Leonne handed out a document against SUP #25020

## 7. PUBLIC HEARINGS (Presented after 8 – Unfinished Business)

### A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal

Director Schmitt spoke to the application and gave a history of the site. Commissioner McCurtis asked the location of the site and the access drive; are the applicants going to work out the emergency access. Director Schmitt said that will be a future issue. Commissioner McConnell asked about the history of the settlement agreement. Commissioner Brooks asked for clarification about what land use questions were under consideration. Commissioner Romback asked if the 1992 order is still in place and what every settlement that comes in place governs.

Brett Mozzetti, applicant, gave a presentation and described the project. Commissioner Romback asked about the EPIQ rating and the Better Business Bureau rating in the public comments. Mr. Mozzetti said BBB is not a standard for multi-family developers and that it is not regulated. Mr. Mozzetti said that they have an A rating after addressing unresolved issues. Discussion followed regarding this issue.

Commissioner McConnell asked to speak to the traffic engineer. Applicant's engineer, Julie Grove, addressed the Commission regarding the report submitted. Commissioner McConnell asked if the traffic assessment included non-motorized transportation and Ms. Grove responded that it did not. Commissioner McConnell said that to be infill, they had to explain how non-motorized traffic could move around. Ms. Grove said that they could look at accommodations for pedestrians and bicycles.

Commissioner Romback asked about the traffic assessment and said that the comparison does not seem spot on. Ms. Grove said that they had performed a traffic study between the proposed and what could be built under the current agreement. Commissioner Brooks asked about the access points, which is better between four or two points of access. Ms. Grove said that there was no measurable change between two and four. Discussion occurred about site access. Commissioner Brooks expressed concern about the Central Park Drive access versus those on Columbus and Times Square.

Chair Shrewsbury asked about amenities and the pool and if the project is considered as three parcels or one site. Mr. Mozzetti said that the project was considered as one site and pointed out planned connections between the parcels.

Commissioner Brooks asked about residents per unit and asked if the comparison for the project was accurate. Mr. Mozzetti described the estimate and said that they considered it to be a good

estimate for the proposed project and the 1.8 per unit would stand. Commissioner Brooks asked if the parking was based on that number. Mr. Mozzetti said that it was based on the Township Parking Ordinance. Commissioner Brooks asked if they are going above the requirement. Mr. Mozzetti said that they are complying with the code and not going above it.

Chair Shrewsbury asked about the configuration of the project. Mr. Mozzetti said that was an old version of the plan and showed the current plan. Commissioner Brooks asked what the cost per square footage rental rate was for the project. Mr. Eric Hahn, applicant, addressed the Commission. Commissioner Brooks asked how AMI is calculated. Mr. Hahn explained and further discussion occurred about cost versus income.

Vice-Chair Snyder asked about missing middle housing and asked for a clarification about the AMI. Mr. Mozzetti explained and said that they are below 100% AMI, but not quite at the 80% AMI rate. Snyder said that the calculation might not be accurate based on the number of residents in a unit. Mr. Hahn talked about their AMI calculations. Vice-Chair Snyder asked about utilities. Mr. Hahn said that tenants pay for utilities.

Chair Shrewsbury called a five minute break at 8:04.

Chair Shrewsbury called the back to order at 8:09 and opened the public comment.

1. Prem Nalaganti spoke against APP #25022.
2. Paulette Grace spoke against APP #25022.
3. Jade Shi spoke against APP #25022.
4. Hang Nguyen spoke against APP #25022.
5. Nara Parameswaran spoke against APP #25022.
6. Doug Hartman spoke against APP #25022.
7. Rupender Veridhi spoke against APP #25022.
8. Sarah Kovach spoke against APP #25022.
9. Yidi Du spoke against APP #25022.
10. Henry Kwan spoke against APP #25022.
11. Dianna Cavalier spoke against APP #25022.
12. Tarek Sesy spoke against APP #25022.
13. Ninah Sesy spoke against APP #25022.
14. Vince Tomani spoke against APP #25022.
15. Paveen Raparathi spoke against APP #25022.
16. Wayne Hutchinson spoke against APP #25022.
17. Binod spoke against APP #25022.
18. Supratic Rayamajhi spoke against APP #25022.

Chair Shrewsbury closed the public comment at 8:56.

Commissioner McConnell asked about activities that have taken place on the property and asked Director Schmitt to elaborate. Director Schmitt explained the land clearing violation and how it was being addressed by Staff. Commissioner Brooks asked the project site and asked if this is one

parcel and if the unit per acre calculation is based on the entire site. Director Schmitt confirmed that it covered the entire site. Commissioner Romback discussed the Board's action that directed the Planning Commission to make recommendations on the land use on the project; RD and CS to RC. Commissioner McCurtis asked if there are wetlands around the Times Square and Madison Avenue area. Director Schmitt said that Staff would provide the wetland delineation at the next meeting. Chair Shrewsbury pointed out that higher density was in the north and asked if they could ask the Board to consider conditions specific to parcels or across the entire site. Director Schmitt said that they could condition higher density to the north and lower density to the south.

Commissioner McConnell asked for Staff's suggestions for conditions for walkability. Vice-Chair Snyder asked about the process and asked about the next meeting and how the Commission would be involved. Director Schmitt said that Staff hoped for input tonight and that the normal process was to raise all the issues and make a decision at the following meeting. Chair Shrewsbury asked if they could email further questions before the next meeting. Director Schmitt agreed.

Commissioner McCurtis asked how the proposal fits with our future land use and pointed out the apartments next to Central Park Estates and the traffic. Chair Shrewsbury said that the settlement agreement pertained to. Vice-Chair Snyder asked for clarification on what the FLU Transitional Residential designation means. Commissioner Romback asked about the settlement agreement and urged taking time to make sure that they get it right.

Commissioner Brooks said that there are multiple roads and pointed out that the southern parcel is not getting any development at all. Commissioner Brooks asked for the units per acre for each parcel and asked for the affects on the buildings and parking. Commissioner Brooks continued and discussed traffic and said that he is wondering if there are alternatives to mitigate traffic, such as a traffic circle. Commissioner Brooks suggested not having the access points on Central Park Drive. Commissioner Brooks then asked about our 25,000 square foot SUP requirement and Director Schmitt said that he would clarify for the Commission. Vice-Chair Snyder asked when the last time 30 acres was rezoned. Director Schmitt said that Staff would provide comparisons.

Chair Shrewsbury discussed the conflict between the right to use the land versus the requested zoning versus the natural area of the property. Chair Shrewsbury said that the neighborhood was undeveloped at one point too. Chair Shrewsbury said that it was important to balance the needs of natural preservation and the development of the property and asked for examples of transitions between commercial and single-family residential. Chair Shrewsbury reiterated Commissioner McConnell's suggestion for conditions addressing pedestrian access.

Vice-Chair Snyder asked about a MUPUD and asked if this fits the situation. Director Schmitt said it did not given the change in the ordinance in 2021. Commissioner McConnell commented about public engagement and thanked the audience for their participation. Commissioner McConnell expressed concern about certain terms about potential populations being used. Commissioner McConnell said that from a land use perspective, if there was no single-family neighborhood nearby, that this proposal would be a no brainer and it is the sort of infill development he wants to see. Commissioner McConnell said that in 1938, nine tenths of the property was row cropped and discussed historical development.

Director Schmitt told the Commissioners to email with further questions and Chair Shrewsbury closed the item.

8. UNFINISHED BUSINESS (Presented before 7 – Public Hearings)

A. SUP #25020 – Fedewa (Dobie Road)

Principal Planner Shorkey introduced the item and said that Staff had no further comment and that there was a resolution to recommend approval in the packet.

Commissioner Brooks asked about drainage on the site. Commissioner McCurtis asked about drainage and the effect of filling in the natural area. Principal Planner Shorkey said that the plan did not show the filling of the natural area and that filling the natural area would result in a major amendment of the SUP. Commissioner McConnell said that the project is not incompatible with the multiple-family development to the north.

**Commissioner McConnell moved to adopt the resolution to recommend approval of SUP #25020 to construct a multiple-family development over 25,000 square feet at 4601 Dobie Road, seconded by Commissioner Brooks, subject to the conditions found in the resolution to approve, for the following reasons:**

- The proposed multiple-family development conforms with the Township Master Plan and the Future Land Use map.
- The proposed multiple-family development conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The proposed multiple-family development conforms to the review criteria found in Sec. 86-658 in the zoning ordinance.
- The proposed multiple-family development conforms to the conditions of Rezoning #25001.

B. SUP #25021 – St. Martha Parish

Principal Planner Shorkey introduced the item and said that Staff had no further comment and that there was a resolution to recommend approval in the packet.

**Vice-Chair Snyder moved to adopt the resolution to recommend approving Special Use Permit #25021 to allow the construction of an 11,000 square foot addition to an existing church building at 1100 Grand River Avenue, seconded by Commissioner McCurtis, subject to the conditions found in the resolution to approve, for the following reasons:**

- The proposed new classroom building with the Township Master Plan and the Future Land Use map.
- The proposed classroom building conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The applicant has agreed to comply with the conditions in the resolution to approve.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Romback thanked Director Schmitt for his clarification about Commissioner Romback's prior non-conflict.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 9:30 pm

**Commissioner Brooks moved to adjourn the October 13, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously.**

**From:** [Kiran R](#)  
**To:** [Planning Commission \(DG\); Tim Schmitt; Board; \[REDACTED\] Brian Shorkey; Scott Hendrickson; Angela Demas](#)  
**Subject:** Public Comment – Opposition to Authentix Okemos / Eyde Central Park Development  
**Date:** Friday, October 10, 2025 7:27:23 PM

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Dear All Members of the Commission,

As a resident of Central Park Estates, I am submitting this letter to express my strong opposition to the proposed Authentix Okemos development and any related amendment to judgment that would increase housing density on the Eyde Central Park property.

This proposal is incompatible with the surrounding single-family neighborhood and raises serious concerns regarding safety, environmental impact, infrastructure capacity, school overcrowding, and procedural transparency.

### **Traffic and Safety**

The proposed development would add an estimated 2,000 additional vehicle trips per day on an already congested, curved section of Central Park Drive. This will increase accident risk and reduce safety for pedestrians, children, and families who use these streets daily.

Neither Central Park Drive nor Belvedere Avenue were designed for such traffic volumes, nor can they be widened or modified without damaging nearby properties and disrupting residents. Emergency vehicle access could also be compromised due to narrow lanes and limited turning radii — a significant public safety risk that must not be overlooked.

### **Environmental and Wetland Protection**

Residents have already observed premature land clearing and tree removal prior to project approval, which erodes trust in the process. This parcel contains regulated wetlands and wildlife habitats that are vital for stormwater management, flood prevention, and ecological balance.

We request full disclosure of the Ingham County Drain Commissioner’s review and recommendations, as the Township has a legal and ethical duty to inform residents of any potential impacts on drainage or flood risks.

Additionally, the Township should require an independent third-party environmental assessment to ensure no net loss of wetlands and compliance with state and federal conservation standards.

### **Density, Infrastructure, and Neighborhood Character**

Central Park Estates was designed for low- to medium-density residential use, supported by infrastructure scaled for single-family homes. Introducing multi-story apartment complexes would overwhelm existing systems — including sewers, water pressure, and storm drains — and increase demand on police and fire services.

Such a development would also permanently alter the neighborhood’s character, replacing long-term homeowners with transient renters, reducing property values, and diminishing the close-knit, family-oriented environment that defines Meridian Township.

### **School and Public Service Capacity**

Okemos Public Schools are already over capacity, with reports of students sharing lockers and crowded classrooms. An influx of 300+ housing units could add 50–70 new students, further straining limited resources.

We urge the Township to require a School Impact Assessment and coordinate with the school district to ensure infrastructure planning aligns with actual enrollment capacities.

### **Procedural Integrity and Legal Compliance**

The apparent commencement of site clearing before approval raises serious questions about procedural compliance. If this work was conducted without formal land disturbance or environmental permits, it could constitute a violation of Township policy.

We request the Township investigate this activity and, if necessary, issue a stop-work order

until all reviews and approvals are properly completed.

Transparency is critical. The community deserves access to all technical reports — including traffic studies, wetland delineations, stormwater plans, and school impact analyses — at least two weeks before any Planning Commission decision.

**Alignment with the Township’s Master Plan**

The proposed development directly conflicts with Meridian Township’s Master Plan, which emphasizes responsible growth, protection of environmental resources, and preservation of community character.

There are numerous vacant or underutilized commercial parcels better suited for multi-family housing that would not disrupt established neighborhoods or destroy natural habitats.

**Requested Actions**

**We respectfully urge the Commission to:**

1. Deny or defer any amendment or approval that increases housing density on the Eyde Central Park site.
2. Investigate unauthorized clearing or grading activities immediately.
3. Require full transparency and public review of all environmental, infrastructure, and impact studies.
4. Ensure adherence to Township zoning, environmental, and procedural regulations.
5. Prioritize alignment with the Township’s Master Plan and long-term sustainability goals.

Meridian Township’s reputation is built on responsible planning, environmental preservation, and community trust. Allowing this project to advance in its current form would undermine all three.

Thank you for your time and commitment to fair, transparent, and responsible development.

Sincerely,

Kiran Reddy



**From:** [Kaisen Lin](#)  
**To:** [Board; Planning Commission \(DG\)](#)  
**Cc:** [Angela Demas](#); [tschmitt@meridian.mi.us](mailto:tschmitt@meridian.mi.us); [Tim Schmitt](#); [Scott Hendrickson](#)  
**Subject:** Opposition to Authentix Okemos Development and Density Amendment  
**Date:** Saturday, October 11, 2025 11:11:48 PM  
**Attachments:** [ICDC-Site Map.pdf](#)

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Dear Members of the Meridian Township Board and Planning Commission,

As a Central Park Estates homeowner, I am writing to express my strong concern and opposition to the proposed Authentix Okemos development and any related amendment to judgment that would increase housing density. The proposed 312-unit complex would create multiple negative impacts on Central Park Estates (CPE), surrounding neighborhoods, and residents in the Okemos area.

### **1. Traffic congestion and safety:**

The proposed development would substantially increase daily traffic volumes on Central Park Drive. This road already carries significant traffic due to multiple retail access points and the CPE entrances located along its curved section. Adding two additional primary entrance and exit for the new complex would further exacerbate congestion and create safety hazards for drivers and pedestrians.

### **2. Drainage and flooding risk:**

To my best knowledge, drainage review has not been carried out yet. Thus the impact of this development on the surrounding area is unknown. Based on the site map (see the other attachment), drainage from the new development would flow toward the ponds within CPE. Before approval, the Township should ensure that the ponds' maintenance history, capacity, and current condition are fully evaluated to prevent potential flooding and basement water issues in homes.

### **3. Pressure on the Okemos School District:**

A development of this size will add a substantial number of new students to the Okemos Public Schools, drawing from both within and outside Okemos, even outside the Meridian Township. The school district and Superintendent should be formally consulted to confirm that there is adequate capacity to maintain class sizes and educational quality. Recent communications from Superintendent John Hood have already highlighted serious funding and staffing challenges, indicating the district is under strain. This development could worsen those issues.

### **4. Neighborhood safety and quality of life:**

Our subdivision includes many families with young children. The proposed "emergency exits" on Columbus Ave and Belvedere Ave, which may in practice be used as a regular access route by some tenants, raises additional safety concerns for residents, pedestrians, and cyclists within the neighborhood.

We respectfully urge the Board to consider the cumulative impacts of this project and any

amendment that allows higher density. The proposed change would harm existing residents and strain local infrastructure. Maintaining the current low-density zoning is a more balanced and sustainable approach that aligns with responsible township planning. We also ask the Township to uphold its ordinances and ensure transparency throughout the approval process.

Sincerely,

Kaisen Lin and Minzhe Zhang

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Perry Parks](#)  
**To:** [Tim Schmitt](#)  
**Subject:** Public Hearing questions - Continental 975 Fund LLC application  
**Date:** Sunday, October 12, 2025 9:37:47 PM  
**Attachments:** [Meridian Zoning Map April 2025.png](#)  
[Meridian Zoning Map 2021.png](#)

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Dear Mr. Schmitt,

I am writing with the following questions regarding the public hearing scheduled for Oct. 13 for Continental 975 Fund LLC's application to amend an existing settlement agreement with the Eyde company to allow the development of a medium density multiple-family community on vacant land along Central Park Drive:

1) When and how did the zoning for this parcel change between 2021 and April 2025, as highlighted on the attached screenshots from the Meridian Township Zoning maps found here: [https://www.meridian.mi.us/about-us/departments/community-planning-development/-folder-3558#docfold\\_6832\\_8313\\_451\\_3558](https://www.meridian.mi.us/about-us/departments/community-planning-development/-folder-3558#docfold_6832_8313_451_3558)

As a resident of Central Park Estates, I don't recall a hearing or notification prior to this parcel changing from PO professional and office to RD multiple family (8 units per acre). Was this change granted in the 2004 settlement but not updated as of the 2021 zoning map? Or am I misreading something?

2) If the current request is denied, what are alternative options for the property? Is the status quo possible? If not, would some project proceed under the current RD zoning -- and what would the setback from the neighborhood be under that zoning? In other words, based on the proposal as described in the meeting packet, are the choices between (1) Current RD zoning with an XX-foot setback and 8 units per acre or (2) New RC zoning with 100-foot setback and 10 units per acre? Are there alternative possibilities beyond these choices? Would a new developer seek to switch the current RD zoning to commercial zoning?

Ultimately, is this proposal the best-case scenario for the property in terms of environmental and traffic impact, or are there better cases the township and Central Park Estates residents could hold out for?

3) As someone who actually drives local streets, I'm skeptical of the optimism regarding traffic impacts in the report provided by the developer. Does township staff really believe that quadrupling-ish the number of families living in this area won't affect traffic around these closely packed and increasingly busy intersections?

4) I'm also skeptical of the claim on p. 6 of the proposal that the project "Will not have a significant impact on the forest habitat in the region." As we've seen in the past couple of weeks, the minor preliminary incursions into habitat off Columbus Avenue have already disrupted wildlife, and that's certainly just the beginning. How is this report defining "significant" and "region"?

5) How can the township hold the developer to the promise to preserve as much vegetation as possible - particularly in the buffer setback with the homes on Nassau Street? If they cut too

much down, can they be required to plant new buffer landscaping?

6) Is the township or anyone else required to assess the likely impact of this project on property values of neighboring residences -- namely, the residences of Central Park Estates?

7) What is the proposed construction timeline for this project? How long would it take? What steps would be taken to mitigate noise and ingress/egress burdens for Central Park Estates residents?

Thank you for your time.

Sincerely,

Perry Parks

A black rectangular redaction box covering the signature area.

**From:** [Du Yidi](#)  
**To:** [Tim Schmitt](#); [Tim Dempsey](#); [Board](#); [Scott Hendrickson](#); [Communications \(DG\)](#)  
**Subject:** Request to Halt Central Park Development Application and Provide Timeline for Resolution  
**Date:** Tuesday, October 14, 2025 7:48:10 PM

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Dear Supervisor Hendrickson, Director Schmitt, Manager Dempsey and Members of the Township Board,

I want to follow up regarding the unlawful site activity conducted by Eyde and Continental Properties on October 2nd at the proposed Central Park Drive development site. I appreciate the Township's prompt confirmation that these actions were not permitted and that violations were being issued.

However, this incident raises serious concerns about the developers' disregard for township rules, the integrity of the review process, and respect for the community. Conducting site work prior to any approval is not a minor mistake—it reflects a deliberate disregard for Meridian Township's procedures and undermines public confidence in the fairness of the process.

At the October 13 Planning Commission meeting, Director Tim Schmitt stated that there will be a resolution regarding this issue and that he is currently working on it. I respectfully request that Director Schmitt provide a **clear timeline and update** to both the Township Board and the community on when this resolution will be completed and shared publicly.

Until this matter is fully investigated and resolved, I strongly urge the Township to **pause or suspend the current rezoning and application process** for this project. Moving forward before accountability is established would send the wrong message to residents and developers alike about the importance of compliance with township regulations.

The residents of Meridian Township value transparency, fairness, and responsible governance. We ask that this issue be addressed with the seriousness it deserves before any further consideration of the Central Park development continues.

Thank you for your attention and for continuing to represent the interests of the residents you serve.

Sincerely,  
**Yidi Du**

[REDACTED]

**From:** [Raveenkumar Govindasamy](#)  
**To:** [Tim Schmitt](#); [Tim Dempsey](#); [Board](#); [Scott Hendrickson](#)  
**Subject:** Requesting Attention from the Township Board members  
**Date:** Tuesday, October 14, 2025 11:31:56 PM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Supervisor Hendrickson, Director Schmitt, Manager Dempsey and Members of the Township Board,

I want to follow up regarding the unlawful site activity conducted by Eyde and Continental Properties on October 2nd at the proposed Central Park Drive development site. I appreciate the Township's prompt confirmation that these actions were not permitted and that violations were being issued.

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At the October 13 Planning Commission meeting, Director Tim Schmitt stated that there will be a resolution regarding this issue and that he is currently working on it. I respectfully request that Director Schmitt provide a clear timeline and update to both the Township Board and the community on when this resolution will be completed and shared publicly.

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The residents of Meridian Township value transparency, fairness, and responsible governance. We ask that this issue be addressed with the seriousness it deserves before any further consideration of the Central Park development continues.

Thank you for your attention and for continuing to represent the interests of the residents you serve.

Sincerely,  
Raveenkumar Govindasamy

**From:** [ps\\_grace](#)  
**To:** [Board](#); [Tim Schmitt](#); [Scott Hendrickson](#)  
**Subject:** Request to Continue Public Hearing on CPE Development  
**Date:** Thursday, October 16, 2025 5:01:20 PM

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Dear Township Board and Planning Commission,

I am writing to formally request that the Planning Commission continue the hearing process for the Authentix Okemos project and require additional analysis before any decisions are made. This request is based on several concerns related to the current scope and reliability of the traffic study, as well as the need for greater transparency and public participation.

## **1. Incomplete Scope and Questionable Reliability of Current Traffic Report**

The traffic analysis conducted by the developer's consultant considered only vehicle movements, failing to account for other important modes of transportation such as pedestrians, cyclists, transit riders, micromobility users (including e-scooters, strollers, and wheelchairs), and school-related foot traffic. Because these everyday travel modes were omitted, we do not have confidence in the reliability of the report. Therefore, we urge the Commission to retain an independent firm to conduct a new multimodal traffic study or a peer review, with all costs to be borne by the developer.

## **2. Anticipated Vehicle Surges and Increased Congestion on Central Park Drive**

Even according to the consultant's own figures, the increase in vehicle trips from the proposed development will place significant strain on the already congested segment of Central Park Drive between Grand River Avenue and Times Square. This is expected to result in longer queues, increased delays, and a higher risk of crashes.

## **3. Safety and Access Concerns at Belvedere and Columbus/Central Park**

Currently, left turn waits from Columbus Avenue to Central Park Drive are already very long. The addition of nearly 600 more residents, including seniors and children living on both sides of Belvedere, will mean many more people crossing daily for activities such as visiting the CPE pool and gym or shopping at Walmart. This increased pedestrian and vehicle activity is likely to create a bottleneck at the Belvedere exit, disrupt daily routines for CPE residents, and raise safety risks for both CPE and Authentix Okemos residents.

## **4. Proposed Solutions Remain Speculative Without a Comprehensive Study**

While some potential mitigation measures were discussed at the last Commission meeting, it is unclear whether any of these ideas will sufficiently address the identified traffic and safety issues. We therefore request a new or updated report that considers all forms of traffic and rigorously evaluates specific, data-supported solutions before further consideration of the project.

## **5. Need for Transparency and Public Participation**

To ensure public trust and meaningful engagement, we request that the new or updated traffic report be submitted well in advance of the next meeting and posted for public review and written comment. Additionally, we request that another public hearing be held after the report's release so that both the community and Commissioners have the opportunity to ask questions of the independent analyst.

## **Requested Actions**

<!--[if !supportLists]-->• <!--[endif]-->Continue the hearing to a future date.

<!--[if !supportLists]-->• <!--[endif]-->Direct staff to retain an independent multimodal traffic study or peer review—funded by the developer—that includes analysis of vehicles, pedestrians, bicycles, transit, micromobility, and access for seniors, children, and persons with disabilities.

<!--[if !supportLists]-->• <!--[endif]-->Require the study to include:

<!--[if !supportLists]-->○ <!--[endif]-->Existing counts

<!--[if !supportLists]-->○ <!--[endif]-->Peak-hour pedestrian and bicycle counts

<!--[if !supportLists]-->○ <!--[endif]-->School, day-camp, and retail trip patterns

<!--[if !supportLists]-->○ <!--[endif]-->Queueing and delay analysis at Belvedere/Columbus/Central Park and Grand River approaches

<!--[if !supportLists]-->○ <!--[endif]-->Conflict analysis for crossings

<!--[if !supportLists]-->○ <!--[endif]-->Mitigation options with level-of-service and safety outcomes

Publish the report at least 14 days before the continued hearing and accept public comments; then hold a new public hearing to review findings and proposed mitigations.

We appreciate your careful consideration of community safety and access. Please include this letter in the public record for the Authentix Okemos Project.

I ask that you please ensure that each member of the Township Planning Commission receives a copy of this letter. Thank you for your consideration.

Paulette Grace



**From:** [Hannah Nguyen](#)  
**To:** [Tim Schmitt](#)  
**Cc:** [Hieu Phan](#)  
**Subject:** Request to Continue the Public Hearing and Require an Independent, Multimodal Traffic Study for Authentix Okemos project  
**Date:** Friday, October 17, 2025 12:56:19 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Chair Shrewsbury, Planning Commissioners, and Director Schmitt:

We are Hang Nguyen and Hieu Phan, living at [REDACTED] We are writing to respectfully request that the Planning Commission continue the hearing process for the above-referenced project and require additional analysis before any recommendation on the project to the Board of Trustees is made. Our request is based on the following concerns:

**1. Traffic report scope and reliability**

The developer's consultant analyzed vehicle movements only and did not account for pedestrians, cyclists, transit riders, micromobility (e-scooters, strollers, wheelchairs), or school-related foot traffic. Because the report omits these everyday travel modes, its conclusions are incomplete. We ask the Commission to retain an independent firm to perform a new multimodal traffic study or an independent peer review, with all costs borne by the developer.

**2. Congestion on Central Park Drive**

Even by the consultant's own figures, the added vehicle trips will significantly strain the already busy Central Park Drive segment between Grand River Avenue and Times Square, leading to longer queues, more delay, and higher crash risk.

**3. Safety and access at Belvedere & Columbus/Central Park**

Left-turn waits from Columbus Avenue to Central Park Drive are already very long. With nearly 600 additional residents, including seniors and children, living on both sides of Belvedere, many will cross daily for the pool and gym on the CPE side and Walmart on the other side. This pattern will likely bottleneck the Belvedere exit, disrupt CPE residents' daily activities, and increase safety risks for both CPE and Authentix Okemos residents.

**4. Proposed mitigations untested**

We appreciated that some ideas were floated at the last Commission meeting, but it is unclear whether any will adequately address the traffic and safety issues. We would like to request a new or updated report that accounts for all forms of traffic and evaluates specific, data-supported solutions before considering the project further.

**5. Transparency and public participation.**

To ensure public trust, we request that the new/updated traffic report be submitted well in advance of the next meeting and posted for public review and written comments. We further request another public hearing after the report is available so the community and Commissioners can ask questions of the independent analyst.

## **Requested Actions**

- Continue the hearing to a future date.
- Direct staff to engage an independent multimodal traffic study or peer review, funded by the developer, covering vehicles, pedestrians, bicycles, transit, micromobility, and access for seniors, children, and persons with disabilities.
- Require the study to include existing counts; peak-hour pedestrian/bike counts; school/day-camp/retail trip patterns; queueing and delay analysis at Belvedere/Columbus/Central Park and Grand River approaches; conflict analysis for crossings; and mitigation options with level-of-service and safety outcomes.
- Publish the report at least 14 days before the continued hearing and accept public comments; then hold a new public hearing to review findings and proposed mitigations.

We appreciate your service and your careful consideration of community safety and access. Please include this letter in the public record for Authentix Okemos Project.

Thank you for your attention.

Sincerely,

Hang Nguyen and Hieu Phan

**From:** [Raman S](#)  
**To:** [Tim Schmitt](#); [Scott Hendrickson](#); [Board](#)  
**Subject:** Formal Request for Continued Hearing and Further Analysis on Authentix Okemos Project  
**Date:** Saturday, October 18, 2025 6:26:35 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Scott Hendrickson, Township Supervisor and Township Board Members,  
Tim Schmitt, Community Planning and Development Director

Sub: Formal Request for Continued Hearing and Further Analysis on Authentix Okemos Project

Dear Township Board and Planning Commission,

As residents of meridian township, we are formally requesting that the Planning Commission continue the hearing process regarding the Authentix Okemos project. We strongly believe that additional analysis is needed before any decisions are made, and we would like to highlight the specific item below that require more time and consideration.

Additional Time Needed for Traffic Study Review

The township residents require more time to thoroughly review the traffic study associated with this project and to consult a traffic engineer for expert analysis. The current study appears not to account for all relevant factors and is challenging to interpret without specialized expertise. Specifically, we need to understand more about:

- Peak-hour pedestrian and bicycle counts
- School, day-camp, and retail trip patterns
- Queueing and delay analysis at Belvedere/Columbus/Central Park and Grand River approaches
- Conflict analysis for crossings
- Mitigation options with level-of-service and safety outcomes

Thank you for prioritizing our community's safety and access. Please add this letter to the public record for the Authentix Okemos Project and ensure every member of the Township Planning Commission receives a copy.

Meridian Township Residents

Thanks, Raman

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**From:** Raman S [REDACTED]  
**Sent:** Monday, September 22, 2025 10:12 AM

**To:** schmitt@meridian.mi.us <schmitt@meridian.mi.us>; hendrickson@meridian.mi.us <hendrickson@meridian.mi.us>; board@meridian.mi.us <board@meridian.mi.us>

**Subject:** Concerns Regarding Proposed Development at Central Park Estates

**Date:** 9/22/2025

Dear Scott Hendrickson, Township Supervisor and Township Board Members,  
Tim Schmitt, Community Planning and Development Director

Subject: Concerns Regarding Proposed Development at Central Park Estates

I am opposed to the variance in zoning and the proposed residential apartment complex that would be situated in front of the Central Park Estates neighborhood for the following reasons:

- **Traffic and Road Congestion:** The development will significantly increase traffic volume and congestion, raising concerns about pedestrian and resident safety.
- **Environmental Impact:** The project threatens local wetlands, mature trees, and wildlife habitats, potentially causing irreversible ecological damage.
- **Strain on Infrastructure:** Additional residential units will place pressure on schools, police and fire services, and water and sewer systems, which may not be adequately equipped to handle the increased demand.
- **Security, Noise, and Privacy:** The proximity of a transient population could lead to elevated noise levels, reduced privacy, and new security challenges for current residents.
- **Character of the Area:** The reduction in green space and the introduction of higher-density housing and retail will alter the established character of the neighborhood.
- **Property Values:** The desirability of the area may decline, resulting in a negative impact on homeowner property values.
- **Limited Access:** Central Park Estates people will have no other way to enter or exist except through the new apartment complex roads, which poses a serious safety and logistical concern. Also, the increase in traffic from the proposed development could exacerbate bottlenecks and hinder emergency response times.

As elected officials, the Meridian Township Board and Planning Commission should carefully evaluate these concerns and ensure they are fully addressed before making any decisions regarding this project.

I urge the Board to delay any approval until a comprehensive impact study is conducted, **and meaningful community input is gathered**. Residents deserve transparency, safety, and thoughtful planning that reflects the long-term interests of our neighborhood.

Sincerely,

Raman Sharma

[Redacted signature block]

**From:** [Henry Kwok](#)  
**To:** [Tim Schmitt](#); [Tim Dempsey](#); [Board](#); [Scott Hendrickson](#)  
**Subject:** Petition to reject the Eyde development  
**Date:** Saturday, October 18, 2025 8:19:50 PM  
**Attachments:** [Township.Petition.PDF](#)

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Dear trustees and planning commissioners & staff member

I am writing on behalf of our neighborhood in Central Park Estates to present you a petition from our neighbors of opposing this project that the Eydes have granted to Continental to develop a 300+ unit apartment complex.

Our neighbors have stated in the letters to why it would be detrimental to our families safety, quality of life, and ultimately our investments in our home value. Although none of this has been proven without a facts, we feel there has to be better methods to how to proceed and plan new development in this township.

I, in my own opinion, have expressed concerns based on my statement at the planning commission meeting. I want to add, as a 28 year resident of this community, I have seen the development of many great projects in this township. I know the tax revenue generated by all these past projects have created contributed to better amenities such as higher qualities in Meridian Township infrastructure public safety, schools and ultimately a better quality of life. We all moved here for all these reasons.

My family has contributed countless hours serving the residents and contribute our time money, sweat & tears helping this community live side by side. I'm not a city planner or an influencer. I'm just an ordinary citizen that happen to advocate for Meridian Township and also my neighbors. This project feels rushed, uninviting for discussion with their constituents and the zoning does not fit what we all bought in when we bought our homes in this neighborhood.

I stand along with my fellow neighbors of Central Park to continue to voice our opinions and opposition of this project. I thank you for your time again to read the petition and my personal opinion.

Thanks,

Henry Kwok  


CENTRAL PARK ESTATES PETITION

We, the undersigned residents of Central Park Estates (CPE) request that Meridian Township (including the Planning Commission and Board of Trustees) reject the Amendment to the Judgment/Settlement Agreement that would increase residential density. By signing below, we affirm our opposition to the Authentix Okemos multi-family development and our support for the preservation of Central Park Estates' safety, integrity, and environmental health.

Safety should be the first consideration. We are not against development in general; we are for responsible development. It is inappropriate to place 11 multi-storied apartment buildings (312 units) in a location where its traffic will exit and enter along the ninety-degree curve of Central Park Drive (a fast-paced and congested narrow road with limited advance visibility at the curve). A traffic impact study estimates 2000 additional outgoing vehicle trips daily. The study expects cut-through traffic, peak hour pressure, congestion on Belvedere and Columbus, and safety risks for children, pedestrians, and families. CPE is in effect a cul-de-sac, so residents will have no way out except to drive into the congestion (with left turns onto Central Park Drive especially risky). If this development moves forward, the township will be knowingly placing in jeopardy the health, safety, and welfare of residents and the multitude of shoppers who travel here from elsewhere.

The development will destroy much of the year-round habitat for deer, turkey, vulture, a multitude of smaller mammals and birds, and the migratory stopover for the protected Sandhill Crane. As well as destroying some of the natural wetlands and the character of the area. Moreover, the township has not yet requested the required drainage review from the Ingham County Drain Commission (ICDC) raising concerns of flooding and runoff impacts for existing homes. Or as yet agreed to comply with its drainage agreement with ICDC as it relates to this development.

CPE has recently experienced many incidents of attempted entry into our homes, as captured on video and reported to police. We are concerned that, due to the transient nature of apartment dwellers, we will see an increase in such criminal activity. We expect large numbers of apartment dwellers wandering our streets, litter, and unwelcome noise from years of construction and from parking lots and apartments. This will no longer be the environment into which we invested our life savings. It is highly inappropriate to build high rise apartments nearly at the back doors of single-family homes. If the township goes forward with this apartment complex, it will be doing real financial harm to us, devaluing our biggest investments and costing tens of thousands of dollars in moving expenses for those who flee CPE to escape the intolerable and dangerous environment. There will also be a breach of trust because some of us were told by the township, before buying a house in CPE, that no development could be built next to us. If something must be built, the zoning should be changed to single family homes or condominiums, lessening the traffic and population impact.

Name	Address	Signature	Date
1 Erin DAVIS	[REDACTED]	Erin Davis	10/12/25
2 Tim Davis	[REDACTED]	Tim Davis	10/12/25
3 Maneesh Mohan	[REDACTED]	Maneesh Mohan	10/12/25
4 RAJANIKANTH CHOWDAIAH	[REDACTED]	Rajanikanth	10/12/25
5 RAMYA H K	[REDACTED]	Ramyah	10/12/2025

Name	Address	Signature	Date
Supratik Rayamajhi	[Redacted]	<i>Supratik</i>	12/14 Oct, 2025
Sandeep Nagamally	[Redacted]	<i>N Sandeep</i>	10/12/2025
SAI GADIPATI	[Redacted]	<i>Sai</i>	10/12/2025
BHAVANI ANBARASU	[Redacted]	<i>Bhavani</i>	10/12/2025
MARISSA CRUZ	[Redacted]	<i>Marissa Cruz</i>	10/12/2025
Nagarajendra Konduri	[Redacted]	<i>Nagarajendra</i>	10/12/2025
Gabriel Hausbeck	[Redacted]	<i>Gabriel Hausbeck</i>	10.12.2025
Xavier Cruz-Hausbeck	[Redacted]	<i>Xavier Cruz-Hausbeck</i>	10/12/2025
Vikesh Amin	[Redacted]	<i>Vikesh Amin</i>	10/12/2025
Bijod Thanwat	[Redacted]	<i>Bijod Thanwat</i>	10/12/2025
Swathi Pirame Swati	[Redacted]	<i>Swathi Pirame Swati</i>	10/12/2025
Narayanan Pirame	[Redacted]	<i>Narayanan Pirame</i>	10/12/2025
Sarah Kovach	[Redacted]	<i>Sarah Kovach</i>	10.12.25
CURTIS FLAMMIN	[Redacted]	<i>Curtis Flamm</i>	10-12-25
Doug Hartman	[Redacted]	<i>Doug Hartman</i>	10.12.25
TAREK SAS	[Redacted]	<i>Tarek Sas</i>	10.12.25
Ninsh Susy	[Redacted]	<i>Ninsh Susy</i>	10-12-25
Yichi Du	[Redacted]	<i>Yichi Du</i>	10/12/25
Brian Winn	[Redacted]	<i>Brian Winn</i>	10/12/25
Rikhil Rajanika	[Redacted]	<i>Rikhil Rajanika</i>	10/12/25
Julie Flammin	[Redacted]	<i>Julie Flammin</i>	10/12/25
Jieyu Jade Shi	[Redacted]	<i>Jieyu Shi</i>	10/12/25
Beran Hartman	[Redacted]	<i>Beran Hartman</i>	10/12/25

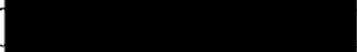
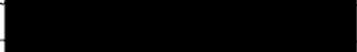
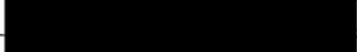
	Name	Address	Signature	Date
29	Suhani Panskar	[Redacted]	[Redacted]	10/12/25
30	Dianna Cas	[Redacted]	Dianna Cas	10/12/25
31	Hudson Winn	[Redacted]	Hudson Winn	10/12/25
32	Raman Sharma	[Redacted]	Raman Sharma	10/12/25
33	Hang (Hannah) M	[Redacted]	Hang (Hannah) M	10/12/25
34	SHRAVAN SINGIREMY	[Redacted]	Shra	10/12/25
35	SHIREESHA BOT	[Redacted]	Shireesha	10/12/25
36	Hieu Phan	[Redacted]	Hieu Phan	10/12/25
37	Hemalatha Sureshbabu	[Redacted]	Hemalatha	10/12/25
38	Sureshbabu Sankarara	[Redacted]	Sureshbabu	10/12/25
39	Nagavani Raparathi	[Redacted]	Nagavani	10/12/25
40	Akshobh Veridhi	[Redacted]	Akshobh Veridhi	10/12/25
41	RUPENDER VERIDH	[Redacted]	Rupender	10/12/25
42	SUHASINI SODAGAM	[Redacted]	Suhasini	10/12/25
43	Henry Kwok	[Redacted]	Henry Kwok	10/12/25
44	Urvi Patel	[Redacted]	Urvi Patel	10/12/25
45	Kyulatte Grace	[Redacted]	Kyulatte Grace	10/12/25
46	Lu Zhang	[Redacted]	Lu Zhang	10/12/25
47	Justus Rohlf	[Redacted]	Justus Rohlf	10/12/25
48	Mamta Sharma	[Redacted]	Mamta Sharma	10/12/25
49	Li Xiao	[Redacted]	Li Xiao	10/12/25
50	Al Lenthold	[Redacted]	Al Lenthold	10/12/25
51	Riya Sharma	[Redacted]	Riya Sharma	10/12/25

	Name	Address	Signature	Date
52	Casey Flammini	[Redacted]	Casey Flammini	10/12/25
53	Carly Flammini	[Redacted]	Carly Flammini	10/12/25
54	VNaga Talagadadeevi	[Redacted]	Naga Kumar	10/12/25
55	Momy KATKALA	[Redacted]	Momy	10/12/25
56	PREM NALIGANTI	[Redacted]	Prem	10/12/2025
57	Geeba Naliganti	[Redacted]	Geeba	10/12/2025
58	Onigas Anbarasu	[Redacted]	Oniga	10/12/2025
59	Anbarasu Appasang	[Redacted]	Anbarasu	10/12/2025
60	Praneeth Naligan	[Redacted]	Praneeth	10/12/2025
61	Prajeeth Naligan	[Redacted]	Prajeeth	10/12/2025
62	Henri Cavalier	[Redacted]	Henri	10/12/25
63	Jermaine Thomas	[Redacted]	Jermaine	10/12/25
64	David Cavalier	[Redacted]	David	10/12/25
65	Katherine Cavalier	[Redacted]	Katherine C	10/12/25
66	Sharon Sour-Ku	[Redacted]	Sharon Sour-Ku	10/12/25
67	Vincent Tomarica	[Redacted]	Vincent Tomarica	10/12/25
68	Yvonne Thomas	[Redacted]	Yvonne Thomas	10/12/25
69	Alexander Tomarica	[Redacted]	Alex Tomarica	10/13/26

Continued ...

name	address	signature	date
70	Vally		10/14/25
71	Pavani		10/14/25
72	Vedha		10/14/25
73	Siva		10/14/25
74	Raj Gasser		10/14/25
<del>75</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
75	SAGAR AG		10/14/25
76	RITA AGRAWAL		10/14/25
77	ARIA AGRAWAL		10/14/25
78	Rajasekhara Reddy		10/14/25
79	Naveena Sadipit		10/14/25
80	Jignesh Sadipit		10/14/25
81	ROBERT HOPKINS		10/16/25
82	ANNIE HOPKINS		10/16/25
83	KATELYN HOPKINS		10/16/25
84	Purnod Agalwal		10/16/25
85	Smriti Singh		10/16/25
86	Aruna		10/16/25
87	Arani Gaddam		10/16/25
88	Praneeth Tirunagari		10/16/25
89	YNGR RV		10/16/25
90	Morgan Govindasamy		10/16/25
91	Ravchenkumar Govindasamy		10/16/25
92	Ishaan Govindasamy		10/16/25
93	Nalima Govindasamy		10/16/25
94	GANDHI DOPPALAPUDI		10/16/25
95	NALINI GUMMADE		10/16/25
96	SREENIDHI DOPPALAPUDI		10/16/25
97	SIVAKUMAR		10/16/25
98	BHUVANA CANESAN		10/16/25
99	Belle Latimer		10/16/25
100	David Latimer		10/16/25
101	Jason Latimer		10/16/25
102	Derek Latimer		10/16/25
103	Arden Latimer		10/16/25
104	Leonardo Curto		10/16/25
105	Sajika CHIDUNA		10/16/25
106	Sangeetha Kattihury		10/16/25
107	Anagha Kirtane		10/16/25
108	Idanvi Kirtane		10/16/25
109	Shirishkumar Kirtane		10/16/25
110	Tanaya Kirtane		10/16/25

(already signed p. 4 vt.)

name	address	signature	date	
111	Iqbal Patel		Muley	10/16/25
112	Neel Patel		N.P. Patel	10/16/25
113	Iqbal Patel		Jameel	10/16/25
114	Sachin		Sachin	10/16/25
115	Anish K		Anish	10/16/25

Lined area for additional entries.

**From:** [Vincent Tomanica](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** Fwd: context compromise plan  
**Date:** Wednesday, October 22, 2025 10:26:23 AM  
**Attachments:** [image001.png](#)

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Commission,

Please find below an email also sent to the Board of Trustees regarding a compromise plan being considered by Continental Properties for the Authentix Okemos project. Beyond the reduction of traffic impact discussed below, another important consideration is that, by removing buildings 4,5,6 from the Central Park Estates side of the development, Continental can reduce the number of apartment buildings on the CPE side from 7 to 4. Continental can thereby significantly reduce its concrete and asphalt footprint on this land adjacent to CPE. For optimum drainage in this area we will want to maintain as much of the natural surface ground as possible. Doing so will help ensure more natural drainage and less impact on CPE. Please keep in mind that this plan does not allow for any additional living units in the development; it removes from two to three of the nearest apartment buildings from close proximity to the homes of CPE.

----- Forwarded message -----

**From:** Vincent Tomanica [REDACTED] >  
**Date:** Wed, Oct 22, 2025 at 8:32 AM  
**Subject:** context compromise plan  
**To:** <[board@meridian.mi.us](mailto:board@meridian.mi.us)>

Dear Board,

I provide the following excerpt from the email string in order to show the context of the conversation with Continental. This excerpt shows that the intent of the discussion/plan has been to remove Continental buildings 4 and 5 (reducing the total number of Authentix buildings from 11 to 9). As Continental's email of 10/25/2025 shows, if they can in addition build another foundation on the Walmart side, they will be able to eliminate buildings 4,5, AND 6 and thereby reduce the total number of buildings from 11 to 8 and create the widest possible buffer zone/nature sanctuary. Later today I will send a more fleshed-out version of the compromise plan. One important aspect of it: If Continental can transfer one foundation from the CPE side to the Walmart side this will allow access for entry/exit onto Madison Ave and Times Square Drive for the additional three floors of Authentix units moved to the Walmart side. Allowing them to totally bypass the congestion of CP Drive. Thus, the residents of the Walmart side will have three routes in and out, which will remove significant traffic flow from CP Drive. Keeping in mind that all Central Park Estates traffic must enter/exit from/to CP Drive and the safety issue that comes with added congestion on CP Drive is of major concern to CPE residents.

Please keep in mind that this compromise plan is a contingency Plan B (with the primary and foremost goal of the CPE residents being to prevent the Authentix Okemos project altogether). This compromise plan is intended to minimize the negative impact (or worst case scenario) of the development if indeed it is approved by the township.

Hi Vincent,

Thank you again for your thoughtful suggestions.

Since Continental does not build 4-story buildings, we won't be able to propose moving forward with the exceptions described below. However, we will look at the alternative you suggested last Wednesday, and see if we can add a foundation to the Walmart side of the development alongside adding a 3<sup>rd</sup> story to buildings 1, 2, and 7. This will be challenging as space on the Walmart-side is very tight given the setback and parking requirements, but we will review.

Thank you,

Brett

## **Brett Mozzetti, PLA**

Development Director



---

**From:** Vincent Tomanica [REDACTED] >  
**Sent:** Friday, October 17, 2025 5:51 AM  
**To:** Brett Mozzetti [REDACTED] >  
**Subject:** Fwd: Meridian township building code for multi-family

Hi Brett,

Please find below the MeridianTownship building code section that seems to address your concern about how high they will allow a building to be. If indeed these exceptions apply to you, then this section might allow for a fourth floor on buildings 8,9,10,11 (thereby allowing removal of buildings 4 and 5 from the Central Park Estates side and creating a buffer zone

between Central Park Estates and Authentix Okemos). And saving Continental a lot of money that would have gone into building two foundations.

**From:** [Vincent Tomanica](#)  
**To:** [Tim Schmitt](#)  
**Subject:** Fwd: context compromise plan  
**Date:** Wednesday, October 22, 2025 4:09:57 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Director Schmitt,

As advised by the township, I submitted the information below to the Planning Commission early this morning. Since I have not yet received confirmation that it has been received by them, I am forwarding it to you so that Planning is indeed aware of the Compromise Plan that Continental Properties is considering. I'm forwarding the entire string because I added information with each forwarded message. Thank you.

Vincent

----- Forwarded message -----

**From:** **Tim Dempsey** <[dempsey@meridian.mi.us](mailto:dempsey@meridian.mi.us)>  
**Date:** Wed, Oct 22, 2025 at 2:39 PM  
**Subject:** RE: context compromise plan  
**To:** Vincent Tomanica [REDACTED] >

Vincent,

Thank you for the update.

**Tim Dempsey**

Township Manager



[dempsey@meridian.mi.us](mailto:dempsey@meridian.mi.us)

W 517.853.4254

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

**From:** Vincent Tomanica [REDACTED] >  
**Sent:** Wednesday, October 22, 2025 10:45 AM  
**To:** Tim Dempsey <[dempsey@meridian.mi.us](mailto:dempsey@meridian.mi.us)>  
**Subject:** Fwd: context compromise plan

Hello Mr. Dempsey,

I spoke to you at length last month about an idea in Central Park Estates to introduce a compromise plan with Continental Properties in regard to their proposed Authentix Okemos development. I thought you'd want to be in the loop asap regarding the latest developments as expressed in the emails I sent to the Planning Commission and Board of Trustees earlier today. Please keep in mind that this compromise is proposed as a contingency plan in the event that the township approves the development. Prevention of such approval remains the primary goal of CPE residents. The compromise proposal would limit the negative impact upon CPE in the event that the development is approved nevertheless. Thank you for your expressed interest in these issues.

----- Forwarded message -----  
**From:** Vincent Tomanica [REDACTED] >  
**Date:** Wed, Oct 22, 2025 at 10:26 AM  
**Subject:** Fwd: context compromise plan  
**To:** <[planningcommission@meridian.mi.us](mailto:planningcommission@meridian.mi.us)>

Dear Planning Commission,

Please find below an email also sent to the Board of Trustees regarding a compromise plan being considered by Continental Properties for the Authentix Okemos project. Beyond the reduction of traffic impact discussed below, another important consideration is that, by removing buildings 4,5,6 from the Central Park Estates side of the development, Continental can reduce the number of apartment buildings on the CPE side from 7 to 4. Continental can thereby significantly reduce its concrete and asphalt footprint on this land adjacent to CPE. For optimum drainage in this area we will want to maintain as much of the natural surface ground as possible. Doing so will help ensure more natural drainage and less impact on CPE. Please keep in mind that this plan does not allow for any additional living units in the development; it removes from two to three of the nearest apartment buildings from close proximity to the homes of CPE.

----- Forwarded message -----  
**From:** Vincent Tomanica [REDACTED] >

Date: Wed, Oct 22, 2025 at 8:32 AM  
Subject: context compromise plan  
To: <[board@meridian.mi.us](mailto:board@meridian.mi.us)>

Dear Board,

I provide the following excerpt from the email string in order to show the context of the conversation with Continental. This excerpt shows that the intent of the discussion/plan has been to remove Continental buildings 4 and 5 (reducing the total number of Authentix buildings from 11 to 9). As Continental's email of 10/25/2025 shows, if they can in addition build another foundation on the Walmart side, they will be able to eliminate buildings 4,5, AND 6 and thereby reduce the total number of buildings from 11 to 8 and create the widest possible buffer zone/nature sanctuary. Later today I will send a more fleshed-out version of the compromise plan. One important aspect of it: If Continental can transfer one foundation from the CPE side to the Walmart side this will allow access for entry/exit onto Madison Ave and Times Square Drive for the additional three floors of Authentix units moved to the Walmart side. Allowing them to totally bypass the congestion of CP Drive. Thus, the residents of the Walmart side will have three routes in and out, which will remove significant traffic flow from CP Drive. Keeping in mind that all Central Park Estates traffic must enter/exit from/to CP Drive and the safety issue that comes with added congestion on CP Drive is of major concern to CPE residents.

Please keep in mind that this compromise plan is a contingency Plan B (with the primary and foremost goal of the CPE residents being to prevent the Authentix Okemos project altogether). This compromise plan is intended to minimize the negative impact (or worst case scenario) of the development if indeed it is approved by the township.

Hi Vincent,

Thank you again for your thoughtful suggestions.

Since Continental does not build 4-story buildings, we won't be able to propose moving forward with the exceptions described below. However, we will look at the alternative you suggested last Wednesday, and see if we can add a foundation to the Walmart side of the development alongside adding a 3<sup>rd</sup> story to buildings 1, 2, and 7. This will be challenging as space on the Walmart-side is very tight given the setback and parking requirements, but we will review.

Thank you,

Brett

## Brett Mozzetti, PLA

Development Director



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**From:** Vincent Tomanica [REDACTED]  
**Sent:** Friday, October 17, 2025 5:51 AM  
**To:** Brett Mozzetti [REDACTED]  
**Subject:** Fwd: Meridian township building code for multi-family

Hi Brett,

Please find below the MeridianTownship building code section that seems to address your concern about how high they will allow a building to be. If indeed these exceptions apply to you, then this section might allow for a fourth floor on buildings 8,9,10,11 (thereby allowing removal of buildings 4 and 5 from the Central Park Estates side and creating a buffer zone between Central Park Estates and Authentix Okemos). And saving Continental a lot of money that would have gone into building two foundations.

**From:** [Vincent Tomanica](#)  
**To:** [Planning Commision \(DG\)](#)  
**Subject:** Fwd: Authentix Okemos (AO) Compromise Plan  
**Date:** Wednesday, October 22, 2025 5:09:10 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

----- Forwarded message -----

**From:** Vincent Tomanica [REDACTED] >  
**Date:** Wed, Oct 22, 2025 at 5:03 PM  
**Subject:** Authentix Okemos (AO) Compromise Plan  
**To:** <[board@meridian.mi.us](mailto:board@meridian.mi.us)>

COUNTER-PROPOSAL: Remove Buildings 4, 5, and 6 (each two floors high) from the land area adjacent to Central Park Estates (CPE). Move three of those floors to the Walmart side of the development (between Belvedere and Walmart) by adding one foundation to that location. The other three floors can be added to buildings 1, 2, and 7. This plan will reduce the total number of apartment buildings from 11 to 9 and establish a desired buffer zone between AO and CPE.

If there is inadequate space for an additional foundation on the Walmart side, two of the three buildings referenced for removal above can be removed by adding a third floor to buildings 1, 2, 3, 7. These third floors need not be an eyesore to CPE residents for two reasons: trees and distance. The forest of the Spring Peeper Drain Easement, along Belvedere, will remain undisturbed and features approx 80 foot trees that will tower above all AO structures. Similarly, per the AO Site Plan, along Columbus a natural forest feature signified as "Wetland" will remain between CPE and Building 6 of AO. In the middle area of the block, where buildings 4 and 5 would have stood, a grove of trees should be planted which will provide a privacy and sound barrier for CPE, as well as preserving the natural features the full length of Belvedere and for 3/4 the length of Nassau St. If only two buildings are to be removed from the Nassau side, removing 4 and 5 will serve to make the AO complex the most inconspicuous.

Once a compromise plan is negotiated between the Township and Continental, the residents of CPE should be polled to see if the compromise is preferred over the original plan or if residents have reasonable third options to offer. Naturally, CPE residents will want a contractual commitment that no additional units will be added to the development and that the newly established buffer zone will remain permanently free of further development. Perhaps that section could be donated or sold at a reasonable price to the township to create a small natural area named "Continental Natural Sanctuary."

A WIN FOR CPE: Traffic problems will be reduced as three floors of population/traffic/units/noise could be removed from the CPE side. Moreover, the concern over traffic congestion on Central Park Drive will be reduced somewhat by the fact that traffic on the Walmart side can funnel in and out of the area by way of Madison Ave eastbound and Times Square Drive westbound without ever needing to enter Central Park Drive.

In addition, CPE will gain a wider buffer zone between our single family homes and the apartments. This will help preserve the natural character that has drawn residents to Okemos

and preserve the natural habitat for our cherished year-round population of deer, wild turkey, vultures, and a multitude of smaller species.

Removing two or three buildings from close proximity to CPE will significantly reduce the concrete and asphalt footprint, allowing more of the natural drainage and thereby reducing for CPE residents the impact of altered drainage patterns.

A WIN FOR CONTINENTAL: AO will retain all 312 units while saving substantial construction costs by eliminating 2 foundations (the expensive part of building). AO residents will also enjoy the enhanced natural space. This good faith effort on the part of Continental will express their stated desire to be good neighbors and thereby earn them a greater measure of trust and appreciation.

A WIN FOR MERIDIAN TOWNSHIP: The township will still gain the full tax revenue from the addition of AO.

Historically, the Board of Trustees and the township have welcomed such compromise plans. It should be noted, however, that this compromise is a contingency plan to be used as a back-up plan. The primary goal of CPE residents has been to prevent the AO development altogether. Toward that end, the CPE community has presented to the township a petition with 115 signatures which opposes AO. If AO is nevertheless built, this Compromise Plan should be utilized to reduce the impact of the AO development upon the lives of CPE residents. This compromise is not intended to preclude any other legal options that individuals of CPE or the community as a whole wish to explore (such as a gated community).

**From:** [Vincent Tomanica](#)  
**To:** [Tim Schmitt](#)  
**Subject:** Fwd: Authentix Okemos (AO) Compromise Plan  
**Date:** Friday, October 24, 2025 12:26:46 AM

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Director Schmitt,

Regarding paragraph one of the Compromise Plan below: because of the challenges involved in moving a foundation from the CPE side to the limited space on the Walmart side of the development, perhaps the option discussed in paragraph two will be more viable (though the plan in paragraph one would be more ideal for CPE residents). Not only for drainage considerations, but also for traffic on Central Park Drive (as well as for numerous other reasons the CPE community has raised in the petition filed earlier this month, in emails, and at township trustee and planning meetings. Regarding paragraph two of the Compromise Plan: the rationale used for removing buildings 4 and 5 is based on those being the most visibly conspicuous of the three structures in closest proximity to CPE. And therefore the removal of those buildings might to the greatest degree demonstrate Continental's commitment to compromise (thereby potentially making that choice the most attractive option for them). Also, removal of buildings 4 and 5 could make possible the creation of a contiguous stretch of permanent natural area/buffer zone (stretching from the corner of Central Park Drive, along Belvedere nearly to Nassau, and approximately 3/4 of the way behind the homes along Nassau to Columbus). Without eliminating buildings 4 and 5 this uninterrupted stretch of preserved land/wildlife habitat would not otherwise be possible. As further discussed in paragraph three below.

Thank you for your consideration of this plan.

Vincent Tomanica  
CPE resident

----- Forwarded message -----

**From:** Vincent Tomanica [REDACTED] <[REDACTED]@[REDACTED].com>  
**Date:** Wed, Oct 22, 2025 at 5:08 PM  
**Subject:** Fwd: Authentix Okemos (AO) Compromise Plan  
**To:** <[planningcommission@meridian.mi.us](mailto:planningcommission@meridian.mi.us)>

----- Forwarded message -----

**From:** Vincent Tomanica [REDACTED] >  
**Date:** Wed, Oct 22, 2025 at 5:03 PM  
**Subject:** Authentix Okemos (AO) Compromise Plan  
**To:** <[board@meridian.mi.us](mailto:board@meridian.mi.us)>

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Once a compromise plan is negotiated between the Township and Continental, the residents of CPE should be polled to see if the compromise is preferred over the original plan or if residents have reasonable third options to offer. Naturally, CPE residents will want a contractual commitment that no additional units will be added to the development and that the newly established buffer zone will remain permanently free of further development. Perhaps that section could be donated or sold at a reasonable price to the township to create a small natural area named "Continental Natural Sanctuary."

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In addition, CPE will gain a wider buffer zone between our single family homes and the apartments. This will help preserve the natural character that has drawn residents to Okemos and preserve the natural habitat for our cherished year-round population of deer, wild turkey, vultures, and a multitude of smaller species.

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Historically, the Board of Trustees and the township have welcomed such compromise plans. It should be noted, however, that this compromise is a contingency plan to be used as a back-

up plan. The primary goal of CPE residents has been to prevent the AO development altogether. Toward that end, the CPE community has presented to the township a petition with 115 signatures which opposes AO. If AO is nevertheless built, this Compromise Plan should be utilized to reduce the impact of the AO development upon the lives of CPE residents. This compromise is not intended to preclude any other legal options that individuals of CPE or the community as a whole wish to explore (such as a gated community).



**To: Planning Commission**

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

**Date: October 24, 2025**

**Re: Settlement Agreement Amendment Request - Eyde Land Holdings (owner) Central Park Property/Continental Properties acting as developer (Parcel IDs 15-400-031, 22-203-001, 22-202-001)**

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At the October 13<sup>th</sup> Planning Commission meeting, Staff presented a conceptual plan and supporting information from Continental Properties, who is seeking an amendment to the existing settlement agreement covering the development of the vacant property on the east side of Central Park Drive, between Times Square and the entrance to the Willows at Okemos, currently owned by Eyde Land Holdings, LLC. In total, the parcels in question consist of 30.65 acres of land, with approximately 4.67 acres of wetlands.

As a reminder, the current request is to change the existing zoning designations that are on the site, RD, Multiple Family up to 8 units per acre, and CS, Commercial Service, to RC, Multiple Family up to 14 units per acre, and limiting the development in the following ways:

- No more than 312 dwelling units on the site
- No more than two story building between Belvedere and Columbus Avenues
- Full time access points on Central Park and Times Square Drives only
- Providing a minimum of 100 feet of setback from Central Park Estates

The applicant is also seeking flexibility for the following as part of the amendment:

- Reconfiguration of the open spaces that were previously set aside in the settlement agreement.
- An allowance for building articulation to serve in place of the 200-foot maximum building length.
- Allowing the settlement agreement to serve as the special use permit for the provision of the buildings being greater than 25,000 square feet in total.
- Encroachments throughout the site into the wetland setbacks, while setting aside additional areas adjacent to setbacks to act as additional buffer, with no net loss of buffer.

Any potential project still needs full site plan review, including review by the Ingham County Drain Commissioner and Ingham County Road Department, along with potential wetland review. All of this is pending the outcome of the discussion regarding the settlement agreement amendment.

Staff is not recreating the entire October 13<sup>th</sup> Planning Commission packet here. That information can be found at this link: <https://www.meridian.mi.us/home/showpublisheddocument/30760/638956895414200000>

**Central Park Eyde Property – Settlement Agreement Amendment (Continental Properties)  
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Page 2**

**October 13, 2025 Planning Commission meeting follow up**

At the October 13<sup>th</sup> meeting there were a number of topics discussed and a number of items that the Planning Commission asked Staff to follow up on, prior to a resolution for approval or denial to be considered. Staff has summarized the topics here and offers the following.

Can Staff further explain the results of the Traffic Study and the potential impact from the project?

The Traffic Study that was provided and reviewed shows that the level of service for the existing surrounding intersections that were studied will all remain the same as they would be with normal background growth of traffic. The only exception would be the AM peak hour, west bound, at Central Park and Belvedere Avenue. The delay will increase by 0.4 seconds and go from an LOS A to an LOS B. The most recent traffic counts from MDOT, in September 2024, indicated 5,545 daily vehicles, so the increase from this project will not rise to a level requiring road reconfiguration, as generally, three lane roads like Central Park Drive are designed to accommodate 15,000 cars daily.

Most notably in the traffic study, is the reduction in traffic from the potential use of the site under the CS zoning. The study assumed 118,000 square feet of commercial space, which is reasonable given the acreage in question. That would generate 7,715 trips on its own, along with another 678 from the existing permitted multiple family development. In total, the proposal represents a 76% reduction in potential traffic impacts, when comparing the existing zoning with the proposed development.

What are the access point options for the project?

The applicant modeled two options in their traffic study:

Option 1: Full access points on Times Square, Central Park, Belvedere, and Columbus

Option 2: Full access points on Times Square and Central Park

With an eye towards keeping additional traffic off Belvedere and Columbus, the applicant is pursuing the two access point model, pushing all the traffic onto the main roads immediately, rather than onto the side streets, then onto the main roads. This is all subject to final approval of the Ingham County Road Department.

Can Staff provide some explanation of Area Median Income?

There has been some discussion of the idea of Area Median Income and how that comes into play. Although this is not explicitly a low to moderate income housing project, the applicant has pointed out that it will be affordable, so AMI was raised in discussion. Meridian Township is part of the Lansing/East Lansing Metropolitan Statistical Area, so those numbers are shown for a family of four:

Median Family Income	50% AMI (Very low income)	80% AMI (Low income)	120% AMI (typical limit for funding programs)
\$101,700	\$50,400	\$80,650	\$122,040

These figures are used to help determine the affordability of a project and vet potential residents in projects that have income limitations. The idea being that you are not stretching someone’s income to the breaking point so they can afford housing, but nothing else.

Is there any accident data that can be shared?

The Police Department has the following accident information since 2020. There have been a total of 19 crashes at the five nearby intersections, five of which were single-car accidents:

**Central Park Eyde Property – Settlement Agreement Amendment (Continental Properties)  
Planning Commission Discussion – October 27, 2025  
Page 3**

- Central Park entrance to Home Depot: 2 crashes
  - Driver fell asleep and crossed the center line
  - Single car crash where driver hit ice and jumped the curb
- Central Park and Newman: 10 crashes
  - 5 crashes from rear end on Newman
  - 5 crashes from left turn from Newman to Central Park
- Central Park and Columbus: 0 crashes
- Central Park and Belvedere: 1 crash
  - Car vs. Deer
- Central Park and Times Square: 6 crashes
  - Left turn from MSUFCU
  - Rear end in the turn lane
  - Improper u-turn
  - 2 crashes caused by sliding on ice and colliding with a car
  - Rear end turning off of Times Square

Is there any follow up on the clearing violation that occurred?

As was noted previously, the owner of the property cleared, but did not fully grub the site, essentially leaving mowed grass. Staff issued a violation notice and ticket for the work without permits, which has been paid. Staff has left open the door to further remediation, after the project has been fully vetted, if there is a wetland impact that is found. At this time, Staff does not have any indication that wetlands were impacted.

Can Staff clarify the specific charge from the Board?

As Staff mentioned previously, The Planning Commission is being asked to review the request and make a recommendation to the Township Board on the Land Use being proposed. The specific motion of the Board was as follows:

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

The Township Board left open the discussion to anything related to whether or not the zoning should be changed, asking the Planning Commission to fully analyze the proposal.

Has a wetland delineation been completed?

The wetland delineation that was submitted is attached to this report.

Can Staff provide some sample language for conditions on the height/location of buildings?

Staff would suggest the following options, if the intention is to limit the development as shown on the concept plan provided. This can be modified as the Planning Commission would like in their recommendation to the Township Board:

“No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.”

-or-

“Two story buildings shall be permitted between Columbus and Belvedere and three story buildings shall be permitted between Belvedere and the Walmart property to the north.”

**Central Park Eyde Property – Settlement Agreement Amendment (Continental Properties)  
 Planning Commission Discussion – October 27, 2025  
 Page 4**

Can Staff provide some language regarding non-motorized transportation conditions?

Staff would suggest the following options, which can be modified or added to as the Planning Commission desires in their recommendation to the Township Board.

“The sidewalk along Belvedere Avenue shall be built in place of the proposed off road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.”

“A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided.”

“Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.”

How does the Future Land Use Map apply given the Settlement Agreement on the site?

As Staff explained at the October 13<sup>th</sup> meeting, the Future Land Use map designation for the site has not been updated to match the settlement agreement. The 2005 Master Plan showed commercial uses along the frontage and still showed office to the rear. The 2017 Master Plan showed commercial across the entire site, a designation which remained in the 2023 update. Changing the future land use designations for a site that is under a settlement agreement is not often done, as generally, the land use is established through the courts, not the plan.

Can staff explain the Future Land Use Map designations in the Master Plan?

From the current plan, the FLUM designations generally align with the Zoning Districts as follows:

Future Land Use and Zoning Map correlation

Future Land Use Designation	Zoning Districts
Michigan State University	AG, RR
Rural Residential	AG, RR
Suburban Residential	RAAA, RAA, RA
Mixed Intensity Residential	RA, RB, RX
Multiple Family Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Commercial	C-1, C-2, C-3, PO, CR
Business/Technology/Industrial	PO, RP, I
Institutional	All districts
Parks and Land Preservation	All districts
Mixed Use	PUD, CPUD, MUPUD
Potential Intensity Change Area (PICA)	MUPUD

How does the density calculation work for the site, given that it is split by roads?

The three parcels under consideration are all being treated as one development site for purposes of determining the density for the site. Currently, the acreage is as follows:

<b>CS Zone</b>	18.37 ac
<b>RD Zone</b>	12.24 ac

There are slightly more than 6.06 acres of wetland on the site. Utilizing the density formula in Section 86-376(d)(11), 412 dwelling units would be theoretically permissible on the site.

The units per acre of each of the parcels in the proposed project are approximately as follows:

**Central Park Eyde Property – Settlement Agreement Amendment (Continental Properties)  
Planning Commission Discussion – October 27, 2025  
Page 5**

- Northern parcel: 13.18 acres, 144 units, 10.9 dwelling units per acre
- Middle parcel: 12.84 acres, 168 units, 13.08 dwelling units per acre
- Southern parcel: 4.66 acres, 0 units, 0.00 dwellings units per acre

Are there any parking implications with the development proceeding across multiple parcels?

There are no concerns having parking and units spread throughout the parcels under question. If the project is approved, as one large project, it will be treated as such going forward, with parking spread throughout the project site.

Can a traffic circle address the traffic concerns that have been raised?

As is always the case with anything related to street design, the Ingham County Road Department will need to approve any road design changes. Typically, traffic circles are used on higher volume streets where traffic calming is needed or there are substantial movement conflicts. Central Park Drive traffic volume is relatively low and is unlikely to qualify for a traffic circle. Additionally, right of way will likely need to be acquired for a traffic circle, which will be challenging in the Central Park Drive corridor.

Will this project eventually need a Special Use Permit due to being over 25,000 square feet?

Whether or not a further Special Use Permit will be needed for a series of buildings greater than 25,000 is a matter that will need to be discussed during the settlement agreement amendment discussions. The applicant is suggesting that, given the detailed information that is being provided now, a further Special Use Permit should not be required. Staff would tend to agree, as we are trying to work out the major land use related issues now, as opposed to when an application is submitted in the future.

Are there any historical rezonings of similar size/crossing streets?

Although this is a large rezoning request, the size is not unusual. Since 2017, there have been four rezonings that are larger than this request, several of which involved more than one parcel.

1. REZ #18030 – The first half of Copper Creek, from RR to RA, approximately 45 acres
2. REZ #19060 – Silverleaf, from RR, RAA, and RAAA to RAA and PO with conditions, approximately 96 acres
3. REZ #20050 – Grand Reserve, from RA to RD with conditions, approximately 32 acres
4. REZ #24015 – The second half of Copper Creek, from RR to RA, approximately 136 acres

In terms of crossing streets, it is not common, as typically the rezoning is done before the streets are in place. But Belvedere and Columbus were built prior to construction along the Central Park frontage, which leads us to the current request.

What comparisons are there of similar single-family and multiple-family adjacencies?

Multiple-family uses and single-family uses are often adjacent to each other. Places like Meridian Meadows, Stratford Place, Woodward Way, Edgewood Village, and Club Meridian are all apartment complexes that are adjacent to single-family neighborhoods to varying degrees. The Hidden Meadows and Okemos Square neighborhoods are accessed from Okemos Road by taking Sower Boulevard past Okemos Station Apartments and multiple office buildings. There are similar examples regionally.

**Planning Commission Action**

The Planning Commission is being asked to make a formal recommendation to the Township Board on the proposed land use for the site. The request from the applicant is to change the current zoning designations from RD and CS to RC. A rezoning of RD to RC would be considered an increase in density while a rezoning from CS to RC is a clear decrease in density. Alternatively, the Planning Commission could recommend an alternative, if they identified one that was appropriate. At this time, Staff does not have a recommended alternative.

As we have stated previously, the recommendation of the Planning Commission should be focused on the land use being proposed, i.e. if the Planning Commission believes the proposed change to RC is acceptable, but there are specific land use related details to work out, they should highlight those details in their recommendation. Staff is providing both a resolution recommending approval and a resolution recommending denial for the Planning Commission to consider. Staff would also offer the following motions for use in discussing this item.

**OPTION 1: Recommendation for Approval**

**Move to adopt the resolution recommending approval to the Township Board for the proposed change to the settlement agreement for the vacant Central Park Drive properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001), subject to the following conditions:**

- **No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.**
- **The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.**
- **A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided.**
- **Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.**
- **No more than 312 dwelling units shall be permitted across the three parcels.**
- **Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.**
- **A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.**

**For the following reasons:**

- **The proposed land use is compatible with the surrounding uses as it provides for higher density uses along main roads, buffering lower density uses to the rear.**
- **The proposed land use represents a reduction in potential traffic from the current zoning designations for the site, lessening the traffic impact on Central Park Drive.**
- **The addition of more housing units addresses a proven need in the community for more housing units at a more affordable price point.**

**OPTION 2: Recommendation for Denial**

**Move to adopt the resolution recommending denial to the Township Board for the proposed change to the settlement agreement for the vacant Central Park Drive properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001), for the following reasons:**

- **The current zoning designations represent a more logical and orderly way to develop the land, with commercial development along Central Park Drive and multiple-family development close to Central Park Estates.**
- **The current zoning designations are more consistent with the current zoning in the area, with commercial uses along Central Park Drive.**

Attachments

1. Resolution recommending approval of the proposed settlement agreement amendment
2. Resolution recommending denial of the proposed settlement agreement amendment
3. Conceptual layout
4. Wetland information for the parcels
5. Supplemental Information from the Applicant
6. Rezoning criteria.

**RESOLUTION TO RECOMMEND APPROVAL**

**Vacant Central Park Properties  
Settlement Agreement Amendment (2025)**

**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 27th day of October, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission has concluded that the requested amendment of the Court orders governing the site will provide the most orderly development of the land; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site will be a reduction in the intensity of use from what was approved

**Resolution to Recommend Approve  
Vacant Central Park Properties – Settlement Agreement Amendment  
Page 2**

by the Township in 2004, when Commercial uses were introduced to the site; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district in the east.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC, subject to the following conditions:

1. No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.
2. The sidewalk along Belvedere Avenue shall be built in place of the proposed off road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.
3. A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided.
4. Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
5. No more than 312 dwelling units shall be permitted across the three parcels.
6. Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.
7. A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of October, 2025.

\_\_\_\_\_  
Alisande Shrewsbury  
Planning Commission Chairperson

**RESOLUTION TO RECOMMEND DENIAL**

**Vacant Central Park Properties  
Settlement Agreement Amendment (2025)**

**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 27th day of October, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission has concluded that the current zoning of the site would provide a more orderly development of the land, with commercial along Central Park Drive and multiple family development between Central Park Estates and the commercial space, than the proposed amendment of the Court orders governing the site; and

**Resolution to Recommend Approve  
Vacant Central Park Properties – Settlement Agreement Amendment  
Page 2**

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would not be a reduction in the intensity of use from what was approved by the Township in 2004; and

WHEREAS, the current zoning designations of the land are more consistent with the zoning in the surrounding area .

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of October, 2025.

\_\_\_\_\_  
Alisande Shrewsbury  
Planning Commission Chairperson


No.	ISSUED FOR:	DATE	BY
0	REZONE	9/09/2025	WLP
1			
2			
3			
4			

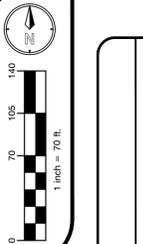
OVERALL SITE LAYOUT  
MERIDIAN TWP (KEMOS)  
CONTINENTAL PROPERTIES  
CENTRAL PARK DRIVE  
S22, T4N, R1W

PROJECT:      CLIENT:      SITE SECTION:

JOB NUMBER  
25118006

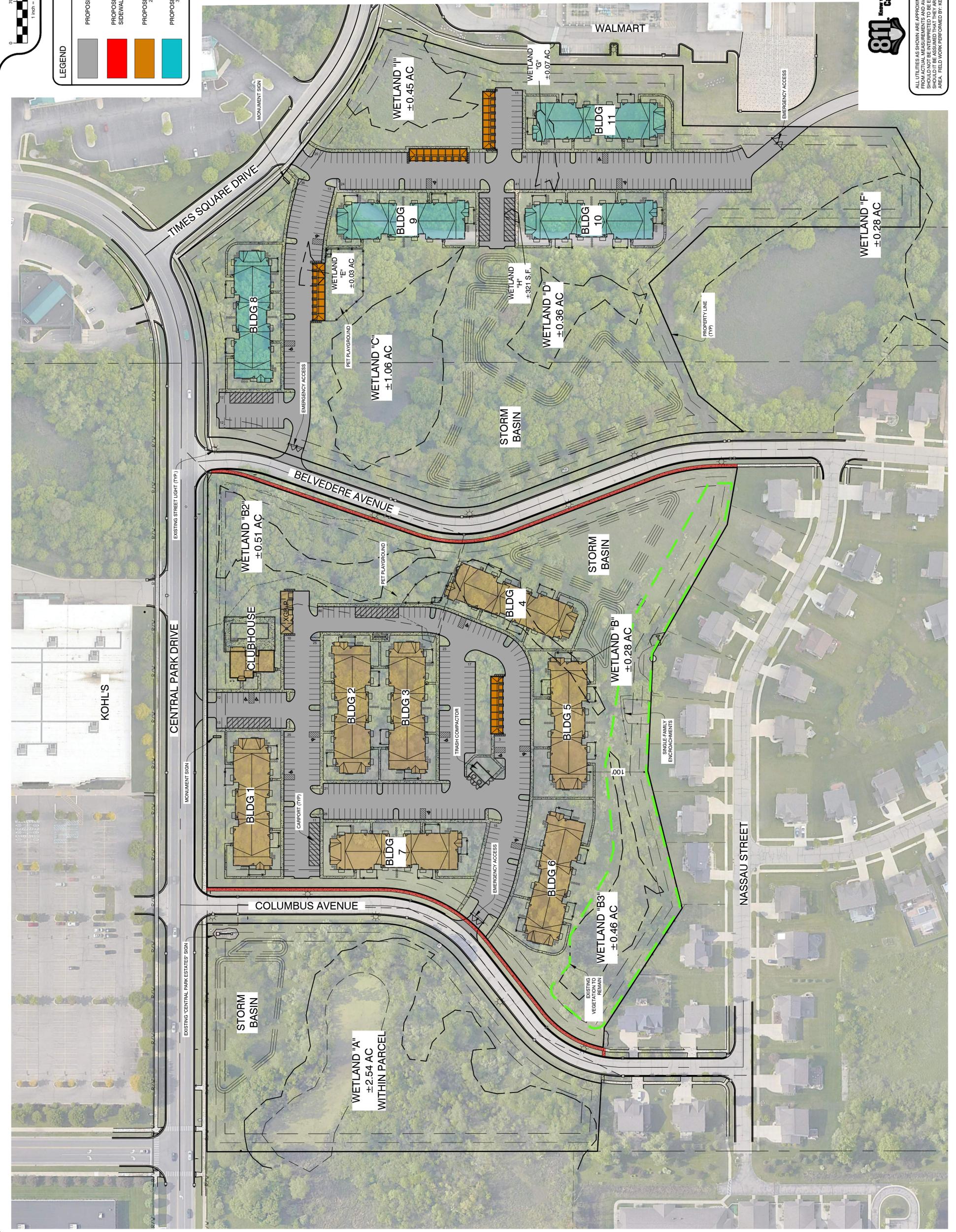
DATE  
09/09/2025

SHEET NUMBER  
C3.0



LEGEND

- PROPOSED PAVEMENT
- PROPOSED PUBLIC SIDEWALK
- PROPOSED 2-STORY BLDG  
24 units each
- PROPOSED 3-STORY BLDG  
36 units each



ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD THEY BE USED FOR ANY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY KEBS, INC.



MARX  
WETLANDS  
LLC

August 5, 2025

Mr. Brett Mozzetti  
**Continental 975 Fund LLC**  
W134 N8675 Executive Parkway  
Menomonee Falls, WI 53051  
C: 262-339-9490

**RE: Wetland Evaluation Report: Central Park Drive  
Meridian Township, Ingham County, Michigan**

Dear Brett:

Pursuant to your request, Marx Wetlands LLC (MW) performed a wetland determination for the proposed project of three (3) parcels (north- includes addition, central, and south) totaling 31 acres in Meridian Township (T4N, R1W), Ingham County, Michigan ("Site"). The Site is bisected by Madison, Belvedere, and Columbus Avenues, with Central Park Drive defining the western boundary.

The purpose of this wetland determination is to provide a report of any wetland areas within the Site and provide an opinion on the possible jurisdiction of the federal government, Michigan Department of Energy, Great Lakes, and Environment (EGLE), and local agencies over wetland areas identified on-site, wherever applicable.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation follows a technical approach for identifying wetlands and depends on three (3) environmental parameters. These parameters are 1) the presence of hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology. The parameters are present in wetland systems under normal conditions. The wetland determination and on-site delineation consisted of a review of online background resource documents and one (1) site visit conducted on July 24, 2025. A discussion of the findings is presented below.

### Online Research

- The National Wetlands Inventory (NWI) map indicates that three (3) emergent (PEM1C) wetlands, including one (1) freshwater pond (approximately 0.77 acres) within the Site (**Enclosure 1-Background Research**).

9861 High Meadow  
Ypsilanti, Michigan 48198  
Mobile: 734-478-8277  
e-mail  
bg.marxwetlands@gmail.com

- Meridian Township's Natural Features Map indicates that the Site contains similar potential wetland areas to the NWI mapper.
- According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, most of the Site is mapped with low hydric soils (<10% hydric rating), except three main areas mapped by Adrian muck, 0 to 1 percent slopes (AdraaA, 100% hydric rating), Colwood-Brookston loams (Co, 80% hydric rating), and Houghton muck, 0 to 1 percent slopes (HgtahA, 100% hydric rating), which are hydric (wetland-ranked) soils (**Enclosure 1-Background Research**).
- In addition, *Ingham County's Southeast -Meridian Township Drain Map (Enclosure 1-Background Research)* indicates that the Site contains three (3) drain segments (two tiled, one open ditch) of Spring Peeper Drain (S3600) and branches.
- MW's preliminary review of FEMA FIRM Panel No. 26065C0156D, effective on 8/16/2011, showed that the Site is mapped within the minimal flood hazards (e.g., Zone X) (**Enclosure 1 Background Research**).

### **Summary of Findings**

The Site contains primarily undeveloped, mostly forested land, upland forest/scrub-shrub, and wetland areas. The northern portion of the Site (north of Madison Avenue) contains disturbed upland fields. The Site is located within a predominantly commercial and residential area of Meridian Township, Michigan. The Site is bounded by undeveloped land to the south, the existing Walmart to the north, Central Park Drive to the west, and single-family residences to the east.

#### ***Upland Habitats: Open Field/Lawn & Scrub-shrub/Forest***

The upland open areas consisted of the following herbaceous species: hoary allysum (*Berteroa incana*), spotted knapweed (*Centaurea stoebe*), yarrow (*Achillea millefolium*), bluegrasses (*Poa annua*, *P. pratensis*, *P. compressa*), Queen Anne's lace (*Daucus carota*), Philadelphia fleabane (*Erigeron philadelphicus*), wild-bergamot (*Monarda fistulosa*), timothy grass (*Phleum pratense*), orchard grass (*Dactylis glomerata*), smooth brome (*Bromus inermis*), birds-foot trefoil (*Lotus corniculatus*), tall sweet-clovers (*Melilotus altissimus*, *M. albus*), and goldenrods (*Solidago altissima* and *S. canadensis*), and strawberry (*Fragaria virginiana*). Scattered trees included black locust (*Robinia pseudoacacia*), autumn-olive (*Elaeagnus umbellata*), and blackberry (*Rubus alleghaniensis*).

- The upland open areas are best characterized as low- to moderate-quality old field or successional habitat dominated by disturbance-tolerant, mostly non-native herbaceous species and scattered woody invasives. While a few native species persist, the overall floristic composition indicates a lack of high-quality native plant communities or specialized habitat features.

The upland, scrub-shrub, including mixed deciduous forested areas contain the following species: white avens (*Geum canadense*), white vervain (*Verbena urticifolia*), beggar's lice (*Hackelia virginiana*), penn sedge (*Carex pensylvanica*), Japanese hedge parsley (*Torilis japonica*), may-apple (*Podophyllum peltatum*), Virginia creeper (*Parthenocissus quinquefolia*), red oak (*Q. rubra*), black oak (*Quercus velutina*), black locust, black walnut (*Juglans nigra*), white pine (*Pinus strobus*), Scotch pine (*Pinus sylvestris*), box-elder (*Acer negundo*), sugar maple (*Acer saccharum*), black cherry (*Prunus serotina*), cottonwood (*Populus deltoides*), scattered with Austrian pine (*Pinus nigra*), American elm (*Ulmus americana*), sassafras (*Sassafras albidum*), northern pin oak/Hill's oak (*Quercus ellipsoidalis*), trembling aspen (*Populus tremuloides*), Siberian elm (*Ulmus pumila*), white mulberry (*Morus alba*), and white ash (*Fraxinus americana*) trees. Common native and non-native shrub species include common buckthorn (*Rhamnus cathartica*), hawthorn (*Crataegus calpodendron*), Eurasian honeysuckle (*Lonicera maackii*, *L. xbella*, *L. morrowii*), ironwood (*Ostrya virginiana*), border privet (*Ligustrum obtusifolium*), blackberry, and black raspberry (*Rubus occidentalis*). Common vines include riverbank grape (*Vitis riparia*), poison ivy (*Toxicodendron radicans*), woodbine (*Parthenocissus inserta*), bittersweet (*Solanum dulcamara*), Virginia creeper (*P. quinquefolia*), and invasive bittersweet (*Celastrus orbiculatus*).

- The upland forest and scrub-shrub areas are of moderate habitat quality, characterized by a mixed canopy of both native and non-native tree species. Numerous conifers (Scotch, Austrian, and white pines) appear to have been planted, and a few groves of black locust are likely remnants of former land use (west along Central Park Drive). While native oaks, walnuts, and maples contribute positively to habitat value, the understory and shrub layers are **significantly degraded by invasive species**, including common buckthorn, Eurasian honeysuckle, and border privet. Refer to the *On-site Conditions (Enclosure 2)*.

### [Wetland Delineation Methods & Results](#)

MW flagged wetland boundaries with pink high-visibility ribbon tape and provided approximate flag locations to KEBS, Inc. to locate during the survey reconnaissance. MW identified nine (9) wetlands (Wetlands A, B, C, D, E, F, G, H, and I). No streams were identified within the Site. Refer to the *Wetland Survey (KEBS Inc.)* for the approximate wetland boundary. (**Enclosure 3**). Refer

to Table 1, the Wetland and Stream Inventory Table (below), which lists the names, types, and anticipated regulatory status of the on-site features.

**Table 1. Wetlands Inventory Table**

Feature Name	Onsite Acreage	Type*	Regulated by the State of Michigan? †	Meridian Township Regulated?
Wetland A	2.54 AC	PFO/Pond	Yes, Likely Regulated	Yes, Likely Regulated
Wetland B (Series B1-B3)	0.28 AC 0.46 AC 0.51 AC	PFO	Yes, Likely Regulated	Yes, Likely Regulated
Wetland C	1.06 AC	PEM/PFO	Not Likely	Yes, Likely Regulated
Wetland D	0.36 AC	PFO	Not Likely	Yes, Likely Regulated
Wetland E	0.03 AC	PFO	Not Likely	Not Likely
Wetland F	0.28 AC	PEM/PFO	Yes, Likely Regulated	Yes, Likely Regulated
Wetland G	0.07 AC	PEM	Not Likely	Not Likely
Wetland H	0.00 AC/ 321 SF	PEM	Not Likely	Not Likely
Wetland I	0.45 AC	PEM	Yes, Likely Regulated	Yes, Likely Regulated
<b>Total AC</b>	<b>6.04 AC</b>			

\*PEM-Palustrine Freshwater Emergent; PSS- Palustrine Scrub-shrub; PFO-Palustrine Forested; PER- perennial flow regime. †EGLE determines the jurisdiction of Michigan’s wetlands, floodplains, streams, lakes, etc.

**Vegetation**

**1. Wetland A (Forested/Pond)**

Wetland A is a forested wetland with a roughly 0.70-acre open water pond in the Site’s southern boundary, continuing off-site (south of Columbus Avenue). A stormwater beehive was identified near the wetland’s southwest portion,



**Photograph 1. Wetland A**

presumably draining into the stormwater system. Dominant vegetation within

Wetland A includes swamp white oak (*Quercus bicolor*, FACW-facultative wetland FACW), cottonwood (FAC-facultative), green ash (*Fraxinus pennsylvanica*, FACW), American elm (FACW), silky dogwood (*Cornus amomum*, FACW), common buckthorn (FAC), fowl manna grass (*Glyceria striata*, OBL-obligate wetland), mad dog skullcap (*Scutellaria lateriflora*, OBL), smooth goldenrod (*Solidago gigantea*, FACW), and sedges (*Carex bebbii*, *C. scoparia*, *C. vulpinoidea*). Woody vines include riverbank grape (FAC) and poison-ivy (FAC).

## 2. Wetlands G, H, and I (Emergent Wetlands)

Wetlands G, H, and I are low-quality emergent wetlands identified in the Site's northernmost section (north of Madison Avenue). A storm pipe was identified at Wetland I's northwest corner at Central Park Drive. Dominant scattered cottonwood (FAC) trees were observed. Dominant herbaceous vegetation observed includes reed canary grass (FACW), green bulrush (*Scirpus atrovirens*, OBL), fox sedge (*Carex vulpinoidea*, OBL), softstem bulrush (*Schoenoplectus tabernaemontani*, OBL), and rushes (*Juncus articulatus*, *J. dudleyi*, OBL-FACW). Common woody vines include poison ivy (FAC) and riverbank grape (FAC).



Photograph 2. Wetland I.



Photograph 3. Wetland H.

## 3. Wetlands C and F (Forested/Emergent)

Wetland C is an emergent and forested wetland located within the Site's northern portion (between Madison and Belvedere Drives). Wetland F is in the Site's northeast quadrant, continuing offsite. Dominant trees include silver maple (*Acer saccharinum*, FACW), cottonwood (FAC), and American elm (FACW). Dominant shrubs observed include green ash (FACW) and glossy buckthorn (*Frangula alnus*, FACW) saplings. Dominant herbaceous vegetation observed includes reed canary grass (*Phalaris arundinacea*, FACW), hybrid cattail (*Typha x glauca*, OBL), false nettle (*Boehmeria cylindrica*, OBL), fowl manna grass (OBL), and sensitive fern (*Onoclea sensibilis*, OBL). Common woody vines include poison ivy (FAC) and riverbank grape (FAC).



Photograph 4. Wetland F



Photograph 5. Wetland C

#### 4. Wetlands B, D, and E (Forested Wetlands)

Wetlands B, D, and E are primarily forested wetlands within the Site's interior (between Madison and Columbus Avenues). Dominant trees include cottonwood (FAC), black willow (*Salix nigra*, OBL), American elm (FACW), silver maple (FACW), American elm (FACW), and red maple (*Acer rubrum*, FAC). Dominant shrubs observed include green ash (FACW) and common buckthorn (FAC) saplings. Dominant herbaceous vegetation observed includes jumpseed (*Persicaria virginiana*, FAC), skunk cabbage (*Symplocarpus foetidus*, OBL), white avens (FAC), greater bladder sedge (*Carex intumescens*, FACW), reed canary grass (FACW), and false nettle (*Boehmeria cylindrica*, FACW). Common woody vines include poison ivy (FAC) and riverbank grape (FAC).



Photograph 6. Wetland B- forested



Photograph 7. Wetland B2

#### Hydrology

Common wetland hydrology indicators observed include surface water (A1), high-water table (A2), saturation (A3), sparsely vegetated concave surface (B8), water-stained leaves (B9), drainage patterns (B10), crayfish burrows (C8), geomorphic position (D2), and FAC Neutral Test (D5). The wetlands collect water from precipitation, groundwater, stormwater input, and runoff from adjacent developed areas and roadways. The wetlands vary in hydrology from seasonally saturated/inundated conditions throughout the active growing season. Refer to Page 12 of this letter report for *Key Definitions*.

### **Soils**

Hydric soil indicators were observed within the soil sample plots in the on-site wetlands. Adjacent upland soil sample pits were also taken, and upland conditions were confirmed. Please refer to the *USACE Wetland Determination Data Forms (Enclosure 3)*.

## **Discussion of Regulations & Findings**

### ***Stream, Drain, and Floodplain Laws***

The State of Michigan's Part 301, Inland Lakes, and Streams, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451 states that a feature is a regulated stream by the EGLE if it contains a defined bed, bank, and evidence of continued flow or a continued occurrence of water. **No streams or lakes were identified within the Site.**

**Additionally, Ingham County's Southeast-Meridian Township Drain Map indicates that the Site contains three segments of the Spring Peeper Drain (S3600) and its branches—two tile drains and one (presumed) open ditch.** No obvious stream features were identified within the Site. No permanent structures can be built within the county drain easements. The drain easement is used for any maintenance work or emergency access to the drain. Select activities can be permitted within the drain easements through the county drain commissioner. **Be sure to contact Ingham County's Drain Commission office to see if site development requires any approvals or permits through Ingham County, if applicable.**

As amended, the State of Michigan's Part 31, Water Resources Protection, NREPA, 1994 PA 451, requires an individual to obtain a permit before making any modifications to the 100-year floodplain or floodway of a river, stream, or drain. The statute also regulates activities within the floodplain of any watercourse with an upstream drainage area of two square miles or larger. MW's preliminary review of FEMA FIRM Panel No. 26065C0156D, effective August 16, 2011, showed that the Site is mapped within minimal flood hazards (e.g., Zone X). **Be sure to contact EGLE and file a floodplain elevation request or pre-application meeting to assist with the project development process and floodplain permitting, if applicable.**

### ***Wetland Laws***

The State of Michigan's Part 303, Wetlands Protection, of the NREPA, as amended in 1994, indicates that wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.

- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Based on a memorandum of agreement between the U.S. Environmental Protection Agency (USEPA) and the EGLE, the EGLE administers Section 404 of the Federal Water Pollution Control Act of 1972 (Clean Water Act), Title 33 of the United States Code, Section 1251 for interior waters in Michigan. However, under the authority of the Rivers and Harbors Act of 1899, the USACE exercises jurisdiction over the Great Lakes and their connecting traditionally navigable waterways (navigable waters of the U.S.), as well as tributaries and wetlands adjacent to traditionally navigable waters of the U.S. (WOTUS), pursuant to Section 404 of the CWA.

**Marx Wetlands LLC's professional opinion is that Wetlands A, B, F, and I are likely regulated by EGLE.**

- **Wetland A** is contiguous to Spring Peeper Drain (S3600)/Storm Sewer
- **Wetland B series (B1, B2, and B3)** – connected to the stormwater sewer system via pipe.
- Wetland C is less than 5 acres and further than 500' from streams.
- Wetland D is less than 5 acres and further than 500' from streams.
- Wetland E is less than 5 acres and further than 500' from streams.
- **Wetland F** is contiguous to a freshwater pond/offsite drain
- Wetland G is less than 5 acres and further than 500' from streams.
- Wetland H is less than 5 acres and further than 500' from streams.
- **Wetland I** is connected to the stormwater sewer system via pipe.

Wetlands C, D, E, G, and H are less than 5 acres in size and isolated (not within or connected to a regulating water body, such as stream, lake, or pond). MW's professional opinion is based on the site investigation and a review of available desktop resources (e.g., aerial photography, topographic maps, county soil data, national wetlands inventory, etc.). **A pre-application meeting through the EGLE can assist with the project development process and permitting if project activities anticipate impacts.**

**Local Wetland Laws (Meridian Township)**

Meridian Township (Township) has a wetland protection ordinance. The township's Wetland Protection ordinance (Chapter 22, Article IV) states that wetlands are protected if they are:

- contiguous to any inland lake, stream, river, or pond.

- Partially or entirely within 500 feet of the ordinary high-water mark of any inland lake, stream, river, or pond.
- Two or more areas of wetland separated only by barriers, such as dikes, roads, berms, or other similar features, if any of those wetlands are contiguous to an inland lake, stream, river, or pond.
- larger than two acres, even if not contiguous to an inland lake, stream, river, or pond.
- not contiguous to any inland lake, stream, river, or pond, if the state department of environmental quality determines the protection of the wetland is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction.
- 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 as provided in township code § 22-156. Code § 22-156 provides that a wetland is essential to the preservation of the township's natural resources if it fulfills any of ten criteria.

**Marx Wetlands LLC's professional opinion is that Wetlands A, B, C, D, F, and I are likely regulated by Meridian Township. Wetland E and H are less than 0.25 acres in size and not contiguous to a water body.** Meridian Township's wetland consultant will decide on the regulatory status and shape of the on-site wetland during a wetland verification visit.

It is essential to note that a wetland verification application is required following the completion of a wetland delineation conducted within Meridian Township, Ingham County, Michigan. Meridian Township's wetland consultant will make the final decisions during an on-site wetland verification visit. Applications should include the following information:

- A completed application form.
- The required administrative fee and escrow amount are addressed to Meridian Charter Township.
- Written permission from the property owner if the owner is not the applicant.
- For verification only: written confirmation that the wetland flags are located on the site and remain observable.
- For verifications only: three (3) copies of an existing wetland delineation report and accompanying maps and materials prepared by a wetland or environmental consultant.

- Copies of any correspondence from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- Copies of any permits issued by the Ingham County Drain Commissioner's office for the subject site.

The Meridian Township Wetland Verification & Escrow form can be found here: <http://www.meridian.mi.us/Home/ShowDocument?id=12235>.

Please note that the Meridian Township Board has a policy of no net loss of wetlands and impacts to wetlands may require wetland mitigation. A mitigation plan, if required, shall be approved as part of the wetland use permit decision.

A permit or approval is likely required by the Meridian Township for any proposed work within the boundaries of a regulated wetland. Most construction activities in upland (outside wetland boundaries) do not require a wetland permit. **Please note that the EGLE and Township determine the extent of regulated wetlands, lakes, floodplains, and streams in the State of Michigan and Meridian Township, respectively.**

**Please be advised that the information provided in this report is a professional opinion.** The ultimate decision on wetland boundary locations and jurisdiction rests with the EGLE, Township, and, in some cases, the Federal government. Wetland evaluations performed outside the growing season, from late October to late April, may not be consistent with the official EGLE wetland assessment program and, therefore, are subject to a higher potential for change than those performed during the growing season. Therefore, boundary adjustments may be based on a regulatory agency's review. An agency's determination can vary depending on various factors, including, but not limited to, the experience of the agency representative making the determination and the time of year. Additionally, the site's physical characteristics can change over time, influenced by factors such as weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. These factors can change the nature and extent of wetlands within the site.

August 5, 2025  
Central Park  
Meridian Township, Ingham County, Michigan  
Page 11

Thank you for the opportunity to provide this wetland determination. If you have any questions, please contact me at your convenience.

Sincerely,

**Marx Wetlands LLC**



Bryana J. Guevara, Principal Member  
Professional Wetland Scientist #2949  
ISA Certified Arborist #MI-4240A  
Certified Ecologist, Society of Ecological Society

**Enclosures:**

- 1) Background Research: Soil Map, National Wetlands Inventory (NWI), Drain Map (Ingham Co.), & FEMA Floodplain Map
- 2) On-site Conditions Photographs
- 3) Wetland Delineation Map & USACE Wetland Determination Data forms

**Key Definitions:**

**Hydric soil:** A soil that formed under conditions of saturation, flooding, or ponding during the growing season to develop anaerobic conditions (USDA-NRCS).

**Hydrophytic vegetation:** A predominance of vegetation typically adapted to saturated soil conditions and inundation (USACE Wetland Delineation Manual 1987).

**Hydrology:** Periodically inundated or have soils saturated to the surface during the growing season (USACE Wetland Delineation Manual 1987).

**Hydrologic Zones- Non-tidal areas:**

- **Zone I: Permanently inundated-** Duration of 100 percent; >6.6 feet mean water depth.
- **Zone II: Semi-permanently to nearly permanently inundated or saturated-** duration of >75 percent to <100 percent; <6.6 feet mean water depth.
- **Zone III: Regularly inundated or saturated-** duration of >25 - 75 percent
- **Zone IV: Seasonally inundated or saturated-** duration >12.5 - 25 percent
- **Zone V Irregularly inundated or saturated-** duration >5 - 12.5 percent; most areas with this hydrologic condition are not wetlands.
- **Zone VI Intermittently or never inundated or saturated-** duration <5 percent; These areas are not likely wetlands.

**Plant indicator Category Indicator Status Categories\***

- **Obligate Wetland Plants (OBL):** Plants that occur almost always (estimated likelihood >99 percent) in wetlands under natural conditions but which may also occur extremely rarely (estimated <1 percent) in non-wetland habitats (e.g., upland).
- **Facultative Wetland Plants (FACW):** Plants that usually occur (estimated likelihood 67 percent to 99 percent) in wetlands but also occur (~1 percent to 33 percent) in non-wetlands habitat (e.g., upland).
- **Facultative Plants (FAC):** Plants with a similar likelihood (estimated ~33 percent to 67 percent) of occurring in wetlands and non-wetland habitats.
- **Facultative Upland Plants (FACU):** Plants that occur sometimes (estimated likelihood 1 percent to <33 percent) in wetlands but occur more often (~33 to 67 percent) of occurring in both wetland and non-wetland habitats.
- **Obligate Upland Plants (UPL):** Plants that occur rarely (estimated likelihood 1 percent) in wetlands but occur almost always (>99 percent) in non-wetland habitats under natural conditions.

*\*Definitions were initially defined by USFWS but modified by the National Plant List Panel (USACE Wetland Delineation Manual).*

**ENCLOSURE I**



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

February 19, 2024

**Wetlands**

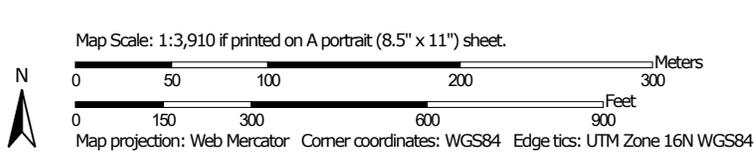
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydric Rating by Map Unit—Ingham County, Michigan  
(Central Park)



Soil Map may not be valid at this scale.



Hydric Rating by Map Unit—Ingham County, Michigan  
(Central Park)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

**Soil Rating Lines**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

**Soil Rating Points**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ingham County, Michigan  
Survey Area Data: Version 22, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdraaA	Adrian muck, 0 to 1 percent slopes	100	2.1	4.6%
Co	Colwood-Brookston loams	80	8.9	19.5%
HgtahA	Houghton muck, 0 to 1 percent slopes	100	4.7	10.4%
KbA	Kibbie loam, 0 to 3 percent slopes	10	5.7	12.5%
MtB	Metea loamy sand, 2 to 6 percent slopes	0	10.0	21.9%
OwC	Owosso-Marlette sandy loams, 6 to 12 percent slopes	0	2.0	4.3%
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	0	0.2	0.4%
SpB	Spinks loamy sand, 0 to 6 percent slopes	0	9.6	21.1%
SpC	Spinks loamy sand, 6 to 12 percent slopes	0	1.4	3.2%
ThA	Thetford loamy sand, 0 to 3 percent slopes	10	0.9	2.1%
UtB	Urban land-Marlette complex, 2 to 12 percent slopes	5	0.0	0.0%
<b>Totals for Area of Interest</b>			<b>45.6</b>	<b>100.0%</b>

## Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

### References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

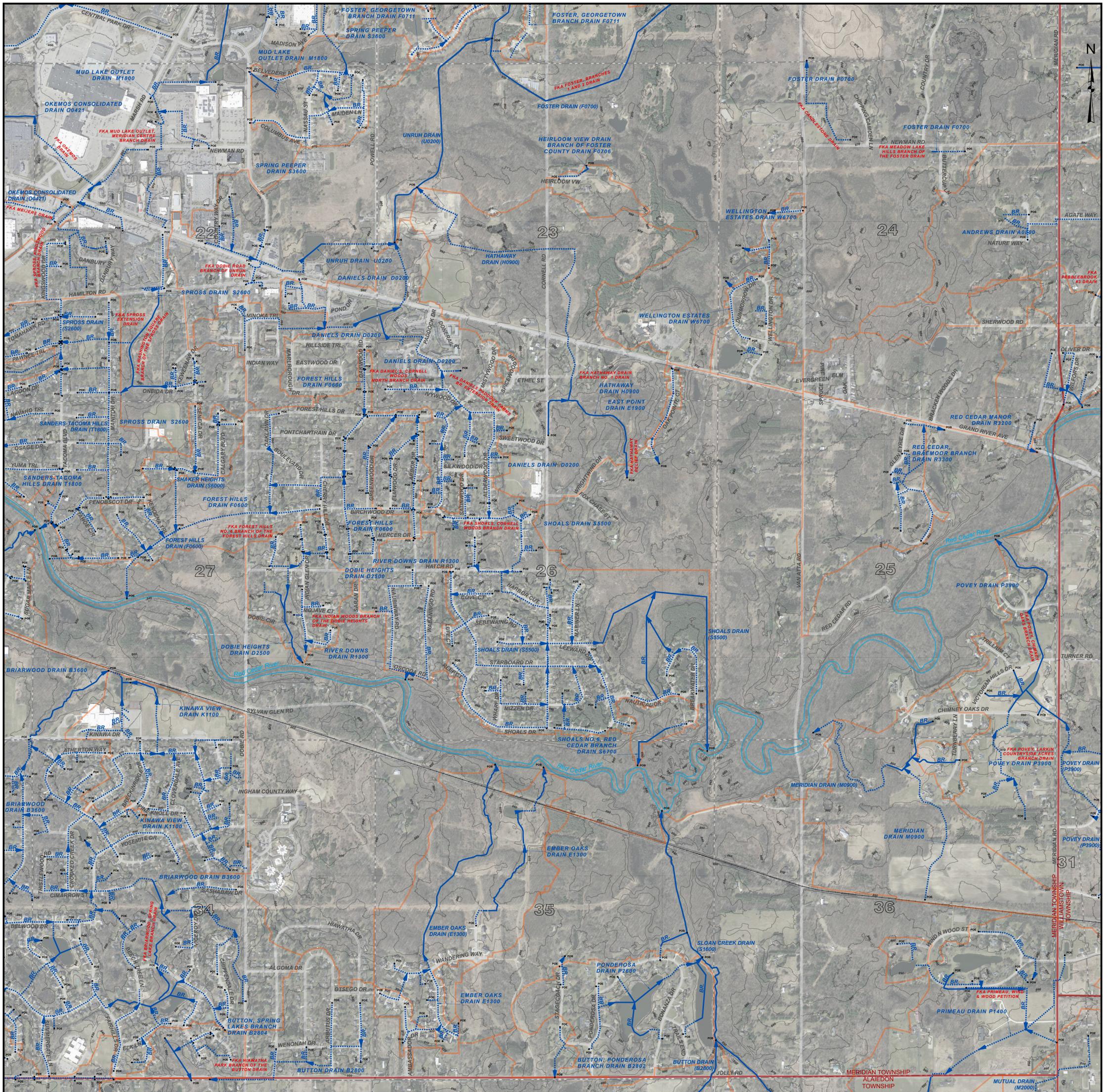
## Rating Options

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

# MERIDIAN TOWNSHIP SE, T.4N. - R.1W. , INGHAM COUNTY, MICHIGAN



PATRICK E. LINDEMANN  
INGHAM COUNTY DRAIN COMMISSIONER

**PRELIMINARY**

MERIDIAN TOWNSHIP SE DRAIN MAP  
T.4N. - R.1W.  
INGHAM COUNTY, MICHIGAN



**LEGEND**

- MUNICIPAL BOUNDARIES
- SECTIONS
- COUNTY
- DRAINAGE DISTRICT BOUNDARIES
- OTHER INTER-COUNTY DISTRICT BOUNDARIES
- OPEN DRAIN
- CLOSED DRAIN
- ROADS
- RAILROADS
- NATURAL WATERCOURSE

RED = FORMERLY KNOWN AS

**DISCLAIMER:**  
This map is a generalized representation of established drain routes and courses and/or drainage district boundaries. It is provided by the Ingham County Drain Commissioner for reference and display purposes only and does not confirm, create, refute, remove, expand, alter or otherwise affect any rights or obligations recognized or imposed by federal, state or local law, ordinance, regulation or rule.

0 0.13 0.25 0.5 Miles

1 INCH = 500 FEET

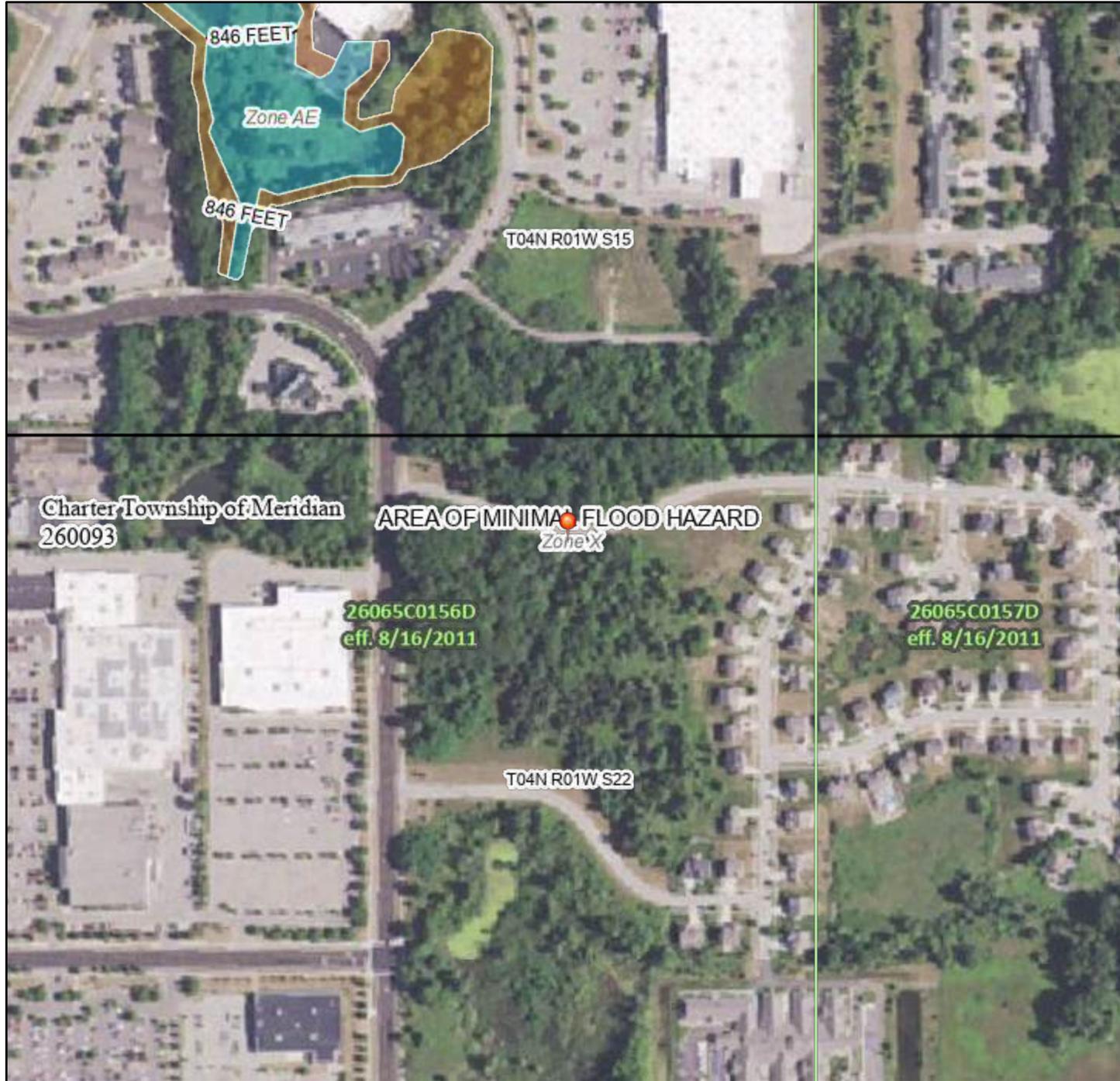
**DRAIN INDEX**

Drain No.	Drain Name	Drain No.	Drain Name	Drain No.	Drain Name
A0800	ANDREWS DRAIN	F0711	FOSTER, GEORGETOWN BRANCH DRAIN	R3300	RED CEDAR, BRAEMOOR BRANCH DRAIN
B2800	BUTTON DRAIN	H0900	HATHAWAY DRAIN	S1600	SLOAN CREEK DRAIN
B2802	BUTTON, PONDEROSA BRANCH DRAIN	K1100	KINAWA VIEW DRAIN	S2600	SPROSS DRAIN
B2804	BUTTON, SPRING LAKES BRANCH DRAIN	M0900	MERIDIAN DRAIN	S3600	SPRING PEEPER DRAIN
B3600	BRIARWOOD DRAIN	M0902	MERIDIAN, TURNBERRY BRANCH DRAIN	S4520	SMITH CONSOLIDATED DRAIN
D0200	DANIELS DRAIN	M1800	MUD LAKE OUTLET DRAIN	S5500	SHOALS DRAIN
D0202	DANIELS EXTENSION DRAIN	M2000	MUTUAL DRAIN	S6000	SHAKER HEIGHTS DRAIN
D2500	DOBIE HEIGHTS DRAIN	O0421	OKEMOS CONSOLIDATED DRAIN	S6700	SHOALS NO.6, RED CEDAR BRANCH DRAIN
E1300	EMBER OAKS DRAIN	P1400	PRIMEAU DRAIN	T1800	SANDERS-TACOMA HILLS DRAIN
E1900	EAST POINT DRAIN	P2600	PONDEROSA DRAIN	U0200	UNRUH DRAIN
F0600	FOREST HILLS DRAIN	P3900	POVEY DRAIN	W6700	WELLINGTON ESTATES DRAIN
F0700	FOSTER DRAIN	R1300	RIVER DOWNS DRAIN		
F0706	HEIRLOOM VIEW DRAIN BRANCH OF FOSTER COUNTY DRAIN	R3200	RED CEDAR MANOR DRAIN		

# National Flood Hazard Layer FIRMette



84°24'49"W 42°43'46"N



1:6,000

84°24'12"W 42°43'19"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/5/2025 at 1:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**ENCLOSURE II**

**Wetland Evaluation Report**  
Central Park Drive (Between Madison Avenue and Columbus Avenue)  
Meridian Township, Ingham County, MI

**ON-SITE CONDITIONS**



1) Wetland A



2) Wetland B



3) Wetland C



4) Wetland D

**Wetland Evaluation Report**  
Central Park Drive (Between Madison Avenue and Columbus Avenue)  
Meridian Township, Ingham County, MI

**ON-SITE CONDITIONS**



5) **Wetland E**- Forested wetland



6) **Wetland F**- forested wetland



7) **Wetland G**- Emergent Wetland



8) **Wetland H**- Emergent Wetland

**Wetland Evaluation Report**  
Central Park Drive (Between Madison Avenue and Columbus Avenue)  
Meridian Township, Ingham County, MI

**ON-SITE CONDITIONS**



9) **Wetland I- Emergent Wetland**



10) **Upland Forest.**



11) **Upland Old Field.**



12) **Upland Old Field.**

**Wetland Evaluation Report**  
Central Park Drive (Between Madison Avenue and Columbus Avenue)  
Meridian Township, Ingham County, MI

**ON-SITE CONDITIONS**



13) Upland field.



14) Typical Roadside.

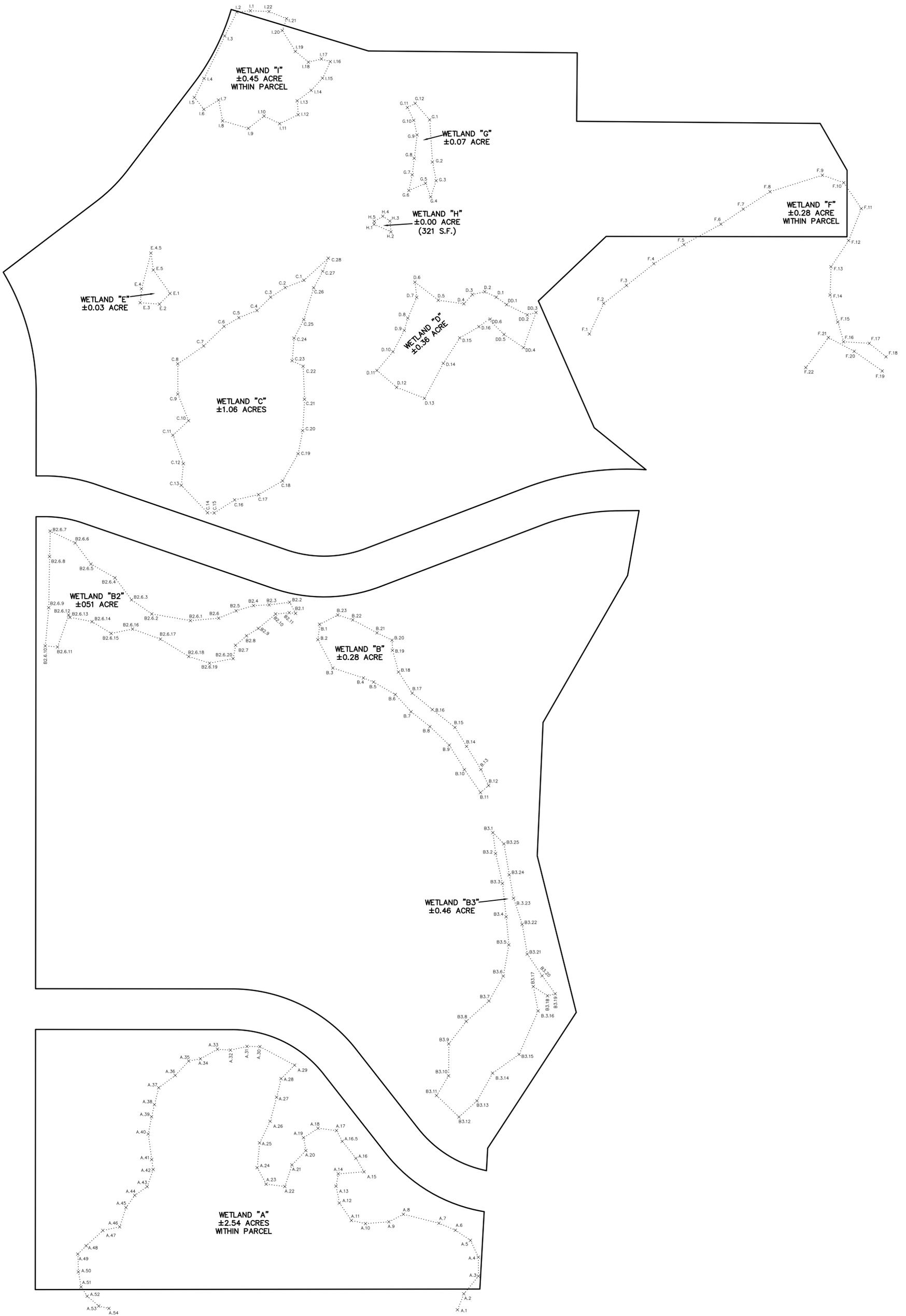


15) Typical upland soils.



16) Typical wetland soils- redox dark surface.

**ENCLOSURE III**



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.A  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Hillside Local relief (concave, convex, none): convex Slope (%): 5-8  
 Subregion (LRR or MLRA): LRR L Lat: 42.72323158945114 Long: -84.40841511298005 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.A

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Quercus rubra</i> / Northern red oak	25	Yes	FACU
2. <i>Fraxinus americana</i> / White ash	10	Yes	FACU
3. <i>Elaeagnus umbellata</i> / Autumn olive	10	Yes	UPL
4.			
5.			
6.			
7.			
	45	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Elaeagnus umbellata</i> / Autumn olive	35	Yes	UPL
2. <i>Crataegus marshallii</i> / Parsley hawthorn	10	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	45	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Poa pratensis</i> / Kentucky blue grass	45	Yes	FACU
2. <i>Solidago altissima</i> / Canada goldenrod	20	Yes	FACU
3. <i>Rosa multiflora</i> / Multiflora rose, Multiflora rosa	15	No	FACU
4. <i>Torilis japonica</i> / Japanese hedge parsley	15	No	UPL
5. <i>Euthamia graminifolia</i> / Flat-top goldentop	5	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i> / River-bank grape	10	Yes	FAC
2. <i>Parthenocissus quinquefolia</i> / Virginia creeper	10	Yes	FACU
3.			
4.			
	20	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 11.1 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>125</u>	x 4 = <u>500</u>
UPL species <u>70</u>	x 5 = <u>350</u>
Column Totals: <u>210</u> (A)	<u>895</u> (B)

Prevalence Index = B/A = 4.26

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index ≤3.0<sup>1</sup>
  - 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)
- <sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.B.B.2  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): convex Slope (%): 5-10  
 Subregion (LRR or MLRA): LRR L Lat: 42.72548213160956 Long: -84.40862462646858 Datum: WSG-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<b>Primary Indicators (minimum of one required; check all that apply)</b> _____ Surface Water (A1) _____ High Water Table (A2) _____ Saturation (A3) _____ Water Marks (B1) _____ Sediment Deposits (B2) _____ Drift Deposits (B3) _____ Algal Mat or Crust (B4) _____ Iron Deposits (B5) _____ Inundation Visible on Aerial Imagery (B7) _____ Sparsely Vegetated Concave Surface (B8)	<b>Secondary Indicators (minimum of two required)</b> _____ Water-Stained Leaves (B9) _____ Aquatic Fauna (B13) _____ Marl Deposits (B15) _____ Hydrogen Sulfide Odor (C1) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Presence of Reduced Iron (C4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Thin Muck Surface (C7) _____ Other (Explain in Remarks)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.B.B.2

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Rhamnus cathartica</i> / European buckthorn	10	Yes	FAC
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	10	= Total Cover	
Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Lonicera x bella</i>	25	Yes	FACU
2. <i>Lonicera maackii</i> / Amur honeysuckle	20	Yes	UPL
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	45	= Total Cover	
Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Lonicera maackii</i> / Amur honeysuckle	20	Yes	UPL
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	20	= Total Cover	
Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	15	Yes	FAC
2. <i>Parthenocissus quinquefolia</i> / Virginia creeper	15	Yes	FACU
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	30	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>25</u>	x 3 = <u>75</u>
FACU species <u>40</u>	x 4 = <u>160</u>
UPL species <u>40</u>	x 5 = <u>200</u>
Column Totals: <u>105</u> (A)	<u>435</u> (B)

Prevalence Index = B/A = 4.14

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No X

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.B.B3  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): convex Slope (%): 3-8  
 Subregion (LRR or MLRA): LRR L Lat: 42.7247165129596 Long: -84.40762951658655 Datum: WSG-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.B.B3

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Fraxinus americana</i> / White ash	15	Yes	FACU
2. <i>Pinus nigra</i> / Austrian pine	15	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	<u>30</u>	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Elaeagnus umbellata</i> / Autumn olive	45	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	<u>45</u>	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Solidago altissima</i> / Canada goldenrod	45	Yes	FACU
2. <i>Lonicera x bella</i>	20	Yes	FACU
3. <i>Monarda fistulosa</i> / Oswego-tea	15	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	<u>80</u>	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	30	Yes	FACU
2. <i>Solanum dulcamara</i> / Bittersweet	15	Yes	FAC
3.			
4.			
	<u>45</u>	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 14.3 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>125</u>	x 4 = <u>500</u>
UPL species <u>60</u>	x 5 = <u>300</u>
Column Totals: <u>200</u> (A)	<u>845</u> (B)

Prevalence Index = B/A = 4.22

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.C.E  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): convex Slope (%): 5-10  
 Subregion (LRR or MLRA): LRR L Lat: 42.72686398393284 Long: -84.40912834144333 Datum: WGS-84  
 Soil Map Unit Name: Metea loamy sand, 2 to 6 percent slopes (MtB) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.C.E

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Prunus serotina</i> / Black cherry	20	Yes	FACU
2. <i>Acer rubrum</i> / Red maple	20	Yes	FAC
3. <i>Quercus rubra</i> / Northern red oak	10	No	FACU
4. <i>Fraxinus americana</i> / White ash	10	No	FACU
5. _____			
6. _____			
7. _____			
	<u>60</u>	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	<u>0</u>	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Carex pensylvanica</i> / Pennsylvania sedge	45	Yes	UPL
2. <i>Podophyllum peltatum</i> / May-apple	20	Yes	FACU
3. <i>Quercus velutina</i> / Black oak	10	No	UPL
4. <i>Lonicera maackii</i> / Amur honeysuckle	10	No	UPL
5. <i>Quercus ellipsoidalis</i> / Northern pin oak	10	No	UPL
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	<u>95</u>	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	10	Yes	FACU
2. _____			
3. _____			
4. _____			
	<u>10</u>	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>20</u>	x 3 = <u>60</u>
FACU species <u>70</u>	x 4 = <u>280</u>
UPL species <u>75</u>	x 5 = <u>375</u>
Column Totals: <u>165</u> (A)	<u>715</u> (B)

Prevalence Index = B/A = 4.33

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index ≤3.0<sup>1</sup>
  - 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
  - Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)
- <sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No X

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.F  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): concave Slope (%): 5-10  
 Subregion (LRR or MLRA): LRR L Lat: 42.72744243634647 Long: -84.405766222734 Datum: WGS-84  
 Soil Map Unit Name: Spinks loamy sand, 0 to 6 percent slopes (SpB) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.F

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Quercus velutina</i> / Black oak	20	Yes	UPL
2. <i>Sassafras albidum</i> / Sassafras	20	Yes	FACU
3. <i>Quercus rubra</i> / Northern red oak	15	Yes	FACU
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>55</u>	= Total Cover	
Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Elaeagnus umbellata</i> / Autumn olive	20	Yes	UPL
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>20</u>	= Total Cover	
Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	30	Yes	FAC
2. <i>Solidago altissima</i> / Canada goldenrod	20	Yes	FACU
3. <i>Rubus occidentalis</i> / Black raspberry	20	Yes	UPL
4. <i>Daucus carota</i> / Carrot, Carrot, Queen anne's lace	15	No	UPL
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>85</u>	= Total Cover	
Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	45	Yes	FACU
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	<u>45</u>	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 12.5 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>100</u>	x 4 = <u>400</u>
UPL species <u>75</u>	x 5 = <u>375</u>
Column Totals: <u>205</u> (A)	<u>865</u> (B)

Prevalence Index = B/A = 4.22

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No X

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.G.H  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): \_\_\_\_\_ Local relief (concave, convex, none): convex Slope (%): 5-10  
 Subregion (LRR or MLRA): LRR L Lat: 42.72725645863786 Long: -84.40815207752905 Datum: WGS-84  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.G.H

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1.	<u>Poa compressa</u> / Canada blue grass, Canadian blue grass	30	Yes	FACU
2.	<u>Centaurea stoebe</u> / Spotted knapweed	25	Yes	UPL
3.	<u>Lotus corniculatus</u> / Bird's foot trefoil, Bird's-foot trefoil	25	Yes	FACU
4.	<u>Berteroa incana</u> / Hoary alyssum	10	No	UPL
5.	<u>Erigeron philadelphicus</u> / Philadelphia fleabane	10	No	FAC
6.				
7.				
8.				
9.				
10.				
11.				
12.				
	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1.				
2.				
3.				
4.				
	<u>0</u>	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:	
OBL species	<u>0</u>	x 1 =	<u>0</u>	
FACW species	<u>0</u>	x 2 =	<u>0</u>	
FAC species	<u>10</u>	x 3 =	<u>30</u>	
FACU species	<u>55</u>	x 4 =	<u>220</u>	
UPL species	<u>35</u>	x 5 =	<u>175</u>	
Column Totals:	<u>100</u>	(A)	<u>425</u>	(B)

Prevalence Index = B/A = 4.25

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: USP.I  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): convex Slope (%): 5-10  
 Subregion (LRR or MLRA): LRR L Lat: 42.72746283198562 Long: -84.40919485609582 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: USP.I

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1. <u><i>Quercus rubra</i> / Northern red oak</u>	20	Yes	FACU	
2. <u><i>Populus grandidentata</i> / Big-tooth aspen</u>	15	Yes	FACU	
3. <u><i>Ostrya virginiana</i> / Eastern hop-hornbeam</u>	15	Yes	FACU	
4. <u><i>Quercus ellipsoidalis</i> / Northern pin oak</u>	10	No	NI	
5. _____				
6. _____				
7. _____				
	60	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1. <u><i>Lonicera x bella</i></u>	15	Yes	FACU	
2. <u><i>Fraxinus americana</i> / White ash</u>	15	Yes	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	30	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1. <u><i>Lonicera maackii</i> / Amur honeysuckle</u>	45	Yes	UPL	
2. <u><i>Ligustrum obtusifolium</i> / Border privet</u>	20	Yes	UPL	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	65	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1. <u><i>Vitis riparia</i> / River-bank grape</u>	20	Yes	FAC	
2. <u><i>Parthenocissus quinquefolia</i> / Virginia creeper</u>	15	Yes	FACU	
3. _____				
4. _____				
	35	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 9 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 11.1 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	20	x 3 =	60	
FACU species	95	x 4 =	380	
UPL species	75	x 5 =	375	
Column Totals:	190	(A)	815	(B)

Prevalence Index = B/A = 4.29

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No X

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: Central Park City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.A  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72304946243103 Long: -84.40840126663139 Datum: WGS-84  
 Soil Map Unit Name: Houghton muck, 0 to 1 percent slopes (HgtahA) NWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>10</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.A

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Quercus bicolor</i> / Swamp white oak	15	Yes	FACW
2. <i>Populus deltoides</i> / Eastern cottonwood	15	Yes	FAC
3. <i>Fraxinus pennsylvanica</i> / Green ash	15	Yes	FACW
4.			
5.			
6.			
7.			
	45	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Ulmus americana</i> / American elm	15	Yes	FACW
2. <i>Cornus amomum</i> / Silky dogwood	10	Yes	FACW
3. <i>Rhamnus cathartica</i> / European buckthorn	10	Yes	FAC
4.			
5.			
6.			
7.			
	35	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Glyceria striata</i> / Fowl mannagrass, Ridged manna grass	30	Yes	OBL
2. <i>Rhamnus cathartica</i> / European buckthorn	20	Yes	FAC
3. <i>Carex bebbii</i> / Bebb's sedge	15	Yes	OBL
4. <i>Scutellaria lateriflora</i> / Mad dog skullcap, Side-flowering skull	15	Yes	OBL
5. <i>Solidago gigantea</i> / Smooth goldenrod	10	No	FACW
6. <i>Scirpus atrovirens</i> / Green bulrush	5	No	OBL
7. <i>Poa palustris</i> / Fowl bluegrass, Fowl blue grass	5	No	FACW
8.			
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	15	Yes	FAC
2. <i>Vitis riparia</i> / River-bank grape	15	Yes	FAC
3. <i>Parthenocissus quinquefolia</i> / Virginia creeper	5	No	FACU
4.			
	35	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 12 (A)

Total Number of Dominant Species Across All Strata: 12 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>65</u>	x 1 = <u>65</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>75</u>	x 3 = <u>225</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>215</u> (A)	<u>450</u> (B)

Prevalence Index = B/A = 2.09

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0'

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.B  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72498289613772 Long: -84.4077600038329 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> Shallow Aquitard (D3)
	<input type="checkbox"/> Microtopographic Relief (D4)
	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.B

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Populus deltoides</i> / Eastern cottonwood	30	Yes	FAC
2. <i>Salix nigra</i> / Black willow	15	Yes	OBL
3. <i>Ulmus americana</i> / American elm	10	No	FACW
4. _____			
5. _____			
6. _____			
7. _____			
	55	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Fraxinus pennsylvanica</i> / Green ash	15	Yes	FACW
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	15	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Glyceria striata</i> / Fowl mannagrass, Ridged manna grass	25	Yes	OBL
2. <i>Carex intumescens</i> / Greater bladder sedge	15	Yes	FACW
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	40	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	25	Yes	FAC
2. <i>Vitis riparia</i> / River-bank grape	25	Yes	FAC
3. <i>Parthenocissus quinquefolia</i> / Virginia creeper	10	No	FACU
4. _____			
	60	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>40</u>	x 1 = <u>40</u>
FACW species <u>40</u>	x 2 = <u>80</u>
FAC species <u>80</u>	x 3 = <u>240</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>170</u> (A)	<u>400</u> (B)

Prevalence Index = B/A = 2.35

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.B2  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72541159663224 Long: -84.40934271639347 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.B2

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer saccharinum</i> / Silver maple	30	Yes	FACW
2. <i>Ulmus americana</i> / American elm	20	Yes	FACW
3. <i>Acer rubrum</i> / Red maple	15	Yes	FAC
4.			
5.			
6.			
7.			
	65	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Fraxinus pennsylvanica</i> / Green ash	15	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Persicaria virginiana</i> / Jumpseed	35	Yes	FAC
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
3. <i>Symplocarpus foetidus</i> / Skunk-cabbage	20	Yes	OBL
4. <i>Boehmeria cylindrica</i> / Smallspike false nettle	15	No	OBL
5. <i>Carex intumescens</i> / Greater bladder sedge	10	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
3.			
4.			
	40	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 9 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>35</u>	x 1 = <u>35</u>
FACW species <u>75</u>	x 2 = <u>150</u>
FAC species <u>110</u>	x 3 = <u>330</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>220</u> (A)	<u>515</u> (B)

Prevalence Index = B/A = 2.34

**Hydrophytic Vegetation Indicators:**

- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index ≤3.0<sup>1</sup>
  - 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**

Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: Central Park/Columbus Ave City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.B3  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression ditch Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72443046861748 Long: -84.40747074030489 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6)
	<input type="checkbox"/> Drainage Patterns (B10)
	<input type="checkbox"/> Moss Trim Lines (B16)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input checked="" type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> Shallow Aquitard (D3)
	<input checked="" type="checkbox"/> Microtopographic Relief (D4)
	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.B3

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1. <i>Populus deltoides</i> / Eastern cottonwood	35	Yes	FAC	
2. <i>Salix nigra</i> / Black willow	10	No	OBL	
3. <i>Salix amygdaloides</i> / Peachleaf willow	10	No	FACW	
4. _____				
5. _____				
6. _____				
7. _____				
	55	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1. <i>Rhamnus cathartica</i> / European buckthorn	15	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	15	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1. <i>Phalaris arundinacea</i> / Reed canary grass	25	Yes	FACW	
2. <i>Carex vulpinoidea</i> / Fox sedge, Brown fox sedge	20	Yes	OBL	
3. <i>Carex scoparia</i> / Pointed broom sedge	15	Yes	FACW	
4. <i>Euthamia graminifolia</i> / Flat-top goldenrod	15	Yes	FAC	
5. <i>Salix discolor</i> / Pussy willow	10	No	FACW	
6. <i>Solidago gigantea</i> / Smooth goldenrod	10	No	FACW	
7. <i>Poa pratensis</i> / Kentucky blue grass	5	No	FACU	
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	100	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC	
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC	
3. _____				
4. _____				
	40	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)  
 Total Number of Dominant Species Across All Strata: 8 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30	
FACW species	70	x 2 =	140	
FAC species	105	x 3 =	315	
FACU species	5	x 4 =	20	
UPL species	0	x 5 =	0	
Column Totals:	210	(A)	505	(B)

Prevalence Index = B/A = 2.4

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.C  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72664745838564 Long: -84.4088294037455 Datum: WGS-84  
 Soil Map Unit Name: Metea loamy sand, 2 to 6 percent slopes (MtB) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input checked="" type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> Shallow Aquitard (D3)
	<input checked="" type="checkbox"/> Microtopographic Relief (D4)
	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.C

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer saccharinum</i> / Silver maple	15	Yes	FACW
2. <i>Ulmus americana</i> / American elm	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	<u>25</u>	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Fraxinus pennsylvanica</i> / Green ash	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	<u>20</u>	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Phalaris arundinacea</i> / Reed canary grass	45	Yes	FACW
2. <i>Onoclea sensibilis</i> / Sensitive fern	20	Yes	FACW
3. <i>Persicaria virginiana</i> / Jumpseed	15	No	FAC
4. <i>Carex scoparia</i> / Pointed broom sedge	10	No	FACW
5. <i>Boehmeria cylindrica</i> / Smallspike false nettle	10	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	<u>100</u>	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
2. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC
3.			
4.			
	<u>40</u>	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>10</u>	x 1 = <u>10</u>
FACW species <u>120</u>	x 2 = <u>240</u>
FAC species <u>55</u>	x 3 = <u>165</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>185</u> (A)	<u>415</u> (B)

Prevalence Index = B/A = 2.24

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.D  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72667091395412 Long: -84.40797672972174 Datum: WGS-84  
 Soil Map Unit Name: Kibbie loam, 0 to 3 percent slopes (KbA) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.D

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Ulmus americana</i> / American elm	30	Yes	FACW
2. <i>Populus deltoides</i> / Eastern cottonwood	15	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	45	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Fraxinus pennsylvanica</i> / Green ash	10	Yes	FACW
2. <i>Ulmus americana</i> / American elm	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Glyceria striata</i> / Fowl mannagrass, Ridged manna grass	35	Yes	OBL
2. <i>Onoclea sensibilis</i> / Sensitive fern	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	55	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
3.			
4.			
	40	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>35</u>	x 1 = <u>35</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>55</u>	x 3 = <u>165</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>160</u> (A)	<u>340</u> (B)

Prevalence Index = B/A = 2.12

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.E  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression bowl Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72685170354548 Long: -84.4095611128494 Datum: WGS-84  
 Soil Map Unit Name: Metea loamy sand, 2 to 6 percent slopes (MtB) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
___ Surface Water (A1) <u>X</u> Water-Stained Leaves (B9) ___ High Water Table (A2)                  ___ Aquatic Fauna (B13) ___ Saturation (A3)                            ___ Marl Deposits (B15) <u>X</u> Water Marks (B1)                            ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)                  ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)                        ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)                    ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)                         ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)    ___ Other (Explain in Remarks) <u>X</u> Sparsely Vegetated Concave Surface (B8)	___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) <u>X</u> Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.E

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1. <i>Ulmus americana</i> / American elm	20	Yes	FACW	
2. <i>Fraxinus pennsylvanica</i> / Green ash	10	Yes	FACW	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	30	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1. <i>Fraxinus pennsylvanica</i> / Green ash	25	Yes	FACW	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	25	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1. <i>Apocynum cannabinum</i> / Indian hemp	25	Yes	FAC	
2. <i>Boehmeria cylindrica</i> / Smallspike false nettle	20	Yes	OBL	
3. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC	
4. <i>Glyceria striata</i> / Fowl mannagrass, Ridged manna grass	15	No	OBL	
5. <i>Carex vulpinoidea</i> / Fox sedge, Brown fox sedge	10	No	OBL	
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	90	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1. <i>Toxicodendron radicans</i> / Eastern poison ivy	55	Yes	FAC	
2. _____				
3. _____				
4. _____				
	55	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)  
 Total Number of Dominant Species Across All Strata: 7 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:		
OBL species	45	x 1 =	45		
FACW species	55	x 2 =	110		
FAC species	100	x 3 =	300		
FACU species	0	x 4 =	0		
UPL species	0	x 5 =	0		
Column Totals:	200	(A)	455	(B)	

Prevalence Index = B/A = 2.27

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.F  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72721505357801 Long: -84.40574182859345 Datum: WGS-84  
 Soil Map Unit Name: Adrian muck, 0 to 1 percent slopes (AdraaA) NWI classification: \_\_\_\_\_  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input checked="" type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.F

Tree Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer saccharinum</i> / Silver maple	35	Yes	FACW
2. <i>Populus deltoides</i> / Eastern cottonwood	10	No	FAC
3. <i>Ulmus americana</i> / American elm	10	No	FACW
4. _____			
5. _____			
6. _____			
7. _____			
	55	= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>15-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Frangula alnus</i> / Glossy false buckthorn	20	Yes	FAC
2. <i>Fraxinus pennsylvanica</i> / Green ash	20	Yes	FACW
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	40	= Total Cover	

Herb Stratum (Plot size: <u>5-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Typha x glauca</i>	25	Yes	OBL
2. <i>Boehmeria cylindrica</i> / Smallspike false nettle	25	Yes	OBL
3. <i>Glyceria striata</i> / Fowl mannagrass, Ridged manna grass	20	Yes	OBL
4. <i>Carex bromoides</i> / Brome-like sedge	20	Yes	FACW
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	90	= Total Cover	

Woody Vine Stratum (Plot size: <u>30-ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
3. _____			
4. _____			
	40	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 9 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>70</u>	x 1 = <u>70</u>
FACW species <u>85</u>	x 2 = <u>170</u>
FAC species <u>70</u>	x 3 = <u>210</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>225</u> (A)	<u>450</u> (B)

Prevalence Index = B/A = 2.0

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.G  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72747152352123 Long: -84.40794079716713 Datum: WGS-84  
 Soil Map Unit Name: Kibbie loam, 0 to 3 percent slopes (KbA) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.G

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1.				
1.	15	Yes	FAC	
2.				
3.				
4.				
5.				
6.				
7.				
	<u>15</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1.	25	Yes	OBL	
2.	20	Yes	OBL	
3.	20	Yes	FACW	
4.	15	No	OBL	
5.	15	No	FACW	
6.	5	No	FACW	
7.				
8.				
9.				
10.				
11.				
12.				
	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1.	15	Yes	FAC	
2.	15	Yes	FAC	
3.				
4.				
	<u>30</u>	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)  
 Total Number of Dominant Species Across All Strata: 6 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:	
OBL species	60	x 1 =	60	
FACW species	40	x 2 =	80	
FAC species	45	x 3 =	135	
FACU species	0	x 4 =	0	
UPL species	0	x 5 =	0	
Column Totals:	<u>145</u>	(A)	<u>275</u>	(B)

Prevalence Index = B/A = 1.9

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.H  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Rut Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72712537783138 Long: -84.4081760667086 Datum: WGS-84  
 Soil Map Unit Name: Kibbie loam, 0 to 3 percent slopes (KbA) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
---	---

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

<b>Field Observations:</b> Surface Water Present? Yes <u>X</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.H

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )				
1.	30	Yes		OBL
2.	15	Yes		OBL
3.	15	Yes		FACW
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
	<u>60</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )				
1.				
2.				
3.				
4.				
	<u>0</u>	= Total Cover		

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

	Total % Cover of:		Multiply by:	
OBL species	45		x 1 =	45
FACW species	15		x 2 =	30
FAC species	0		x 3 =	0
FACU species	0		x 4 =	0
UPL species	0		x 5 =	0
Column Totals:	<u>60</u>	(A)		<u>75</u> (B)

Prevalence Index = B/A = 1.25

**Hydrophytic Vegetation Indicators:**  
 1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0'  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



Project/Site: \_\_\_\_\_ City/County: Meridian Township/Ingham County Sampling Date: 07/21/2025  
 Applicant/Owner: Continental 975 Fund LLC State: Michigan Sampling Point: WSP.I  
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0-1  
 Subregion (LRR or MLRA): LRR L Lat: 42.72792635421639 Long: -84.40890270684598 Datum: WGS-84  
 Soil Map Unit Name: Colwood-Brookston loams (Co) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
---	---

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: WSP.I

	Absolute % Cover	Dominant Species?	Indicator Status
<b>Tree Stratum</b> (Plot size: <u>30-ft</u> )			
1. <i>Acer negundo</i> / Boxelder, Box elder	15	Yes	FAC
2. <i>Populus deltoides</i> / Eastern cottonwood	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	<u>25</u>	= Total Cover	
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-ft</u> )			
1. <i>Cornus amomum</i> / Silky dogwood	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	<u>10</u>	= Total Cover	
<b>Herb Stratum</b> (Plot size: <u>5-ft</u> )			
1. <i>Phalaris arundinacea</i> / Reed canary grass	60	Yes	FACW
2. <i>Apocynum cannabinum</i> / Indian hemp	20	Yes	FAC
3. <i>Typha x glauca</i>	20	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	<u>100</u>	= Total Cover	
<b>Woody Vine Stratum</b> (Plot size: <u>30-ft</u> )			
1. <i>Vitis riparia</i> / River-bank grape	20	Yes	FAC
2. <i>Toxicodendron radicans</i> / Eastern poison ivy	20	Yes	FAC
3.			
4.			
	<u>40</u>	= Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>85</u>	x 3 = <u>255</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>175</u> (A)	<u>415</u> (B)

Prevalence Index = B/A = 2.37

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Explain alternative procedures here or in a separate report.)



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September 15, 2025  
Project No. 2501009.006

Timothy R. Schmitt AICP  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864 1198

**Wetland Boundary Verification – Central Eyde Park  
Continental 975 Fund LLC  
Meridian Township, Ingham County, Michigan**

On August 18, 2025, Fishbeck staff conducted a field investigation to verify the wetland boundaries within 3 parcels (north - includes addition, central, and south) totaling 31 acres in Meridian Township (T4N, R1W), Ingham County, Michigan (Site) (**Figure 1**). The Site is bisected by Madison, Belvedere, and Columbus Avenues, with Central Park Drive defining the western boundary. The Township wetland map identified emergent, shrub-scrub, and forested wetlands within the bounds of the Site (**Figures 2 and 3**).

Site wetlands were recently delineated by Marx Wetlands LLC (Marx), as described in its August 5, 2025, report entitled "Wetland Evaluation Report: Central Park Drive, Meridian Township, Ingham County, Michigan" (Report).

## Site Investigation

Fishbeck staff met Bryana Guevara of Marx at the Site on August 18, 2025, to inspect the flagged wetland boundaries of Wetlands A, B, B2, B3, C, D, E, F, G, H, and I. Site conditions were consistent as described in the Report and the majority of the wetland boundary flags within the review area were placed correctly at the wetland boundary.

Fishbeck requested an adjustment to six flags along the flagged wetland boundaries, I13, I13.1, B2.6.10, B2.6.11, B2.6.14, and B2.6.15. Wetland I was slightly increased in size based on hydrology and dominant plant species. Wetland B2 was slightly decreased in size based on hydrology and dominant plant species. See **Figure 4**.

## Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than 2 acres in size that are not contiguous to a water body and wetlands between 0.25 acre and 2 acres in size that are determined to be essential to the preservation of the natural resources of the Township.

Fishbeck concurs with Marx on the regulatory status of the wetlands onsite.

- Wetlands A, B, B2, B3, F, and I are likely regulated by the State of Michigan and are regulated by the Township.
- Wetlands C and D, which are unlikely to be regulated by the State of Michigan, are regulated by the Township.

- Wetlands E, G, and H are unlikely to be regulated by the State of Michigan; they are not regulated by the Township.

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

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

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

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 989.203.2833 or [Etheile@fishbeck.com](mailto:Etheile@fishbeck.com).

Sincerely,



**Elizabeth Theile, PWS, CWS**

Senior Wetland Scientist

Attachments

By email

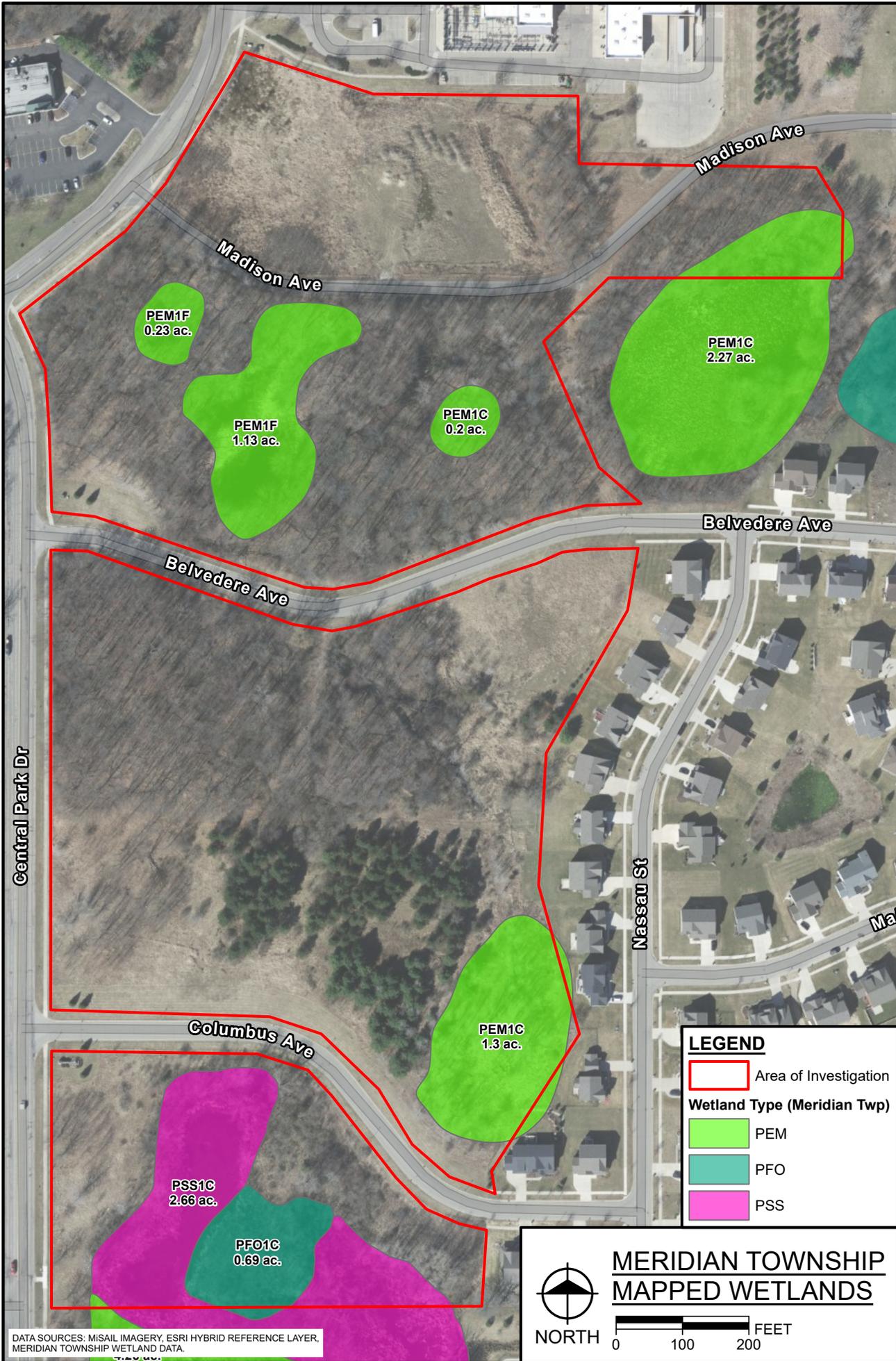
Copy Kenny McMahon – Fishbeck





Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Authentix Okemos**  
 Central Eyde Park, Meridian Township, Ingham County, Michigan  
**Wetland Verification Application**



DATA SOURCES: MISAIL IMAGERY, ESRI HYBRID REFERENCE LAYER, MERIDIAN TOWNSHIP WETLAND DATA.



## MERIDIAN TOWNSHIP MAPPED WETLANDS

0 100 200 FEET

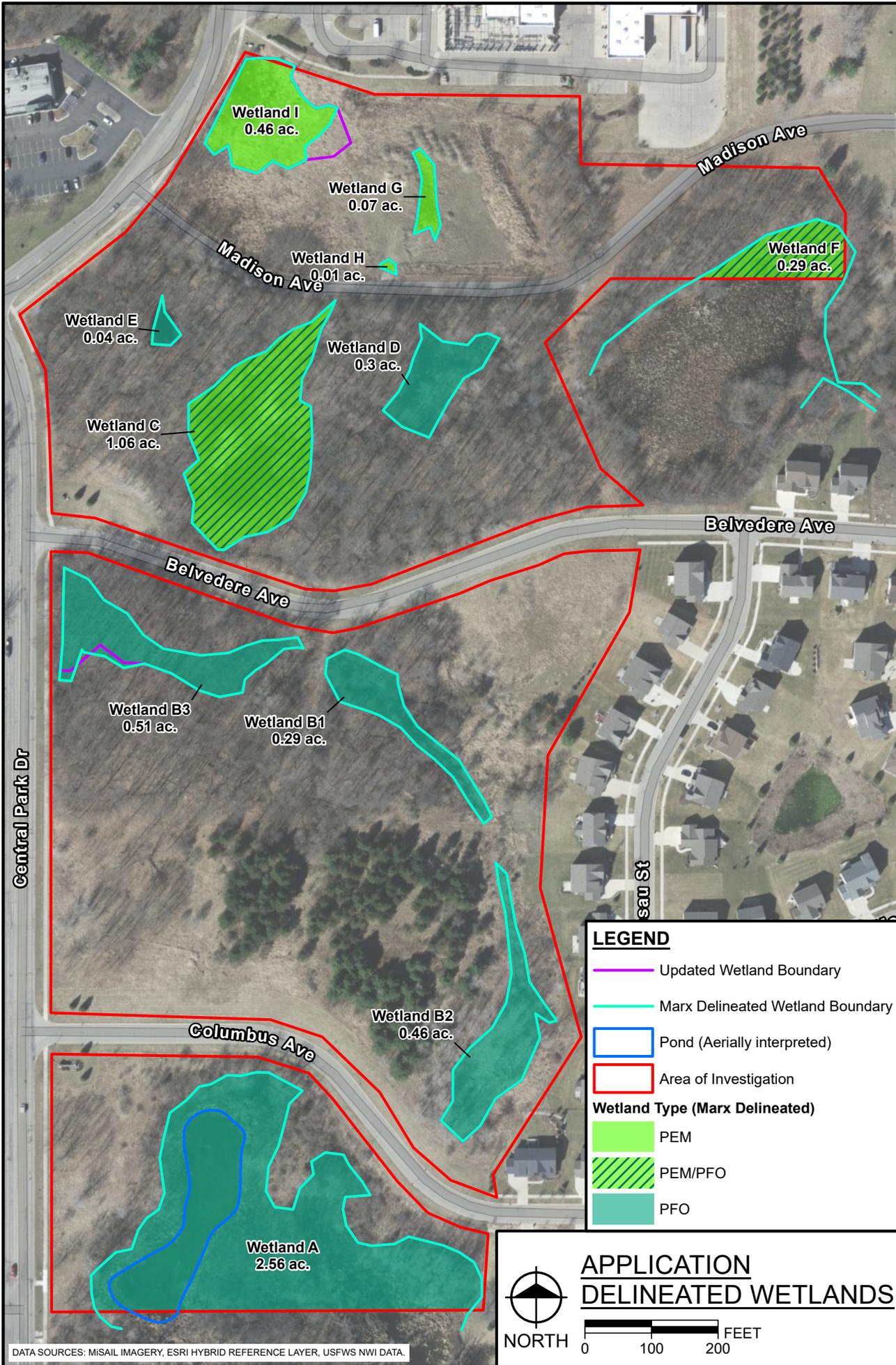
PROJECT NO.  
2501009

FIGURE NO.  
**3**

PLOT INFO: \\corp.fishbeck.com\AllProjects\2025\2501009\CAD\GIS\Wetland Delineation\Wetland Verification\_CentralPark\_MeridianTwp.aprx Layout: FIG03\_Mapped Wetlands Date: 9/12/2025 10:40 AM User: ebuyc

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Authentix Okemos**  
 Central Eyde Park, Meridian Township, Ingham County, Michigan  
**Wetland Verification Application**



PLOT INFO: \\corp.fish.com\AllProjects\2025\2501009\CAD\GIS\Wetland Delineation\Wetland Verification\_CentralPark\_MeridianTwp.aprx Layout: FIG04\_Application Delineated Wetlands Date: 9/12/2025 10:47 AM User: ebuoyce

DATA SOURCES: MISAIL IMAGERY, ESRI HYBRID REFERENCE LAYER, USFWS NWI DATA.

PROJECT NO.  
2501009  
 FIGURE NO.  
**4**



Continental 975 Fund LLC  
W134N8675 Executive Parkway  
Menomonee Falls, WI 53051  
October 23<sup>rd</sup>, 2025

Meridian Township  
Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

Dear Meridian Township Planning Commission,

On October 13th, 2025, the Planning Commission provided Continental 975 Fund LLC ("Continental") with questions and feedback related to its proposal to amend the existing 2004 consent judgement to support a multi-family community, Authentix Okemos.

Please see the additional information provided herein to answer the questions asked and support the Planning Commission's continued review of its application.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Mozzetti". The signature is fluid and cursive, with a prominent initial "B" and a long, sweeping underline.

Brett Mozzetti  
Continental 975 Fund LLC

## Continental's Request

- The subject property's zoning and land use is governed by the existing 2004 consent judgement. Continental has submitted an application to Meridian Township with a request to amend the judgment in order to support medium-density multi-family uses across the entire site.

## Executive Summary

- Continental's request to amend the consent judgment will:
  - i. Result in a down-zone with less intense uses permitted
  - ii. Not cause adverse impacts to the existing roadway network or traffic patterns, and produce fewer trips than by-right uses will generate
  - iii. Increase pedestrian connectivity from the residential areas to the commercial corridors
  - iv. Result in a more logical and orderly transition of land uses in the area
  - v. Respects the commercial and residential communities adjacent to or near the subject property
  - vi. Will maintain the integrity of high-quality wetland features on the subject property

## Vehicular Traffic and Access

- Existing Roadways:
  - Central Park Ave, Columbus Ave, Belvedere Ave, and Times Square Drive were built in the mid-to-late 1990s and were constructed to accommodate development of the subject property and surrounding area. When built, Central Park Drive was striped as a 4-lane roadway. Around 2020, the roadway striping was modified to a 3-lane roadway section, which is how it exists today. The change in striping from a 4-lane section to a 3-lane section was because current and projected future traffic volumes do not warrant the 4-lane section.
  - Central Park Ave is under Ingham County Roadway Department (ICRD) jurisdiction. Per MDOT (2024), Central Park Ave has an Annual Average Daily Traffic (AADT) volume of approximately 5,545 vehicles per day ("vpd") on its 3-lane section at the project location.
  - Per industry standards, three-lane roadways can support 15,000 vpd at acceptable levels of service. Depending on the roadway, three-lane roadways can often handle upwards of 20,000 vpd.
  - Authentix Okemos will add an estimated 1,997 vehicle trips per day, which maintains an acceptable level of service of Central Park Drive and is 7,458 less vehicles than capacity of the roadway.

- By-right Uses and Intensity of Use:

- Fleis & Vandenbrink conducted a Traffic Impact Study (“TIS”) which was included with Continental’s settlement amendment application.
- Fleis & Vandenbrink studied two by-right alternatives to the proposed settlement amendment, Consent Judgment-Alt 1 (99 multi-family units and 118,000 sq ft of commercial) and Consent Judgment-Alt 2 (99 multi-family units at 59,000 sq ft of commercial). See ‘Attachment B – Consent Judgment-Alt 1’, and ‘Attachment C – Consent Judgement-Alt 2’ for conceptual site plans illustrating these by-right uses. These plans were generated by looking at built commercial parcels in the Township.
- Consent Judgement-Alt 1 would generate 8,393 trips per day and Consent Judgment-Alt 2 would generate 4,535 trips per day, 6,396 and 2,538 more trips per day than Continental’s proposal, respectively.

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)
Shopping Plaza (40-150k SF) Not a Supermarket	821	118,000	SF	7,715
Multi-Family Housing (Low-Rise)	220	99	DU	678
Consent Judgement-Alt 1				8,393
Shopping Plaza (40-150k SF) Not a Supermarket	821	59,000	SF	3,857
Multi-Family Housing (Low-Rise)	220	99	DU	678
Consent Judgement-Alt 2				4,535
Proposed: Multi-Family Housing (Low-Rise)	220	312	D.U.	1,997

**Continental’s proposal will generate 55-76% fewer trips than the allowable uses permitted under the existing consent judgment.**

- To provide another methodology for determining potential trip generation, Fleis & Vandenbrink looked at the FAR (floor area ratio) of the existing Walmart, north of the subject property. The Walmart property is zoned CS and is built out with a FAR of 5,958 commercial square feet per acre.
- ~18.30 acres of the subject property is zoned CS. Consent Judgement-Alt 3 assumes 5,958 sq ft of commercial space for every developable acre. This scenario (99 multi-family units and 76,029 sq ft of commercial) would generate approximately 6,620 trips per day, 4,623 more daily trips than Continental’s proposal. See ‘Attachment D – Consent Judgment-Alt 3’.

Project Parcel	Land Use	ITE Code	Buildable Acres	Building Size	Units	Average Daily Traffic (vpd)
North Parcel	Shopping Plaza (40-150k SF) Supermarket	821	7.30	43,496	SF	4,110
Middle Parcel	Strip Retail Plaza (<40k SF)	821	3.78	22,523	SF	1,180
South Parcel	Strip Retail Plaza (<40k SF)	821	1.68	10,010	SF	652
	Multi-Family Housing (Low-Rise)	220		99	DU	678
Consent Judgement-Alt 3						6,620

**By evaluating the FAR of an adjacent property with the CS zoning, Continental’s proposal will generate 70% fewer trips than the allowable uses permitted under the existing consent judgement.**

- Summary:

- i. The request to **down-zone** the CS portion of the site to RC in order to support Authentix Okemos will result in fewer trips than the by-right uses allow, regardless of the methodology used to estimate trip generation.
- ii. Central Park Drive and the adjacent roadways will continue to operate at acceptable levels of service and well under the capacity of the roadways.

	Authentix Okemos	Consent Judgement Alt 1	Consent Judgement Alt 2	Consent Judgement Alt 3
<b>Total Daily Trips Generated</b>	1,997	8,393 <i>(+6,396)</i>	4,535 <i>(+2,538)</i>	6,620 <i>(+4,623)</i>

- Madison Avenue:

- Madison Avenue is a private road that is not built to ICRD standards and not under ICRD jurisdiction. It was originally constructed for emergency access only, and there are no easements in place that allow for cross access from Central Park Drive to the Central Park Apartments.
- Continental will work with the owner of Central Park Apartments to ensure they understand that the road will be decommissioned, and not able to be utilized by Central Park Apartments residents. The access point will remain available for emergency access by emergency service providers.

- Access:

- Per International Fire Code requirements, two points of access are required to access the northern parcel’s units and two points of access are required to access the middle parcel’s units.
- In an effort to respond to neighborhood concerns about traffic on Belvedere Ave and Columbus Ave, Continental proposes to maintain its access configurations as previously presented in lieu of moving access to Belvedere Ave and Columbus Ave.
- This maintains primary, full movement access points from Central Park Drive and Times Square Drive, and restricted, emergency-only access points on Belvedere Ave and Columbus Ave. **Restricted access is subject to review and approval by the Ingham County Roadway Department.**

## Pedestrian Traffic and Access

See 'Attachment A – Revised Authentix Okemos Site Plan' for the following items:

- Public Sidewalk and Cross County Pathway Infrastructure for Increased Connectivity:
  - Continental will fill gaps in the existing public sidewalk network by extending public sidewalks and implementing the masterplan-identified Cross County Pathway.
    - An 8'-0" wide public Cross County Pathway is proposed on the south side of Belvedere Ave from Central Park Drive to the existing walk terminus west of Nassau Street.
    - A 5'-0" wide public sidewalk is proposed on the north side of Columbus Ave from Central Park Drive to the existing walk terminus west of Nassau Street.
- Central Park Pedestrian Crossing:
  - Continental is proposing a crosswalk with rectangular rapid flashing beacons ("RRFBs") at the Central Park Drive and Columbus Avenue intersection, allowing Authentix and Central Park Estates residents to safely cross Central Park Drive and enter the retail corridor. **This scope is subject to review and approval by the Ingham County Roadway Department.**
- Community Connectivity:
  - Continental has included additional sidewalk, where necessary, to promote connectivity to the public ROW and between the three-parcel assemblage. Additional crosswalk paint is proposed running north/south across the Central Park and Belvedere Ave, Columbus Ave, and Times Square Drive intersections to promote connectivity throughout the community and to the established retail developments. **This scope is subject to review and approval by the Ingham County Roadway Department.**

## Density

- The subject property was historically a single parcel, until public roadways bisected it establishing three separate parcels and tax IDs. As is typical of development in the Township, the density is calculated using all three parcels, which are all under the same ownership. Authentix Okemos is proposed at the density described below.

Parcel 1	~13.18 ac	144 units
Parcel 2	~12.84 ac	168 units
Parcel 3	~4.66 ac	0 units
<b>Total</b>	<b>~30.68 ac</b>	<b>312 units</b> <b>~10.17 du/ac</b>

## Parking

- Continental’s buildings contain the following unit mixes:

	2-story Buildings (X24)	3-story Buildings (X36)
<b>Studios</b>	2 units	3 units
<b>1-bedrooms</b>	8 units	12 units
<b>2-bedrooms</b>	12 units	18 units
<b>3-bedrooms</b>	2 units	3 units
<b>Total</b>	24 units	36 units

- Text amendment #2025-04 requires parking for multi-family developments as follows:

	Parking Required
<b>Studios</b>	1.5 stalls/unit
<b>1-bedrooms</b>	1.5 stalls/unit
<b>2-bedrooms</b>	2 stalls/unit
<b>3-bedrooms</b>	2 stalls/unit

- Parking is provided on-site as follows:

	Total Units	Stalls Required	Stalls Provided	Ratio
<b>Studios</b>	26	39	39	1.5 stalls/unit
<b>1-bedrooms</b>	104	156	156	1.5 stalls/unit
<b>2-bedrooms</b>	156	312	312	2 stalls/unit
<b>3-bedrooms</b>	26	52	52	2 stalls/unit
<b>Total</b>	312	559	559	1.79 stalls/unit

- Of the 559 stalls provided, 261 are located on the northern parcel and 298 are located on the middle parcel, providing appropriate parking for the buildings and units on each parcel.

## Affordability

- In order to determine the affordability of Continental’s proposed rents, we used the rent by bedroom in Ingham County, published by MSHDA, as shown below.

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom
20%	353	378	453	524
25%	441	472	566	655
30%	529	567	680	786
35%	617	661	793	917
40%	706	756	907	1,048
45%	794	851	1,020	1,179
50%	882	945	1,133	1,310
55%	970	1,040	1,247	1,441
60%	1,059	1,134	1,360	1,572
70%	1,235	1,323	1,587	1,834
80%	1,412	1,513	1,814	2,097
<b>100%</b>	<b>1,765</b>	<b>1,891</b>	<b>2,267</b>	<b>2,621</b>
120%	2,118	2,269	2,721	3,145
125%	2,206	2,364	2,834	3,276
140%	2,471	2,647	3,174	3,669
150%	2,647	2,836	3,401	3,931

Affordability Source: [04-01-2025-Income-and-Rent-Limits.pdf](#)

- To understand the 100% AMI rent, utility allowances must be deducted.

	100%	Utility Allowance	100% AMI Rent
<b>0 bedroom (Studio)</b>	\$1,765	\$160	\$1,605
<b>1 bedroom</b>	\$1,891	\$178	\$1,713
<b>2 bedroom</b>	\$2,267	\$243	\$2,024
<b>3 bedroom</b>	\$2,621	\$328	\$2,293

Utility Allowance Source: [MSHDA-Utility-Schedule-2025.pdf](#)

- Continental’s proposed rents, shown below, provide a **market-rate** product with rents that are less than 100% AMI in Meridian Township.

	100% AMI Rent	Continental’s Current Average Rent	Unit Square Footage	Rent Per Square Foot
<b>0 bedroom (Studio)</b>	\$1,605	\$1,472	682 sq ft	\$2.15 psf
<b>1 bedroom</b>	\$1,713	\$1,512	735 to 763 sq ft	\$1.98 - \$2.06 psf
<b>2 bedroom</b>	\$2,024	\$1,759	938 to 1,031 sq ft	\$1.71 - \$1.88 psf
<b>3 bedroom</b>	\$2,293	\$2,063	1,249 sq ft	\$1.65 psf

## Continental’s Reputation

- Michigan Testimonials
  - See ‘Attachment E – Continental Properties Testimonials’ for statements from three other municipalities in Michigan where Continental Properties has developed: Charter Township of Commerce, Grand Rapids Charter Township, and the City of Wyoming. These letters of support showcase Continental’s commitment to public engagement, professionalism, follow-through, and ability to deliver quality market-rate housing in the State of Michigan.
- Resident Experience and Reputation
  - Continental’s reputation is best reflected through resident feedback and nationally recognized benchmarks, including:
    - Top 10 Developer in the U.S. (National Multi-family Housing Council)
    - Top 10 in J Turner ORA Power Rankings, the leading measure of online reputation across the multi-family industry:
      - #1 in cleanliness & maintenance
      - #2 in customer service & security
      - #4 in communication
    - Google Reviews

- Over 85% of our communities hold a 4.0+ star rating, based on thousands of verified resident reviews.
  - [Authentix Kalamazoo](#) (Kalamazoo, MI and 4.50 rating)
  - [Springs at The Reserve](#) (Wyoming, MI and 4.70 rating)
  - [Authentix Quincy Street](#) (Holland, MI and 4.10 rating)
  - [Springs at Knapp's Crossing](#) (Grand Rapids, MI and 4.00 rating)
- Internal resident satisfaction surveys, administered by our on-site property management and maintenance teams, consistently show high marks for move-in experience, maintenance, and overall quality of life in our communities.
- eplQ Rating
  - Continental takes its online reputation very seriously and is working to address any and all outstanding comments on [www.apartmentratings.com](http://www.apartmentratings.com), who provides the “eplQ” grade.
  - eplQ grades are based on reviews from the last 365 days. In the last 365 days, there were only 18 reviews provided across Continental’s nationwide portfolio of over 80 communities and over 23,000 units. Those 18 reviewers reflect a very small percentage of Continental’s renters and do not reflect the quality of the brand as a whole.
- Better Business Bureau (“BBB”)
  - The BBB is a private membership organization with no regulation. Accreditation by the BB requires annual dues, and like many well-known companies, Continental has chosen not to pursue BBB accreditation given the lack of oversight.
  - While Continental is not pursuing accreditation, we take complaints filed with the BBB very seriously, and have made a concerted effort to respond and resolve all complaints filed. **Continental’s rating with the BBB is an A+.**

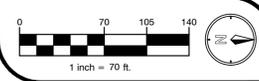
## Attachments

- A. Revised Authentix Okemos Site Plan (see ‘Pedestrian Traffic and Access’ section for details of changes)
- B. Consent Judgement – Alt 1 (see ‘Vehicular Traffic and Access’ section for details)
- C. Consent Judgement – Alt 2 (see ‘Vehicular Traffic and Access’ section for details)
- D. Consent Judgement – Alt 3 (see ‘Vehicular Traffic and Access’ section for details)
- E. Michigan Testimonials (see ‘Continental’s Reputation’ section for details)



**LEGEND**

- PROPOSED PAVEMENT
- PROPOSED PUBLIC SIDEWALK
- PROPOSED 2-STORY BLDG
- PROPOSED 3-STORY BLDG



PLANS PREPARED BY:



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DRAWN: CK  
CHECKED: WP

No.	ISSUED FOR:	DATE	BY:
0	REZONE	9/09/2025	WLP
1			
2			
3			
4			

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**OVERALL SITE LAYOUT**  
MERIDIAN TWP (OKEMOS)  
CONTINENTAL PROPERTIES  
CENTRAL PARK DRIVE  
S22, T4N, R1W

PROJECT:  
CLIENT:  
SITE ADDRESS:  
SITE SECTION:

JOB NUMBER  
**25118006**

DATE  
**09/09/2025**

SHEET NUMBER  
**C3.0**

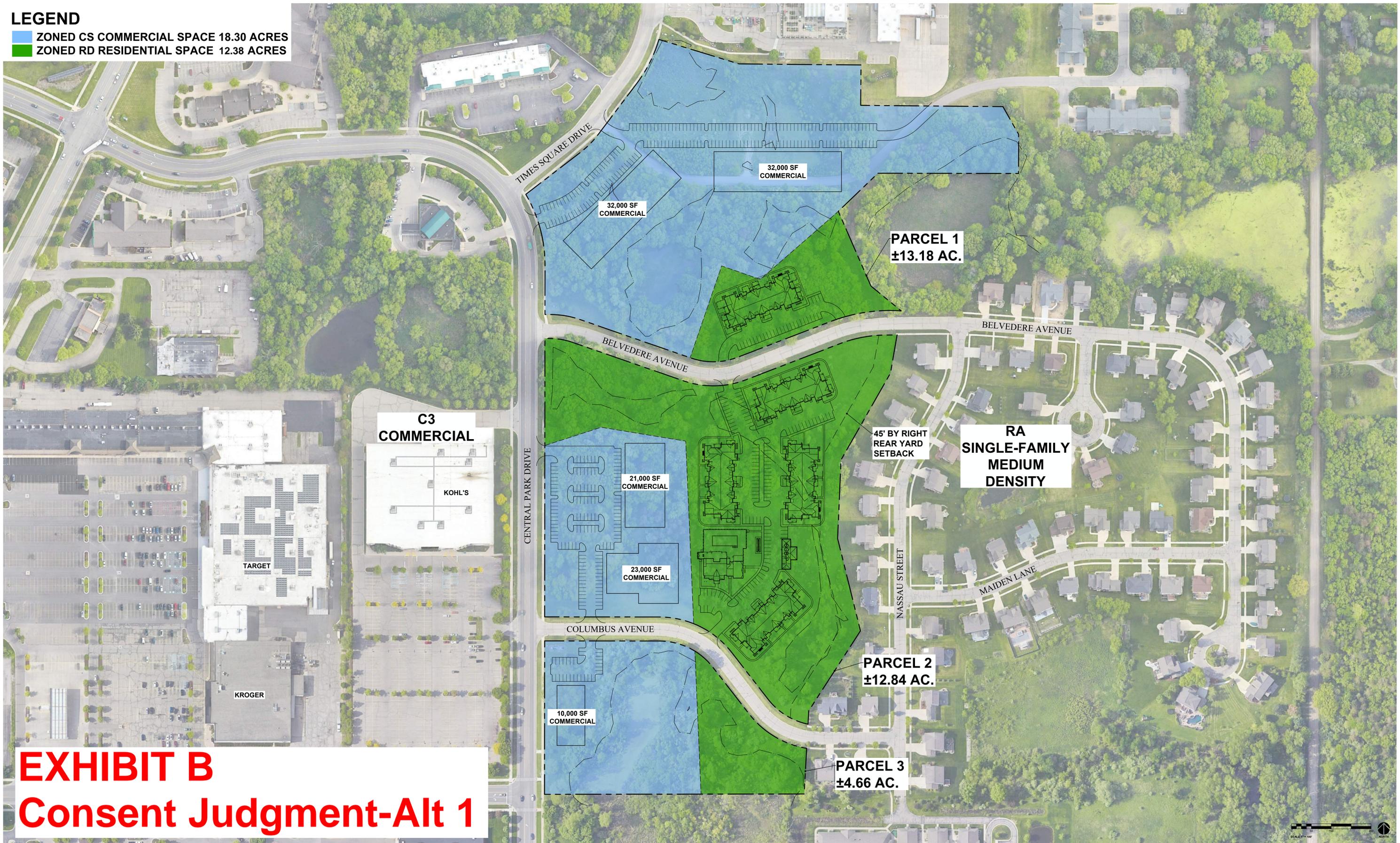
# EXHIBIT A REVISED AUTHENTIX OKEMOS SITE PLAN



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: KEBS, INC

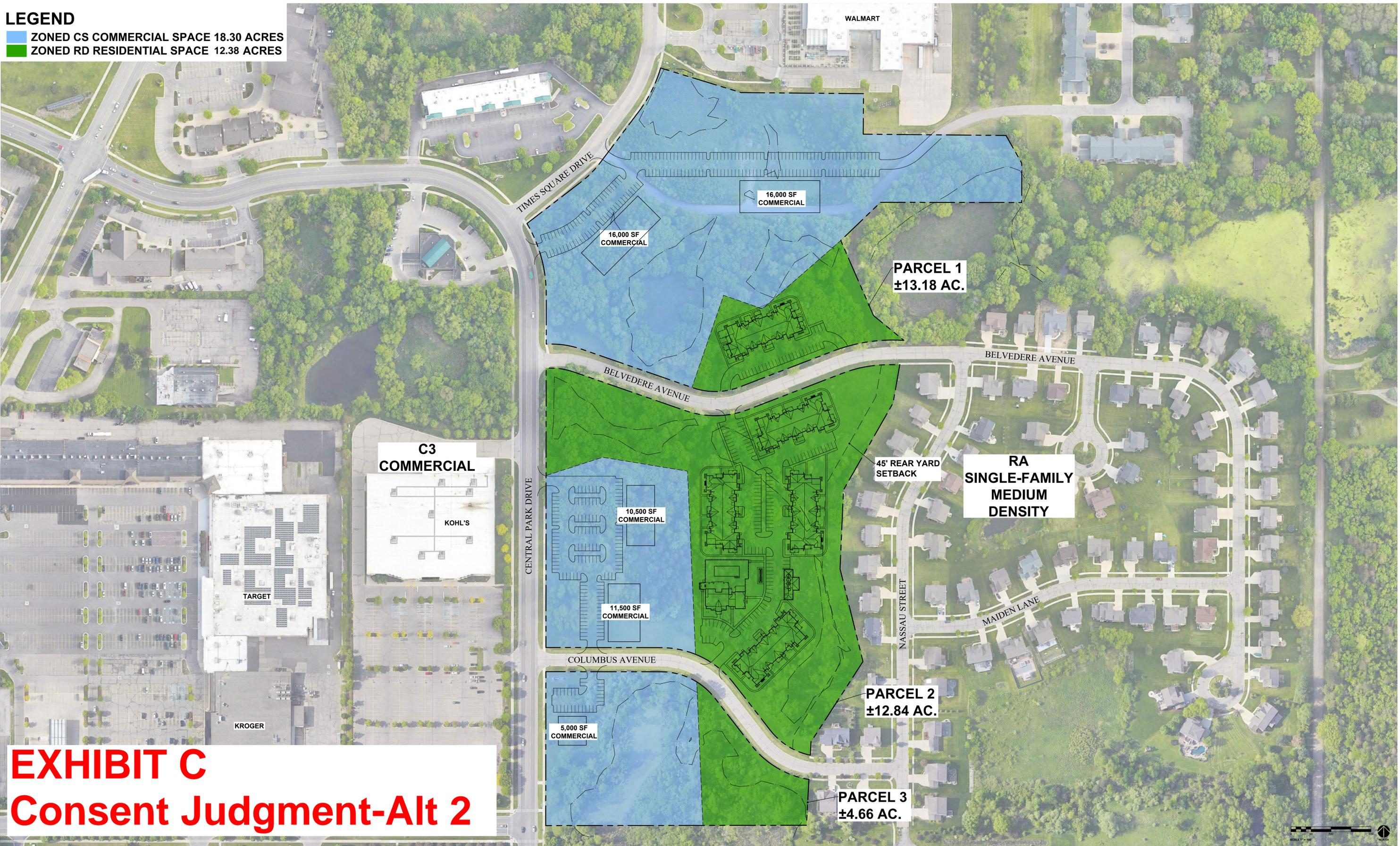
**LEGEND**

- ZONED CS COMMERCIAL SPACE 18.30 ACRES
- ZONED RD RESIDENTIAL SPACE 12.38 ACRES



**EXHIBIT B**  
**Consent Judgment-Alt 1**

**LEGEND**  
 ZONED CS COMMERCIAL SPACE 18.30 ACRES  
 ZONED RD RESIDENTIAL SPACE 12.38 ACRES



**EXHIBIT C**  
**Consent Judgment-Alt 2**

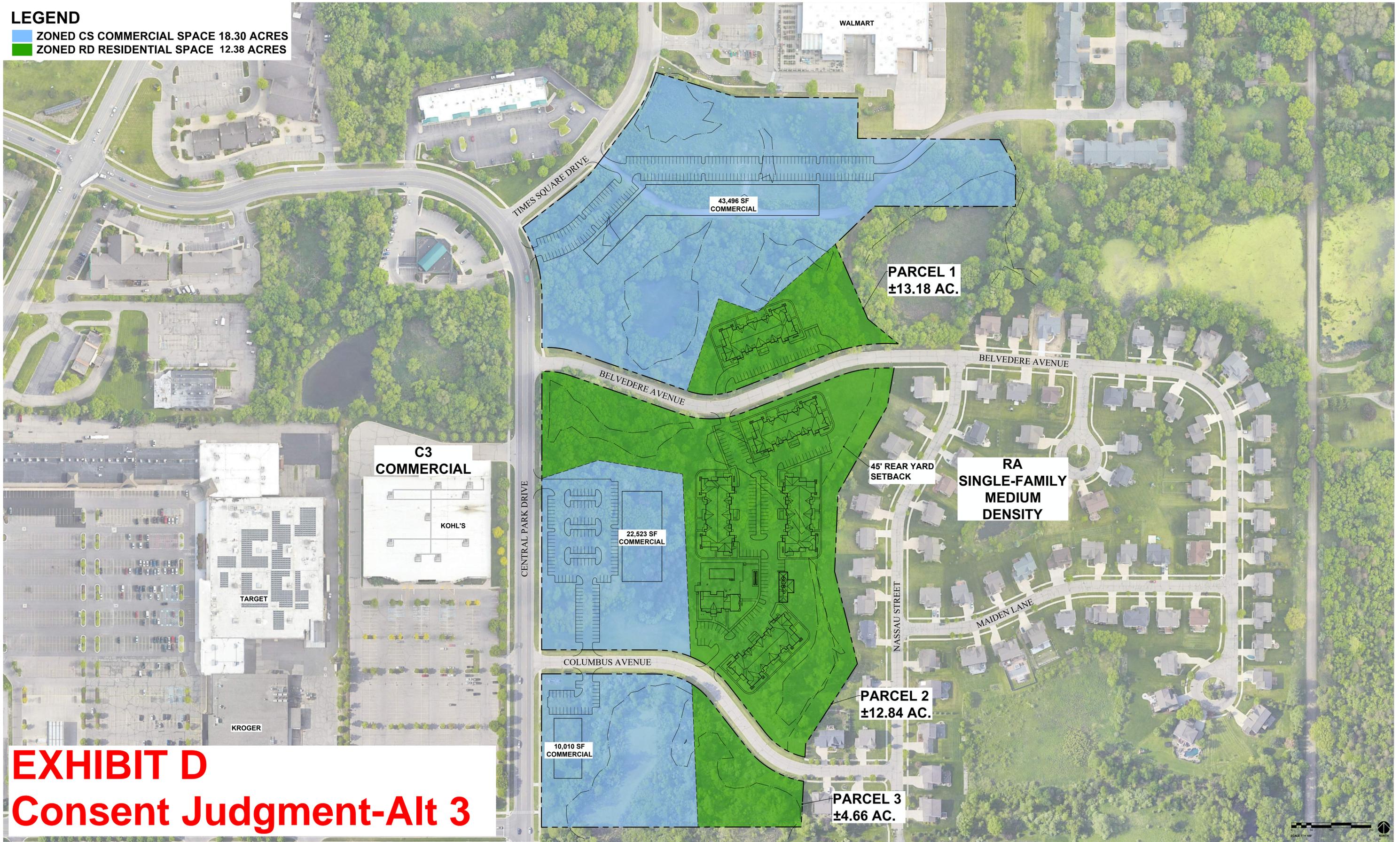
**AUTHENTIX OKEMOS**  
 MERIDIAN TOWNSHIP - MICHIGAN

10/21/2025



**LEGEND**

- ZONED CS COMMERCIAL SPACE 18.30 ACRES
- ZONED RD RESIDENTIAL SPACE 12.38 ACRES



**EXHIBIT D**  
**Consent Judgment-Alt 3**

**AUTHENTIX OKEMOS**  
**MERIDIAN TOWNSHIP - MICHIGAN**

10/21/2025



# EXHIBIT E MICHIGAN TESTIMONIALS

LARRY E. GRAY  
SUPERVISOR  
MELISSA CREECH  
CLERK  
MOLLY B. PHILLIPS  
TREASURER

## THE CHARTER TOWNSHIP OF COMMERCE

2009 TOWNSHIP DRIVE  
COMMERCE TOWNSHIP, MICHIGAN 48390  
(248) 624-0110  
www.commercetwp.com

TRUSTEES  
BOB BERKHEISER  
RICK SOVEL  
ROBERT LONG  
GEORGE WEBER

February 25, 2025

Mr. Jordan Teichen  
Continental Properties Company, Inc.  
W134 N8675 Executive Parkway  
Menomonee Falls, WI 53051

Re: Springs at Five & Main

Mr. Teichen:

I am pleased to provide this letter in recognition of Continental Properties' commitment and professionalism in working with Commerce Township on the development of Springs at Five & Main. Throughout the approval process and ongoing construction, your team has demonstrated transparency, responsiveness, and a strong commitment to quality in both project execution and management.

From the initial approvals in the fall of 2023 to the present, Continental Properties has consistently upheld its commitments, ensuring that the development aligns with the Township's vision and community needs. Your company's proactive engagement with municipal staff, stakeholders, and the broader community has been a testament to your dedication to responsible and high-quality development. Perhaps most notably, you were humble and gracious in your acquiescence to the superiority of the Detroit Lions relative to your Green Bay Packers.

Based on our direct experience, I am pleased to recommend Continental Properties to other communities seeking well-managed, high-quality rental housing. Your firm has been forthright in its commitments and has delivered on its mission to provide essential housing options that serve both new and existing residents.

Best regards,



David Campbell, AICP  
Planning Director – The Charter Township of Commerce

MICHAEL J. DeVRIES  
SUPERVISOR

EDWARD J. ROBINETTE  
CLERK

DAVID A. VAN DYKE  
TREASURER



LEE VANPOPERING  
TRUSTEE

DAVID M. PIERANGELI  
TRUSTEE

BEVERLY S. WALL  
TRUSTEE

PHILIP D. YEITER  
TRUSTEE

November 29, 2017

Mr. Erik Hahn  
Director of Multifamily Acquisitions  
Continental Properties Company Inc  
W134 N8675 Executive Parkway  
Menomonee Falls, WI 53051

RE: Springs at Knapp's Crossing, Grand Rapids Township, MI

Dear Erik,

Now that major construction has been completed, I wanted to express my appreciation to you and the development staff related to the Springs at Knapp's Crossing project. The Continental team was forthright and professional in every way during the planning approval and construction process. I am especially grateful for the consideration given to the neighborhood residents from the outset which resulted in a harmonious atmosphere at each step in the process.

Our community includes the world class Meijer Gardens and Sculpture Park, high-quality retail, office, and single-family housing options and now the addition of Continental Properties Springs at Knapp's Corner apartment complex that will provide a first class rental housing option for the area.

Continental Properties has been steadfast in their commitments expressed during the early meetings held between the company and staff and as the project evolved through the formal approval process. The high-quality building design, amenities, and landscaping will serve to enhance compatibility with the surrounding uses and help make it an integral part of the neighborhood.

Township staff appreciated your attention to detail and that Continental Properties did what they said they would do. It was a pleasure working with you and your team and we look forward to working with you and your company should other opportunities occur in the future.

Sincerely,

A handwritten signature in black ink that reads "Michael J. DeVries". The signature is written in a cursive style.

Michael J. DeVries, Supervisor  
Grand Rapids Charter Township

May 23, 2022

Mr. Erik Hahn  
Continental Properties Company, Inc.  
W134 N8675 Executive Parkway  
Menomonee Falls, WI 53051

Re: Springs at the Reserve – Letter of Support

Dear Mr. Hahn:

Please accept this letter of support and feel free to provide it to any other municipalities you are working with. Working with you and with the larger Continental team has been a very positive experience for our city and our staff. From the very beginning, you and your company have taken the time to communicate your intentions with staff and various city stakeholders regarding the apartment development, known as The Springs at the Reserve. To this day, these apartments remain some of the highest quality apartments Wyoming has to offer residents.

The City of Wyoming is proud to support Continental's ability to deliver high-quality and necessary housing developments for new and existing residents alike, and our team would look forward to working with Continental on other development projects in the future.

Best regards,



Nicole Hofert, AICP  
Director of Planning & Economic Development

community • safety • stewardship

CITY COUNCIL

Sheldon DeKryger

John Fitzgerald

Kent Vanderwood

Marissa Postler

Robert Postema

Sam Bolt

**Jack A. Poll, Mayor**



Better Business Bureau®

**BUSINESS PROFILE**

[Share](#)

Property Management

# Continental Properties Company, Inc.

Headquarters

This business is **NOT BBB Accredited.**

Find BBB Accredited Businesses in [Property Management](#).

[Visit Website](#)

[\(262\) 502-5500](#)

[Write a Review](#)

**MAIN**   REVIEWS   COMPLAINTS

Overview   **BBB Accreditation & Rating**   Business Details   Industry Tip   Latest Reviews   More

## Overview

Headquarters

### Continental Properties Company, Inc.

W134N8675 Executive Pkwy  
Menomonee Falls, WI 53051-3310

[Get Directions](#)

## BBB Accreditation & Rating

Your cookie settings have been saved. You can [change your cookie settings](#) at any time.

## Continental Properties Company, Inc. is NOT a BBB Accredited Business.

To become accredited, a business must agree to [BBB Standards for Trust](#) and pass BBB's vetting process.

 [Why choose a BBB Accredited Business?](#)

### BBB Rating

# A+

[More Information](#)

 [How are BBB ratings calculated?](#)

## About This Business

**Years in Business:** 46

## Business Details

**Local BBB:** [BBB Serving Wisconsin](#)

**BBB File Opened:** 7/17/2006

**Business Started:** 8/28/1979

**Business Incorporated:** 8/28/1979

**Type of Entity:** Corporation

### Alternate Names:

Authentix Cottage Grove

Springs at Eagle Bend

Springs at Castle Rock

Springs at Palma Sola

Springs at Cape Coral

Springs at Gulf Coast

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Springs at Northgate  
Springs at Grand Prairie  
Springs at McKinney  
Authentix Quincy Street  
Springs at Summer Park  
Springs at Hamburg  
Springs at Hurstbourne  
Springs at La Grange  
Springs at Cobblestone Lake  
Springs at Egan Drive  
Springs at Posner Park  
Springs at Tapestry  
Springs at Port Orange  
Springs at Hibiscus Crossing  
Springs at Sun Prairie  
Greenfield Highlands

## Additional Contact Information

### Principal Contacts

William Shew, Manager

### Customer Contacts

William Shew, Manager

### Additional Phone Numbers

Other Phone: [\(608\) 305-2539](tel:(608)305-2539)

Other Phone: [\(608\) 352-8678](tel:(608)352-8678)

Other Phone: [\(414\) 348-8795](tel:(414)348-8795)

Other Phone: [\(262\) 379-3464](tel:(262)379-3464)

Other Phone: [\(262\) 946-9206](tel:(262)946-9206)

Other Phone: [\(859\) 659-7802](tel:(859)659-7802)

Other Phone: [\(715\) 579-8666](tel:(715)579-8666)

### Additional Websites

[springsapartments.com/](http://springsapartments.com/)

### Social Media



## Additional Information

### Business Categories

[Property Management](#), [Apartments](#)

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**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Principal Planner**

**Date: October 27, 2025**

**Re: Project Report**

---

As of October, 2025, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Grand Reserve	Central Park Drive	March 6, 2024	115 SFR Homes	Under Construction
2. Sanctuary II	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
3. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
4. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
5. <b>Mr. Car Wash</b>	<b>4880 Marsh Road</b>	<b>April 28 2025</b>	<b>New Car Wash</b>	<b>Demo Begun</b>

**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 27, 2022 (MUPUD)	190 MFR	Site Plan Phase 1 <b>Notice to Proceed</b>
2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	N/A	MUPUD Amendment	Under Site Plan review Awaiting revisions
3. Playmakers	5707 School Street	N/A	Storage	Site Plan Approved
4. Panda Express	4990 Marsh Road	January 13, 2025	DT Restaurant	<b>Notice to Proceed</b>

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Okemos Coffee	Hamilton Road	New Business	Under building review
2. Hulett Road Estates	3560 Hulett Road	6-unit PUD	PUD approved, waiting for Site Plan
3. <b>Terra Ferma</b>	<b>2655 W. Grand River</b>	<b>New Climbing Gym</b>	<b>Under building review</b>