

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING
and
WORK SESSION

January 26, 2015

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. January 12, 2015 Regular Meeting
4. Public remarks
5. Communications
 - A. Elaine Hauptman SUP #14121 (Fedewa)
 - B. Betty Tesner SUP #14121 (Fedewa)
6. Public Hearings
7. Unfinished Business
 - A. Special Use Permit #14121 (Fedewa), request to construct a 6-unit multiple family townhouse complex at 2043 Hamilton Road
8. Other Business
 - A. Okemos Town Center Mixed Use Planned Unit Development Concept Plan
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
11. Site Plans received
12. Site Plans approved
13. Public Remarks

Planning Commission Agenda

January 26, 2015

Page 2

14. Adjournment

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

Work Session Meeting

1. Call meeting to order
2. Approval of agenda
3. Discussion
 - A. 2005 Master Plan Update
5. Public remarks
6. Adjournment

**TENTATIVE
PLANNING COMMISSION AGENDA**

**February 9, 2015
Work Session Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
2. Unfinished Business
3. Other Business

Work Session Meeting

- A. 2005 Master Plan Update

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PLANNING COMMISSION
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and
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3. Other Business

Work Session Meeting

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**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 12, 2015**

DRAFT

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

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

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of December 8, 2014 and December 15, 2014. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 8-0.

4. Introduction of New Members

Chair Jackson introduced the two new members of the Planning Commission: Christine A. Tenaglia and Brett DeGroff.

5. Election of the Chair, Vice-Chair and Secretary for 2015.

Chair Jackson opened the nominations for 2015 Chair of the Planning Commission.

Commissioner Van Coevering nominated Commissioner Scott-Craig.

Commissioner Scott-Craig nominated Commissioner Deits.

Chair Jackson closed the nominations for 2015 Chair of the Planning Commission.

VOICE VOTE FOR COMMISSIONER DEITS: Motion failed 3-5.

VOICE VOTE FOR COMMISSIONER SCOTT-CRAIG: Motion carried 5-3.

Acting Chair Jackson opened the nominations for 2015 Vice-Chair of the Planning Commission.

Commissioner Tenaglia nominated Commissioner Ianni.

Commissioner Honicky nominated Commissioner Jackson.

Acting Chair Jackson closed the nominations for 2015 Vice-Chair of the Planning Commission.

VOICE VOTE FOR COMMISSIONER JACKSON: Motion carried 5-3.

VOICE VOTE FOR COMMISSDIONER IANNI: Motion failed 3-5.

Acting Chair Jackson opened the nominations for 2015 Secretary of the Planning Commission.

Commissioner Scott-Craig nominated Commissioner Cordill.

Acting Chair Jackson closed the nominations for 2015 Secretary of the Planning Commission.

VOICE VOTE: Motion carried 8-0.

6. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Eckhart Dersch, 2203 Butternut Drive, Okemos, spoke to the upcoming public hearing on Commercial Planned Unit Development #15-13034, construction of a building in the southwest corner of the Meridian Mall site.

Chair Scott-Craig closed public remarks.

7. Communications (None)

8. Public hearings (None)

9. Unfinished Business

- A. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
Principal Planner Oranchak summarized the changes to the draft amendments to the 2005 Master Plan Goals and Objectives.

Planning Commission discussion:

- Rationale for suggested merge of Goal 5, Objectives B and C
- Preference for Objectives B and C of Goal 5 to be separate objectives

Commissioner Jackson moved to adopt the suggested changes by Commissioner Deits: bullet points 1, 2, 3 and 5. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 7-0.

(Without objection, Commissioner Tenaglia abstained from voting).

Commissioner Ianni moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian hereby adopts amendment to the 2005 Master Plan Chapter 2, Goals and Objectives.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Concern over possible confusion with the Board's 2015 Goals and Objectives
- Board's Goals and Objectives are short term goals revisited on a yearly basis
- Planning Commission Goals and Objectives relates to the long range plans for the Master Plan
- No conflict between the Township Board's Goals and Objectives and the Master Plan Goals and Objectives
- Appreciation to Commissioner Deits for his editorial comments
- Continued concern with the lack of public participation

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

10. Other Business

A. Resolution of Appreciation – Lynn Hildebrandt

Commissioner Ianni moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Lynn Hildebrandt grateful thanks for her voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.

Seconded by Commissioner Cordill.

Planning Commission discussion:

- Commissioner Hildebrandt was extremely dedicated to the issues which came before the Planning Commission
- Commissioner Hildebrandt had vast knowledge of planning related information

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

B. Resolution of Appreciation – James Salehi

Commissioner Cordill moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to James D. Salehi grateful thanks for his voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Commissioner Salehi's spent many hours outside of the Planning Commission meetings doing research and site visits
- Appreciation for the perspective he brought to the numerous issues before the Planning Commission

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

NAYS: None

Motion carried 8-0.

C. Planning Commission Representative to the Downtown Development Authority

It was the consensus of the Planning Commission to take this item up at the next Planning Commission meeting.

Planning Commission discussion:

- Downtown Development Authority (DDA) meetings are held once per month on Monday mornings at 7:30 AM
- Planning Commissioners have the ability to attend any established Meridian Township Board and Commission meeting for information gathering purposes
- Planning Commissioner suggestion for a list of upcoming Boards and Commissions meetings included in each Planning Commission packet
- Boards and Commissions meetings are placed on the calendar located on the home page of the Township website
- Televised meetings can be viewed whenever schedules allow

D. Master Plan Update

Principal Planner Oranchak capsulized work and discussion on the chapter reviews. She indicated staff is evaluating data obtained and will provide the analysis to the Planning Commission when complete.

Planning Commission and staff discussion:

- One Planning Commissioner met with the state demographer who can provide tools for Planning Commission staff to use in mining the data from the 2010 census more quickly
- Need for Planning Commission consensus on how best to utilize a consultant's services
- Suggestion to call Kalamazoo, Ypsilanti, Grand Rapids, Midland, etc. to obtain copies of their RFP's and a statement of work used when hiring their consultant
- Format for the Master Plan
- Use of each goal as a chapter
- 2005 Master Plan does not contain a significant amount of planning relative to goals and metrics to measure the progress towards the established goals
- Master Plan document is a tool to look at future development of the Township over a 20-year period
- Suggestion to take existing chapters in the Master Plan and see if they align with the current goals and objectives
- Need to take the chapters apart and place their various components under the proper goal, taking land use and development questions included in the goals into consideration
- RFP must include direction to the consultant
- Goal for housing states what the neighborhoods look like but does not say who the Township's residents are
- Concern with "throwing out" other plans being considered

- Midland plan gave a description of what Midland is like today and then followed with goals and objectives in order to plan into the future
- Use of the three (3) prong planning model: what we have, what we want, and how we are going to get there
- Plans should be cooperatively drafted with Township residents and the business community
- Many good ideas came out of the Grand River Corridor charrettes
- Other boards, commissions and neighborhood groups were involved in the Midland process
- Basic structure must be created prior to receiving community input and acquiring other stakeholders
- Staff is in the process of compiling updated demographics for the Master Plan
- Information was obtained from the 2010 census, plus Census Bureau estimates each year
- Chair update on Planning Commission work to date relative to the Master Plan
- 2005 Master Plan uses the three (3) prong planning model
- Implementation chapter, future land use chapter and the future land use map are the planning components of 2005 Master Plan document which have not been vetted by the Planning Commission as a whole
- Need for implementation of a project plan which focuses on the specific process towards completion
- Planning Commissioner proposal for a work session which develops a project plan
- Possibility of a work session on the project plan after the January 26th Planning Commission meeting if the schedule allows

It was the consensus of the Planning Commission to have Commissioner Van Coevering and Chair Scott-Craig meet with staff in the preparation of a project plan outline.

11. Township Board, Planning Commission officer, committee chair, and staff comment or reports

In response to Planning Commission inquiry, Vice-Chair Jackson noted the Meridian Leadership Group meetings are called by the Manager for the first Friday of the month.

Commissioner Ianni announced a site plan review presentation will be held on March 5, 2015 in Lansing.

Chair Scott-Craig reported the Environmental Commission will be writing a letter to the Board regarding the Planning Commission's denial of SUP #14111 (MF Okemos). He noted the next Environmental Commission Green Theme Series presentation will be held on February 4th where the speaker will be Julie Powers, Chair of the Greater Lansing Housing Coalition. Chair Scott-Craig outlined the speakers for the next few months, and encouraged Commissioners to attend the Wednesday evening presentations.

Chair Scott-Craig and Commissioner Honicky attended the latest Mid-Michigan Environmental Action Council Land Use Lunch where Mark Grebner spoke on the topic of regional cooperation and the difficulty in attaining it. He noted these monthly lunches are held at the Michigan Environmental Council offices in downtown Lansing and urged Commissioners to attend when their schedules permit.

Principal Planner Oranchak announced Planning Commissioner training sessions are available on February 4th in Kalamazoo and in Ann Arbor on February 26, 2015 from 4:00 P.M. until 9:00 P.M. She stated interested Commissioners should contact her for registration purposes.

Commissioner Jackson spoke to the memorandum from Associate Planner Menser apprising Commissioners on land use development in Meridian Township.

Chair Scott-Craig reminded fellow Commissioners an attorney training session will be scheduled sometime either the first or third Monday in March at a starting time of 6:00 P.M. He requested Commissioners submit their questions to Planning staff with ample time to forward on to the attorney.

Principal Planner Oranchak

12. New applications (None)

13. Site plans received (None)

14. Site plans approved

A. Site Plan Review #15-04-2 (Whole Foods), modification to an approved site plan to add 3,600 square feet to the building at 2750 Grand River Avenue

15. Public remarks

Chair Scott-Craig opened and closed public remarks.

16. Adjournment

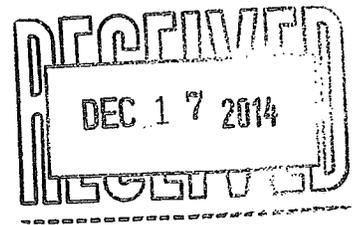
Chair Scott-Craig adjourned the regular meeting at 8:19 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

Gail Oranchak

From: Elaine Hauptman <elainehauptman@gmail.com>
Sent: Wednesday, December 17, 2014 9:18 AM
To: gsfedewa@gmail.com; Gail Oranchak
Subject: Landscaping Hamilton Property



Dec 17, 2014

Mr. G. Fedewa

5570 Okemos Road

East Lansing, Mi 48823

gsfedewa@gmail.com

Mr. Fedewa,

As I'm sure you have recognized, we are not at all happy with such a large rental unit being built over the Erickson Learning Center and overlooking our back yard. We remain hopeful that it be reduced to a much smaller 4-unit building. However, we were pleased to learn that you were agreeable to planting an evergreen tree screen to make this structure more harmonious to the surrounding properties.

After some research, I think the way to go is to plant a row of large Thuja Green Giant Arborvitae, or something of that nature. Thuja Arborvitae are rated to a zone 5, are low maintenance trees that grow quickly, and appear to be fairly disease resistant. From everything I've read they come highly recommended for a situation like ours. They do not have a huge spread so they would give adequate height without filling your back open space. Such Arborvitae can be planted 6 to 8 feet apart and will quickly fill in to make a tall evergreen hedge, which could be shaped if you so desired. They are narrow enough that you could well plant smaller trees or shrubs in front of them to layer your landscaping if that interested you. The Arborvitae would not, I believe, be suitably planted in the heavy shade of the large maple tree, so we'd have to figure out what else to do with that, but Thuja would probably do well along most of the rear property line.

I have had recommended to me a local company, LandMark Landscaping, Inc. located at 9576 Old M 78. I called them and they tell me they have a person who is experienced in planting evergreen screens. They are willing to send this person out to look at the site and give expert

opinions as well as pricing. I am willing to meet with this person and walk the area with them and present you with their ideas or we could all set an appointment and walk the site together. I am also very willing to have just the two of us walk the site before a professional is called in.

If you have some other way of approaching this I am open to that too. I do want professional input on large, rapidly growing, hardy evergreens that will provide us with immediate privacy now, and in the future. I feel this plan should be finalized before the board approves any building plans.

I will talk with my neighbor, Randy Weiss, who will also be very much impacted by your building; he will be interested in any plan that is developed. Randy and I are both rather overwhelmed by the thought of a building of that size. Assuming you are permitted to go with 5 units, each with 7 back windows, that leaves Randy and I with 5 families and 35 windows facing our back yard. That is a daunting and depressing situation. Knowing that at least some of our privacy will be preserved with significant, and immediate screening right from the beginning will make this situation somewhat more palatable.

Please let me know how you want to proceed with the landscaping planning.

Sincerely,

Elaine Hauptman

2068 Tomahawk Cir

Okemos, Mi. 48864

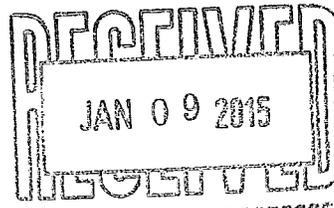
517-349-3640

Elainehauptman@gmail.com

cc: Meridian Township Planning Commission

Gail Oranchak, Principal Planner

From: **Betty Tesner** betesner@comcast.net
Subject: Erickson Learning Center
Date: January 6, 2015 at 7:20 PM
To: oranchak@meridian.mi.us
Cc: Frank Walsh walsh@meridian.mi.us



Dear Gail,

Why is it that every time a private house goes on sale on Hamilton Rd. (east side of Okemos Rd. only), the Township delights in changing the rules and codes to accommodate developers who are only interested in constructing a building (any kind of building) and renting it out?! Do any of them live in the area, close enough to care?

The west side of Hamilton Rd. is treated like it alone is an historical community. It was given two (2) stop signs to slow the traffic down for the few houses that are located on the west side of Okemos Rd. The east side of Hamilton is inundated with apartments and businesses. It has NO stop signs to slow down traffic even though Tacoma Hills alone has 300+ homes plus a school, and the school buses roll through our subdivision several times daily. Making a left hand turn out of our subdivision early in the morning or late afternoon is challenging at best. And now you want to add to all the congestion that more unwanted traffic will bring if the Board gives their blessing to this new development? Why can't it go on the market to the general public for private use? Hamilton Road east has more than its share of apartments, and traffic. Enough already!!!!

Furious!

Betty Tesner
1909 Tahoe Circle, Okemos (Tacoma Hills)

349.7665

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner

DATE: January 22, 2015

RE: Special Use Permit #14121 (G. S. Fedewa Builders), request to construct a 6-unit townhouse complex in one building at 2043 Hamilton Road

The Planning Commission held a public hearing regarding Special Use Permit #14121 on December 15, 2014. Topics of discussion included screening abutting properties to the south, accommodating the request of the property owner to the east for privacy fencing, building orientation, building height, and setback variances from the east and west property lines.

The applicant has submitted a revised site plan and three studies of building reorientation. The revised site plan shows the number of units has been reduced from six to five. Building width has been reduced from 151 feet to approximately 125 feet. In response to comments from the Planning Commission, the building has been moved five feet closer to the street. By moving the building forward, the width of the access drive has been reduced from the required 24 feet to 19 feet. Unless the drainage area can be reduced in size, either the building must be moved back to its original location or the Zoning Board of Appeals must grant a variance for the reduced access drive width.

With setbacks of 19.42 feet from the west property line and 52.28 feet from the east property line, setback variances for the building and east façade deck have been eliminated. Site density has been reduced from 8.2 to 6.8 dwelling units per acre. The site plan shows "future parking" in the area of the stormwater detention pond on the east side of the building. Since paving the area for parking is not feasible, the applicant must request a variance from the Zoning Board of Appeals to eliminate the need for future parking.

Questions arose about the ability to create a landscape buffer along the south property line since there are several black walnut trees which are toxic to many plant species. Staff visited the site with Environmental Commissioner, Dr. Jim Kielbaso. Dr. Kielbaso inspected the area, including existing trees. He indicated the maple tree nearest the west property line is hazardous and should be removed. Norway spruce planted on top of a 4-5 foot berm would provide the needed screen for the property abutting the west side of the lot. Further east, he recommended removing dangerous limbs overhanging the south property line from the easternmost maple and removing the two southernmost trunks of the catalpa east of the maple.

The applicant has verbally indicated to staff he accepts the recommendations of Dr. Kielbaso and has offered to remove all walnut trees thus possibly expanding the area of the berm while

maintaining an open recreation area for prospective tenants. The applicant has also commented to staff his intent to install a privacy fence along the east property line as requested by the adjacent property owner.

As indicated in the previous memorandum, a landscape plan is not a requirement for special use permit review, however Section 86-376(g)(11) grants the Planning Commission authority to require, as a condition of special use permit approval, appropriate buffering with plant material, fencing or masonry walls to protect surrounding properties. Conditions of the attached resolution to approve the request requires a landscape screen along the south property line and fencing along the east property line.

Multiple family projects consisting of three or more units require special use permit approval from the Planning Commission. The Planning Commission bases its approval on the nine special use permit criteria and compliance with zoning standards for multiple family projects.

Planning Commission Options

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

Attachments

1. Resolution to approve
2. Three elevation studies dated received January 22, 2015
3. Revised site plan dated January 20, 2015

RESOLUTION TO APPROVE

**SUP #14121
(G. S. Fedewa Builders)
2043 Hamilton Road**

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 26th day of January 2015 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, G. S. Fedewa Builders requested a special use permit to construct a multiple family structure consisting of five townhouses in a building totaling approximately 12,340 square feet in gross floor area on approximately .73 acres addressed as 2043 Hamilton Road; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 15, 2014; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 11, 2014 and January 22, 2015; and

WHEREAS, the subject site is appropriately zoned RC (Multiple family, 14 units per acre) which permits a five-unit multiple family development by special use permit; and

WHEREAS, site dimensions are consistent with minimum lot area and minimum lot width requirements of the RC zoning district; and

WHEREAS, at approximately 6.2 dwelling units per acre, site density is within the Future Land Use Map designation of 5.0 to 8.0 dwelling units per acre; and

WHEREAS, the project will have minimal impact on traffic and the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from five additional multiple family residential dwelling units; and

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

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the project is consistent with Goal 1, Objective A, Strategy 10 of the 2005 Master Plan promoting diversity in housing that meets the needs of various income levels and household types; and

**Resolution to Approve
SUP #14071 (G. S. Fedewa Builders)
Page 2**

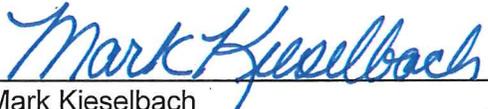
WHEREAS, the proposed development of the site is in furtherance of Township Board policy 1.5.2, which encourages diverse housing opportunities.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14121 (G. S. Fedewa Builders) to construct a single multiple family building consisting of five townhouse units subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by BRS Engineering dated January 20, 2015, and elevation plans and floor plans dated November 18, 2014, subject to revisions as required.
2. The applicant shall obtain all necessary variances from the Zoning Board of Appeals prior to work taking place related to the project or revise the plans to comply with zoning ordinance standards.
3. Black walnut trees shall be removed from the site and hazardous trees posing a threat to abutting properties shall be removed or appropriately pruned.
4. Landscape material shall be interspersed among existing trees along the south property line to create a dense buffer between the site and abutting single-family residences to the south. On the west side of the site, within the sphere of influence of black walnut trees, plant material shall be installed on top of a four to five foot tall sandy berm. The landscape plan submitted for site plan review shall include plants tolerant of proximity to black walnut trees such as Norway Spruce. Species and location of plant material shall be subject to the approval of the Director of Community Planning and Development,
5. A maximum six foot tall privacy fence shall be installed along the east property line. Fencing materials and design shall be submitted with the site plan review application. Fence materials and design shall be subject to the approval of the Director of Community Planning and Development.
6. Street trees shall be required along Hamilton Road and shall be depicted on the landscape plan submitted for site plan review. Species and location of trees shall be subject to the approval of the Director of Community Planning and Development.
7. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed.
8. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible. Light poles, if installed, shall be no taller than 18 feet or consistent with lighting at Grange Acres, whichever is shortest.
9. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
10. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.

MEMORANDUM

TO: Planning Commission

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Peter Menser
Associate Planner

DATE: January 15, 2015

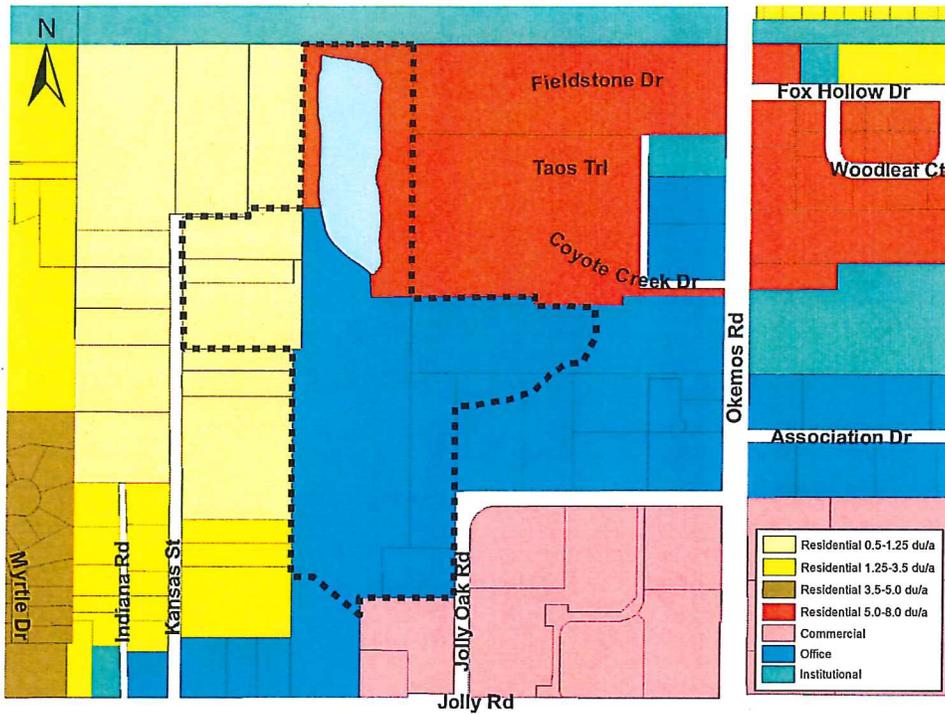
RE: MUPUD Concept Plan – Okemos Town Center

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides both the Planning Commission and Township Board an opportunity to offer comments and suggestions on the project design prior to formal MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Applicant WestPac Campus Communities submitted a concept plan for a mixed use multiple family housing development on property located northwest of Jolly Oak Rd. WestPac proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site is approximately 40 acres in size and consists of multiple parcels.

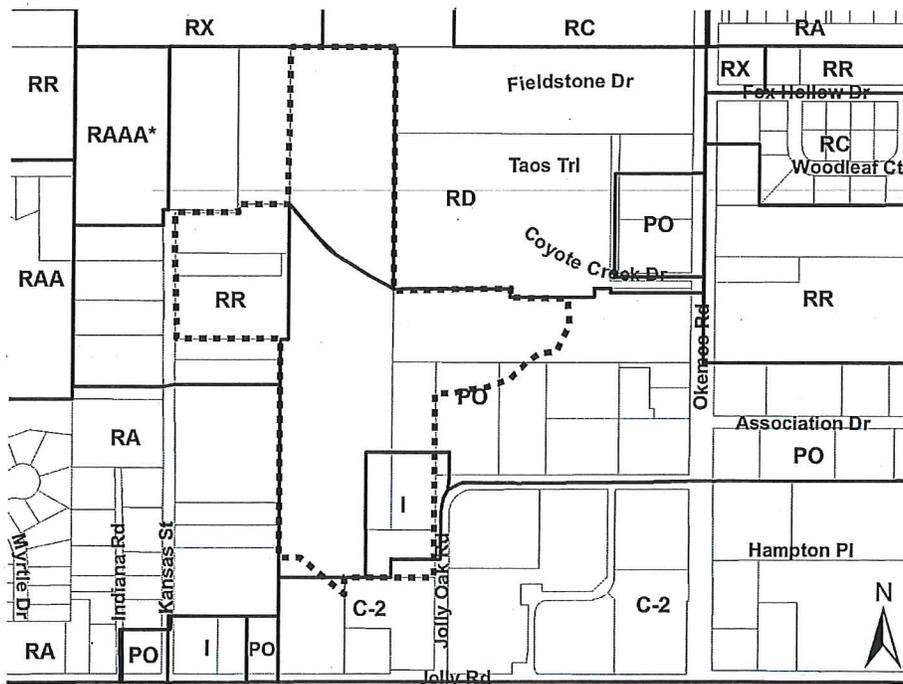
The concept plan presented by the applicant shows a total of 466 residential units spread across the project site along with a leasing office and a fitness center. The applicant has indicated the fitness center will be open to both residents of the development and the general public. A mix of one and two bedroom apartments is shown, with the majority (67 percent) being two bedroom units. Primary access to the development is via Jolly Oak Rd., Farrins Pkwy., and Jolly Rd. at the existing Forberg Commercial Real Estate Agency entrance.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map of the 2005 Master Plan as Residential 0.5-1.25 dwelling units per acre (du/a), Office, and Residential 5.0-8.0 du/a.

ZONING MAP



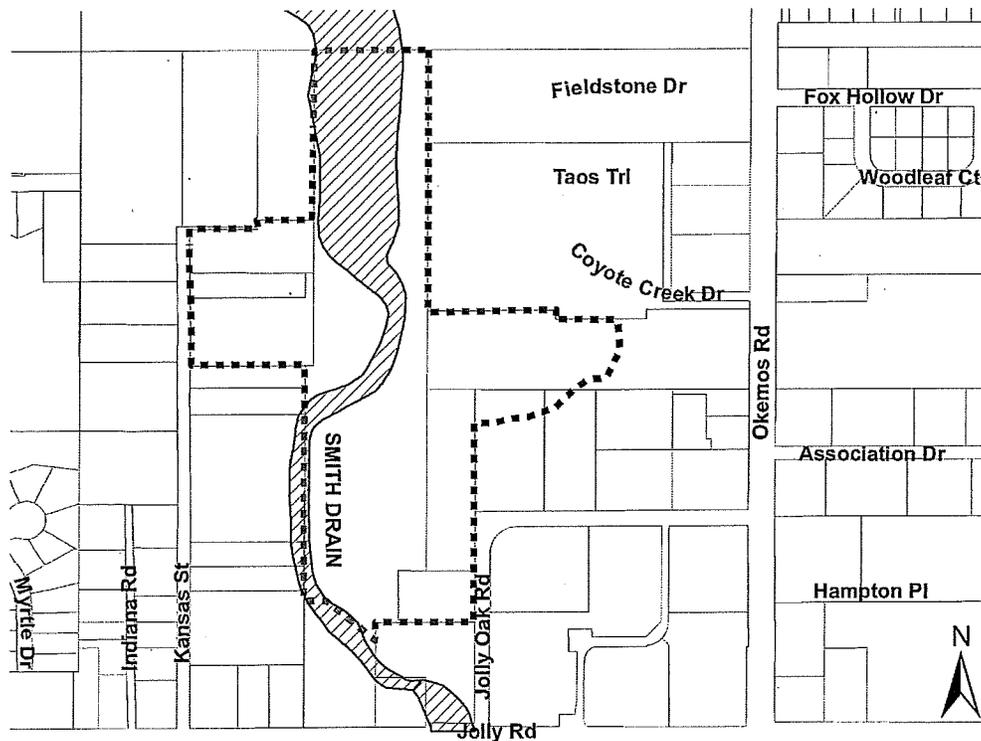
**Concept Plan Review – Okemos Town Center
Planning Commission (1/26/15)
Page 3**

Portions of the project area are located in the C-2 (Commercial), I (Industrial), PO (Professional and Office), and RR (Rural Residential) zoning districts.

Utilities

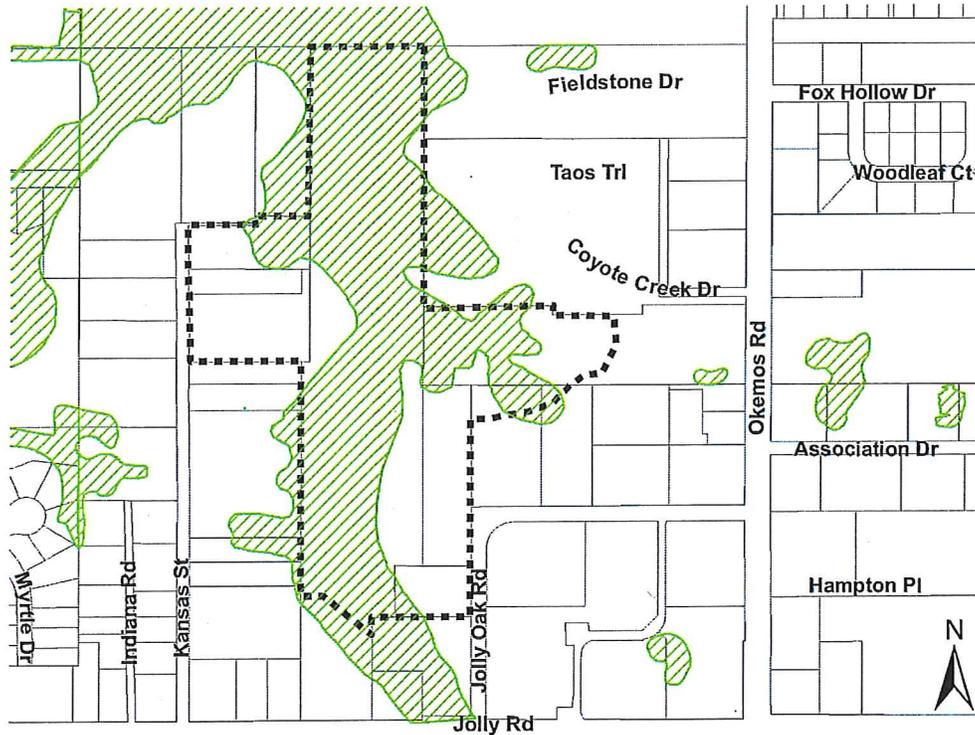
Both public sewer and water are available to serve the proposed development. The specific hook up locations will be determined as the plan moves forward. Township engineering staff will provide information on capacity of the utility infrastructure during formal project review.

Floodplain



The project area is located around the Smith Drain, which has both floodplain fringe and floodway. The floodplain areas are limited to the banks of the Smith Drain. The larger water feature at the northern portion of the project area is a detention pond and a part of the Smith Drain. Detailed information regarding buildable areas outside the floodplain will be available during formal project review. State and Township regulations prohibit work in the floodplain without required review and permitting.

Wetlands



The wetland map is intended only as a guide. Fieldwork on the site will determine the actual boundaries of the wetland. Wetland areas shown in the map above may be considerably smaller than depicted. In areas where wetlands are a possibility the applicant will be required to provide a wetland delineation drafted by a qualified wetland biologist/environmental engineer.

Project Analysis

The applicant is proposing this project as a mixed use planned unit development (MUPUD). A MUPUD is permitted in the C-2 (Commercial), C-3 (Commercial), CS (Community Service), and CR (Commercial Recreation) zoning districts where public water and sewer are available. A MUPUD is also permitted in the PO (Professional and Office) zoning district where public water and sewer are available, however building height is limited when a project is adjacent to land zoned and developed in a single family residential district, which in this case would be applicable due to the neighborhoods west of the development.

To qualify for consideration as a MUPUD, portions of the project area would need to be rezoned to an eligible zoning district. Application materials indicate a preference for rezoning to the C-2 (Commercial) zoning district. The concept plan shows a total of 466 residential units spread over approximately 40 acres, resulting in an overall residential density of approximately 12 dwelling units per acre (du/a). The MUPUD ordinance allows for up to a maximum of 10 dwelling units per acre for a project on an undeveloped site.

**Concept Plan Review – Okemos Town Center
Planning Commission (1/26/15)
Page 5**

The applicant is scheduled to present the concept plan to the Planning Commission on January 26, 2015. If the applicant decides to move ahead with the project a formal public hearing will be scheduled with the Planning Commission and associated notices will be sent out. In a MUPUD the Planning Commission makes a recommendation on the project and the Township Board makes the final decision.

Township Board Option

The Township Board may comment and/or offer suggestions on the project design.

Attachment

1. Summary of Project
2. Site plans and building elevations
3. Letter from applicant dated January 22, 2015

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2015\Okemos Pointe concept plan

T.A. Forsberg, Inc.

Land Development Sales Project Management

January 22, 2015

Elizabeth LeGoff
Supervisor, Meridian Charter Township

VIA EMAIL

Dear Supervisor LeGoff:

I want to thank you taking the time to discuss our state-of-the-art development proposal for Meridian Township. As suggested during the meeting January 20th, I am working to set up a site visit for you and the Planning Commissioners. Given the legal reason which says we can have no more than three members of either Township body meeting here at a time, please let me know your availability and we will set multiple times.

We feel it is important for you to view this property and the conditions of the land and the current buildings as they now exist. This is an infill project on an old construction yard. Also, with regard to the detention pond that Clerk Dreyfus felt should not be included in the acreage, I need to make known that this pond was built years ago by my grandfather. It was designed as the storm retention for the entire corner with the understanding it would help our future development plans as well. The pond is part of the existing ±25 Acre parcel, purchased almost fifty (50) years ago, which stretches from Jolly Road on the south to our northern property line above the pond. Looking at this as a natural water feature is neither a fair nor accurate view of what we have already provided for the betterment of this area of the Township.

We look forward to your coming to the site and hope that it will provide you a better understanding of what we are trying to accomplish. Beyond our own research and planning, we have spent many hours meeting with the engineer and other staff of the Ingham County Drain Commissioner and the Ingham County Road Department, with the Meridian Township Parks Department and Meridian Township Planning and Zoning, and with local businesses including Jackson National and Delta Dental. We have hired architects who have worked in some of the most ecologically-sensitive environments in the country. We have put a lot of time and effort into reading the ordinances and making sure we have the type of product mix and amenities that will make this development one that will be studied by other municipalities around the country. We believe we are filling a need through a design which connects both existing and proposed residents in this corridor to the commercial assets already here, as well as a design which envisions a world-class lifestyle center never done in this area.



2422 Jolly Road, Suite 200
Okemos, MI 48864

www.LansingRealEstate.com

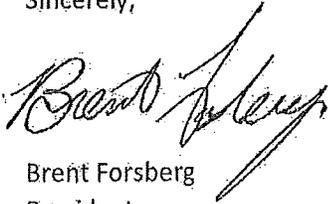
Phone: (517) 349-9330
Fax: (517) 349-7131

T.A. Forsberg, Inc.
Meridian Township

1/22/2015

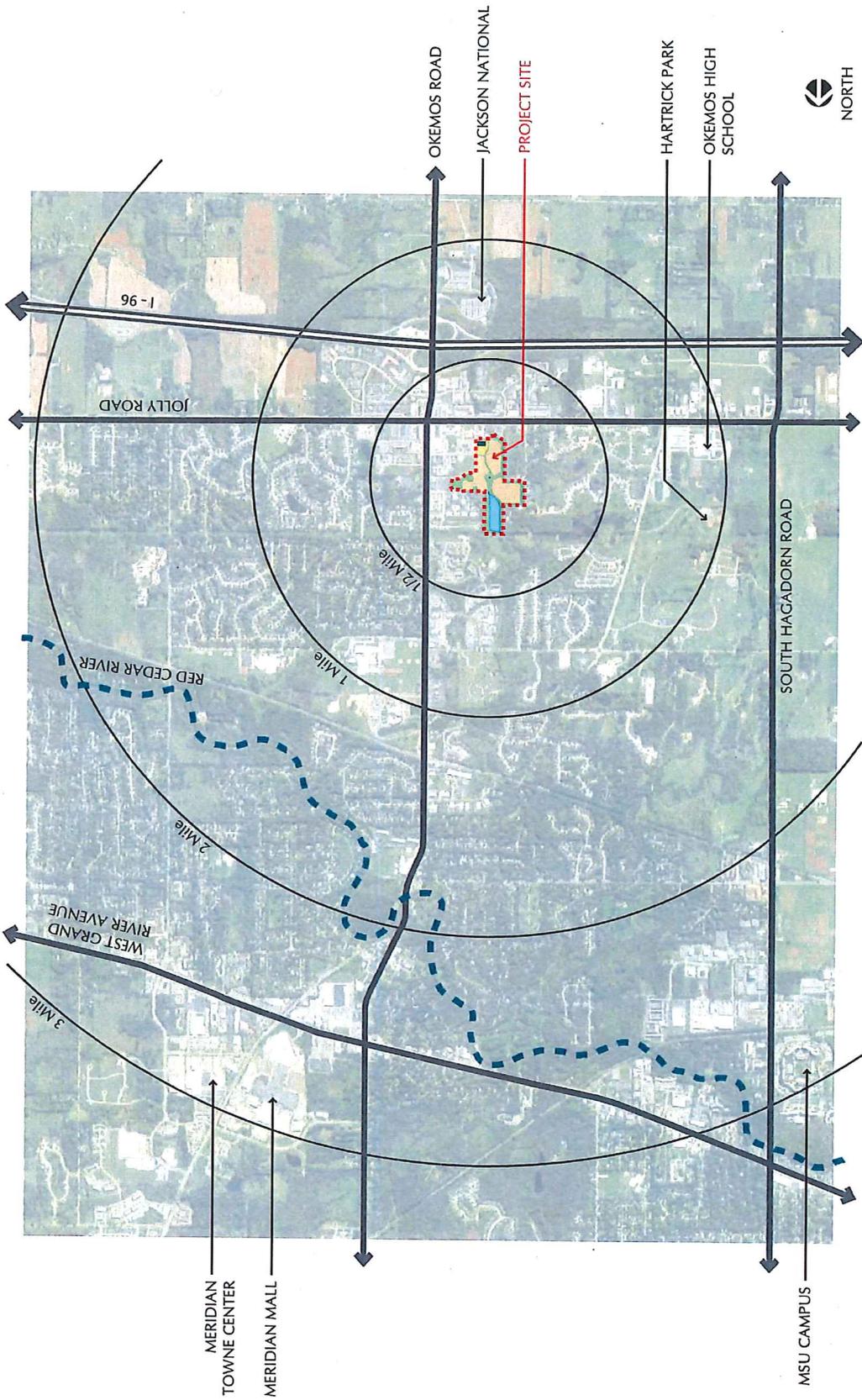
We look forward to showing you what we are working to accomplish, as well as to further discussions on ways to turn our vision into a reality within this Township. We would like to schedule all visits between January 23rd and February 6th. This is of the highest priority for us and we will work around your schedules. Thank you for your timely response.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Forsberg". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Brent Forsberg
President

cc WestPac Michigan
Mark Kieselbach, Meridian Charter Township
Peter Menser, Meridian Charter Township



Context Map



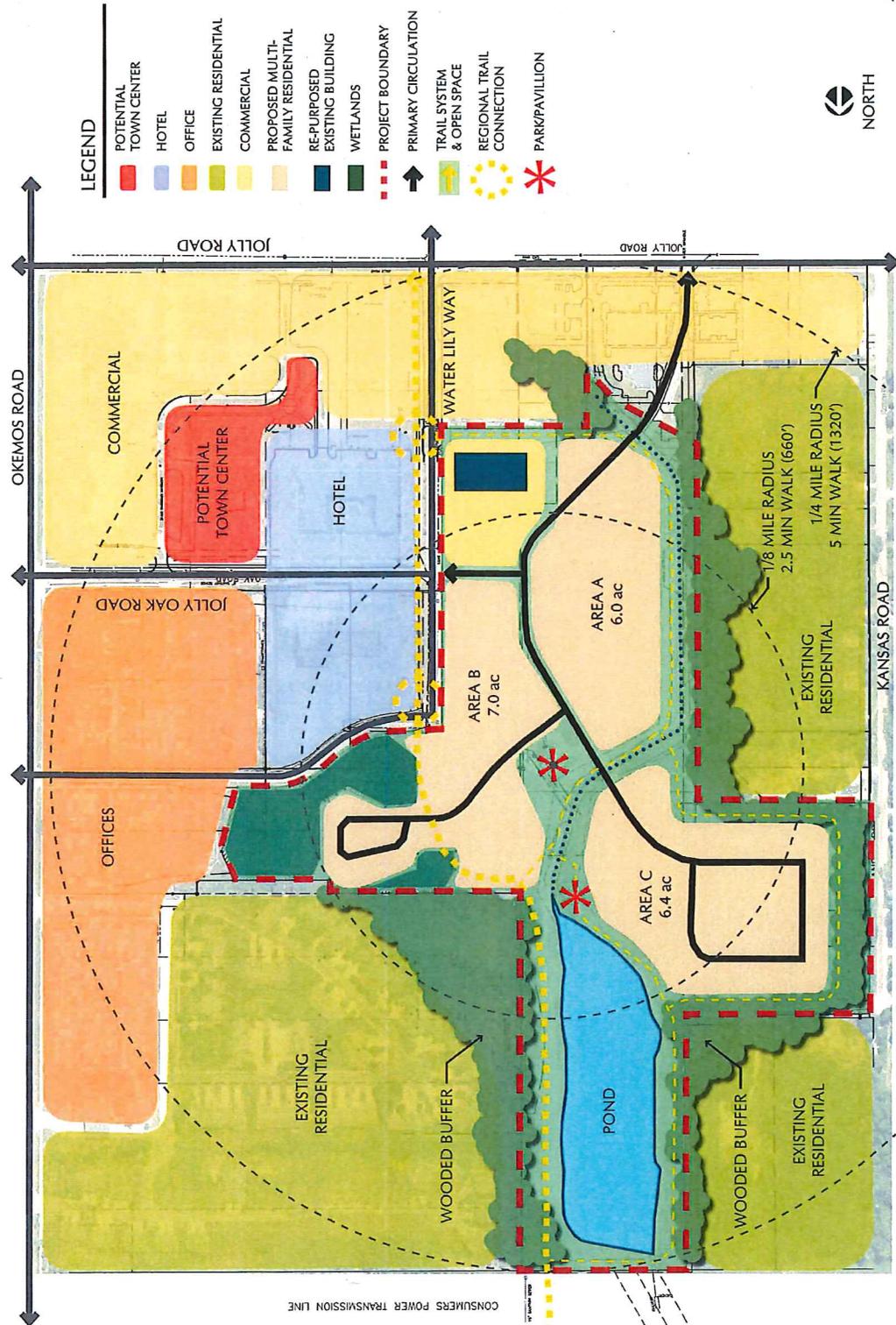
WestPac Campus Communities, LLC
 505 bath street . santa barbara . california 93101 . 805 965 2100

Zehren and Associates, Inc.
 po box 1976 . avon . colorado 81620 . 970 949 0257 . www.zehren.com . ©2014

01.14.15



Okemos Pointe



LEGEND

- POTENTIAL TOWN CENTER
- HOTEL
- OFFICE
- EXISTING RESIDENTIAL
- COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- RE-PURPOSED EXISTING BUILDING
- WETLANDS
- PROJECT BOUNDARY
- PRIMARY CIRCULATION
- TRAIL SYSTEM & OPEN SPACE
- REGIONAL TRAIL CONNECTION
- PARK/PAVILLION



NORTH



01.14.15

Preliminary Land Use Plan





Okemos Pointe



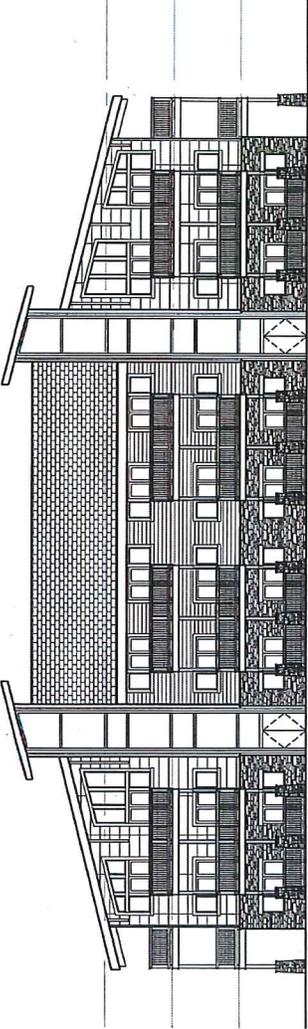
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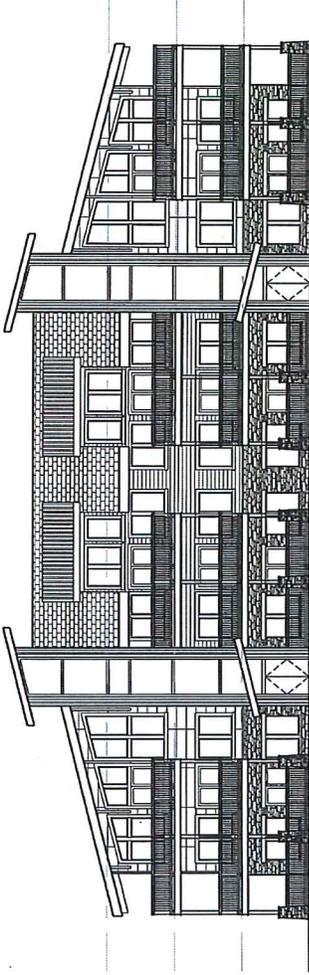
Preliminary Master Plan Illustrative



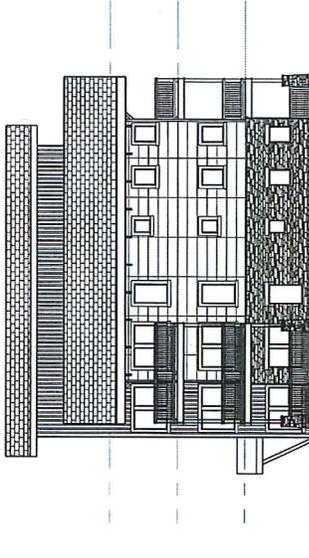
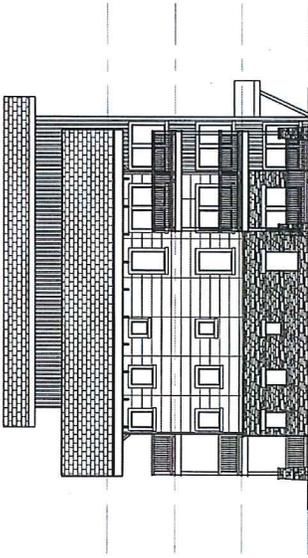
WestPac Campus Communities, LLC
 505 bath street . santa barbara . california 93101 . 805 965 2100



BACK ENTRY



FRONT ENTRY



2 BEDROOM UNITS
ELEVATIONS
 SINGLE LOAD APARTMENTS
 Scale: 1/8" = 1'-0"



WestPac Campus Communities, LLC
 505 hath street . santa barbara . california 93101 . 805 965 2100



01.14.15

Okemos Pointe

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Exposed Timber



Corrugated Metal Siding



Exposed Steel



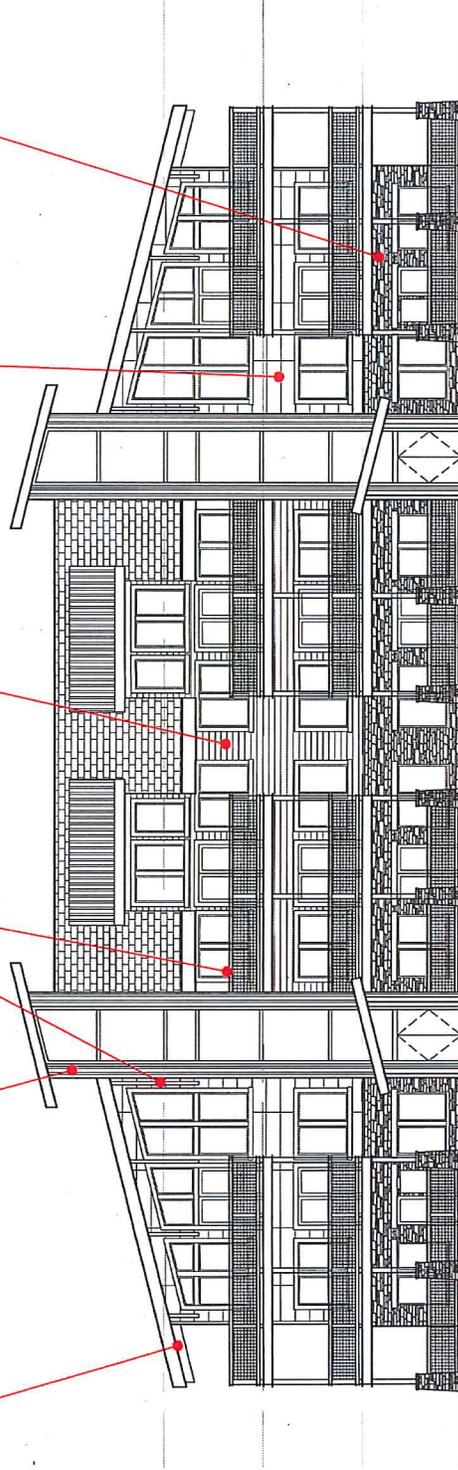
Fiber Cement Lap Siding



Fiber Cement Panels



Stone Veneer



EXTERIOR MATERIALS

Single Loaded Apartment
2 Bedroom Units

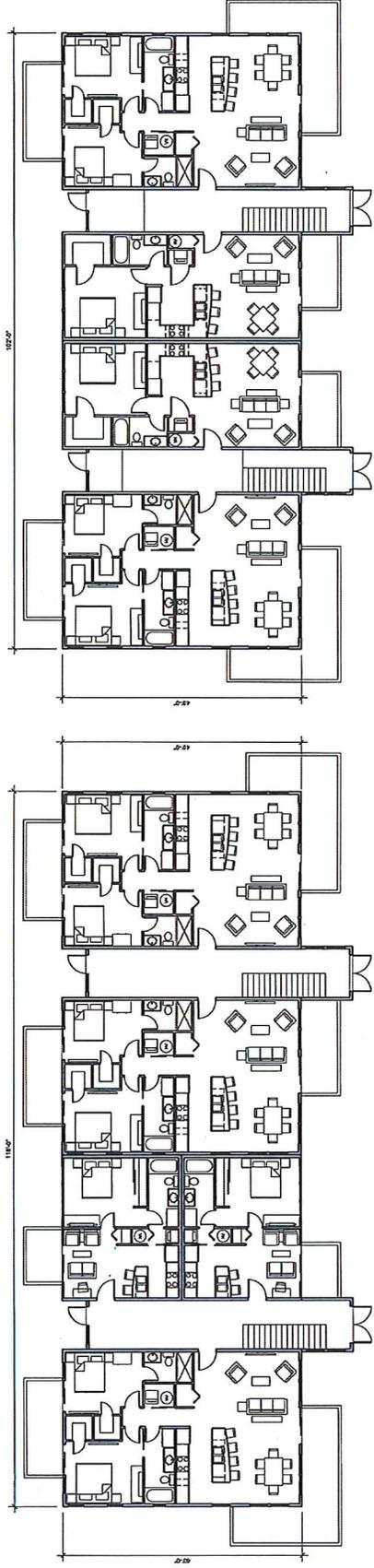


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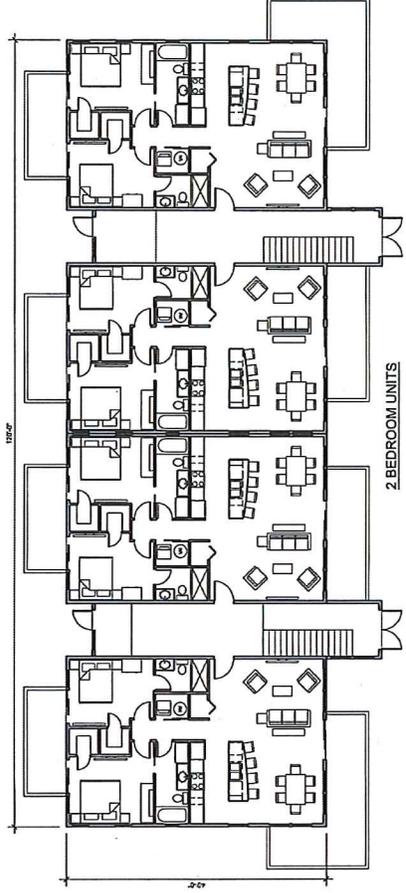
Okemos Pointe





JUNIOR 1 BEDROOM UNITS

1 BEDROOM UNITS



2 BEDROOM UNITS

BUILDING PLANS
SINGLE LOAD APARTMENTS
 Scale: 1/8" = 1'-0"



WestPac Campus Communities, LLC
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01.14.15

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: January 22, 2015

RE: 2005 Master Plan Update

Attached is the initial Community Profile report covering the topics of population and housing in Power Point format. Staff is prepared to introduce the report either on Monday, or if time does not permit, at an upcoming work session.

Attachment

1. Community Profile

G:\Planning\GLO\2005 Master Plan\2005 Master Plan Update\Demographics\1/22/15 memo

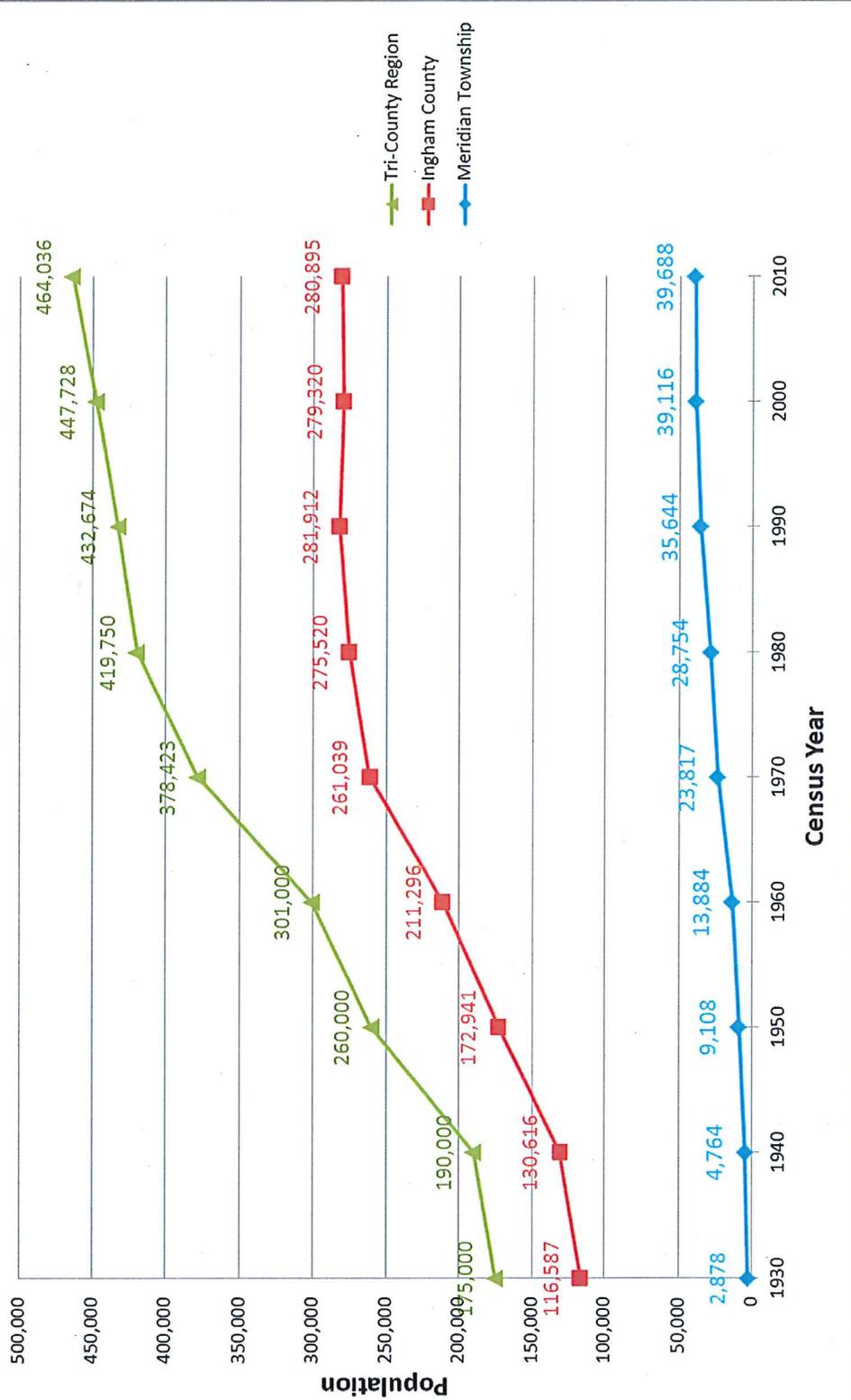
COMMUNITY PROFILE...

COMMUNITY PROFILE

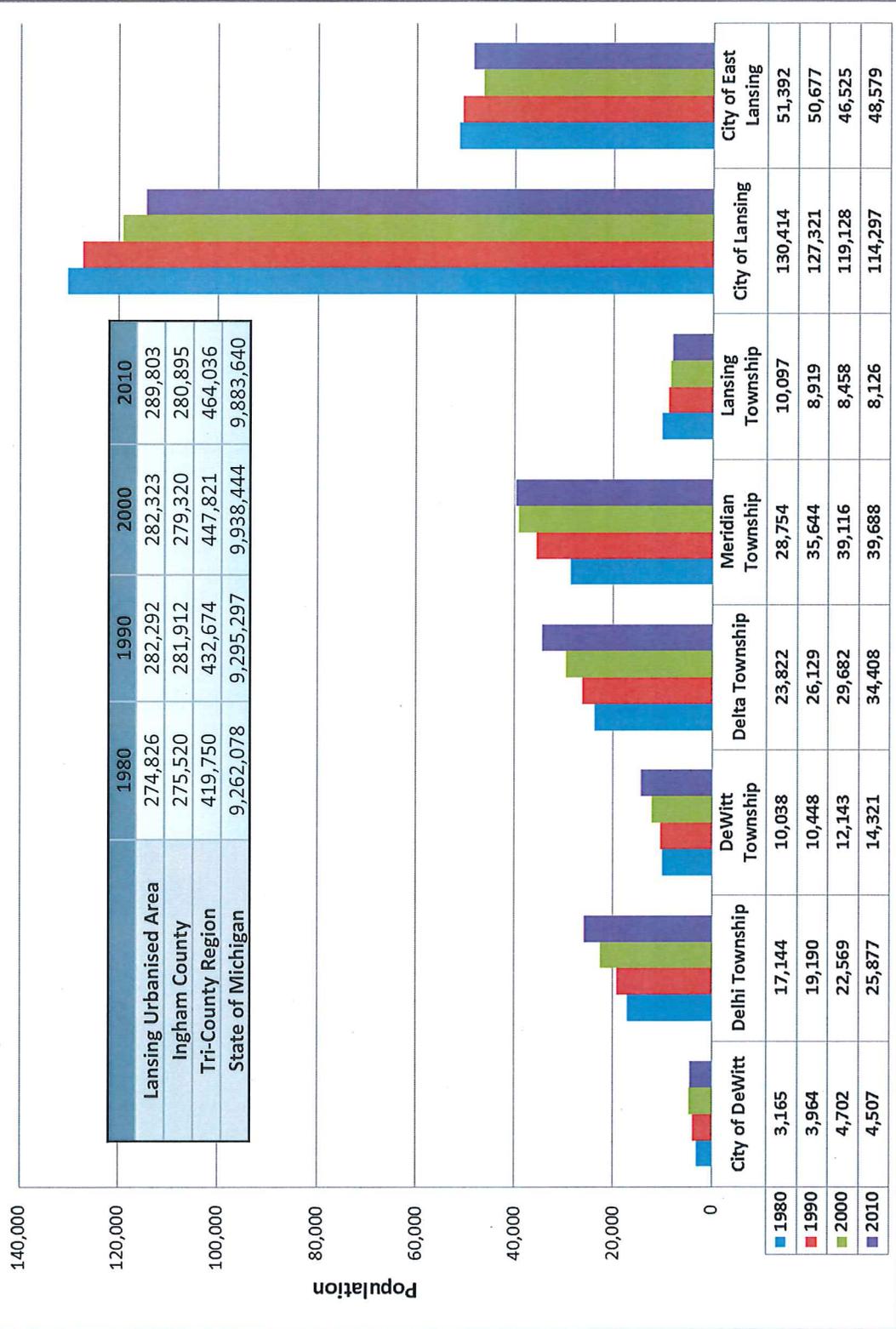
- Snapshot of current conditions within the Meridian Township.
- Describes the demographics and housing characteristics.
- Provides an overview of recent trends in population, age, racial composition, employment, income, households, size, type, occupancy, age & condition of housing stock, value & rent and affordability & poverty.
- Implications for local economic development, land use and development decision making
- The profile will assist officials as they plan and prepare for necessary infrastructure, facilities, services, location, type of housing and non-residential development needed to achieve the preferred Pattern of Growth.
- Data sources – 2010 US Census and 2013 American Community Survey.
- Data sources contrasted with data from 1990 and 2000 Census to document shifts and market trends within community.

Growth and Development Trends

Historical Population Trend 1930-2010



Population Change Meridian Township and Surrounding Region 1980-2010



Factors affecting growth

- Decreasing space in the Township.
- Limitations on new buildings because of wetlands.
- Limitations on new buildings because of zoning restrictions (open space, height limits, on site parking).
- Population preferences and perceptions.
- Recession.
- Profile of existing population.

Population projections

- Trend scenario assumes no major adjustment in development policies in the region, allowing development densities and other factors to remain constant.
- Wise growth scenario steers new development and redevelopment to existing urban areas with growth planning policies and represents a managed growth alternative.
- Population Projections are analyzed from the projections done by the Tri-County Regional Planning Commission.
- The projections now considered are on the basis of 2010 Census rather than the previous projections which were based on estimates of 2005 Census.
- The wise growth scenario is considered appropriate as it is in line with the Census estimates for 2013 for the Township.

Trend Scenario

Ingham County	Census 2010	Population Forecast (Trend)									
		2015	2020	2025	2030	2035	2040	2045			
Alaiedon Twp	2893	2894	2921	2976	3022	3033	3028	3051			
Aurelius Twp	3525	3525	3527	3531	3535	3536	3535	3537			
Bunker Hill Twp	2119	2119	2131	2154	2173	2177	2175	2185			
Dansville	563	563	564	567	570	570	570	571			
Delhi Twp	25873	25882	26119	26595	26994	27089	27046	27241			
East Lansing (part)	46605	46608	46677	46816	46933	46961	46948	47005			
Ingham Twp	1889	1890	1905	1936	1962	1968	1965	1978			
Lansing (part)	109588	109625	110657	112729	114463	114876	114687	115536			
Lansing Twp	8114	8117	8194	8349	8479	8510	8496	8560			
Leroy Twp	2258	2258	2261	2266	2270	2271	2270	2272			
Leslie	1856	1856	1861	1870	1878	1880	1879	1883			
Leslie Twp	2384	2384	2388	2397	2404	2406	2405	2409			
Locke Twp	1791	1791	1800	1817	1832	1835	1834	1841			
Mason	8261	8264	8336	8482	8604	8633	8620	8679			
Meridian Twp	39685	39689	39799	40019	40203	40247	40227	40317			
Onondaga Twp	3158	3159	3175	3207	3235	3241	3238	3252			
Stockbridge	1218	1218	1222	1230	1237	1239	1238	1241			
Stockbridge Twp	2678	2679	2702	2747	2785	2795	2790	2809			
Vevay Twp	3528	3529	3565	3637	3697	3711	3705	3734			
Webberville	1272	1272	1286	1312	1334	1339	1337	1347			
Wheatfield Twp	1647	1648	1662	1691	1716	1722	1719	1731			
White Oak Twp	1173	1173	1185	1208	1228	1232	1230	1240			
Williamston	3864	3865	3902	3977	4039	4054	4047	4078			
Williamstown Twp	4953	4955	5000	5091	5167	5186	5177	5215			

Wise Growth Scenario.

Ingham County	Census 2010	Population Forecast									
		2015	2020	2025	2030	2035	2040	2045			
Alaiedon Twp	2893	3069	3251	3411	3546	3598	3627	3681			
Aurelius Twp	3525	3538	3552	3564	3574	3578	3581	3585			
Bunker Hill Twp	2119	2240	2365	2475	2568	2603	2623	2660			
Dansville	563	663	766	857	934	964	980	1011			
Delhi Twp	25873	25982	26094	26194	26277	26309	26327	26361			
East Lansing (part)	46605	47952	49344	50571	51608	52001	52226	52638			
Ingham Twp	1889	1957	2028	2090	2143	2163	2174	2195			
Lansing (part)	109588	113101	116733	119933	122638	123664	124250	125327			
Lansing Twp	8114	8404	8704	8969	9192	9277	9325	9414			
Leroy Twp	2258	2338	2421	2494	2556	2579	2593	2617			
Leslie	1856	1956	2059	2151	2228	2257	2273	2304			
Leslie Twp	2384	2488	2596	2691	2771	2801	2818	2850			
Locke Twp	1791	1891	1994	2085	2162	2191	2208	2239			
Mason	8261	8400	8544	8671	8778	8818	8842	8884			
Meridian Twp	39685	39697	39709	39720	39729	39733	39735	39739			
Onondaga Twp	3158	3189	3221	3250	3273	3283	3288	3297			
Stockbridge	1218	1318	1421	1511	1588	1617	1634	1664			
Stockbridge Twp	2678	2678	2678	2678	2678	2678	2678	2678			
Vevay Twp	3528	3683	3843	3984	4104	4149	4175	4222			
Webberville	1272	1384	1500	1602	1688	1721	1739	1774			
Wheatfield Twp	1647	1737	1829	1911	1980	2006	2021	2049			
White Oak Twp	1173	1292	1415	1523	1614	1649	1669	1705			
Williamston	3864	4000	4140	4263	4367	4407	4430	4471			
Williamstown Twp	4953	5099	5251	5384	5497	5540	5564	5609			

Meridian Township – Wise Growth Scenario

Year	Population	Households	Retail Employment	Non-Retail employment	Total Employment
2010	39685	17376	6253	18655	24908
2015	39697	17641	6642	19327	25969
2020	39709	17786	6786	19778	26564
2025	39720	17926	6821	20109	26930
2030	39729	18068	6789	20324	27113
2035	39733	18154	6789	20573	27362
2040	39735	18211	6774	20811	27585
2045	39739	18301	6760	21050	27810

Meridian Township - Trend Scenario

Year	Population	Households	Retail Employment	Non-Retail employment	Total Employment
2010	39685	17376	6253	18655	24908
2015	39689	17932	6250	19505	25755
2020	39799	18133	6249	20048	26297
2025	40019	18406	6239	20376	26615
2030	40203	18622	6200	20577	26777
2035	40247	18804	6197	20870	27067
2040	40227	18913	6182	21137	27319
2045	40317	19169	6167	21405	27572

Ingham County – Wise Growth Scenario

Year	Population	Households	Retail Employment	Non-Retail Employment	Total Employment
2010	280,895	111,163	23,052	172,808	195,860
2015	288,056	118,285	23,873	182,984	206,857
2020	295,459	122,187	24,175	189,814	213,990
2025	301,981	125,965	24,250	194,821	219,071
2030	307,495	129,785	24,072	198,082	222,154
2035	309,585	132,077	24,074	201,855	225,929
2040	310,780	133,622	23,986	205,456	229,442
2045	312,976	136,031	23,911	209,068	232,980

Ingham County - Trend Scenario

Year	Population	Households	Retail Employment	Non-Retail Employment	Total Employment
2010	280,895	111,163	23,052	172,808	195,860
2015	280,963	116,743	23,312	180,954	204,266
2020	282,839	118,766	23,404	186,155	209,559
2025	286,606	121,497	23,347	189,297	212,645
2030	289,760	123,675	23,124	191,219	214,342
2035	290,511	125,498	23,109	194,031	217,141
2040	290,167	126,593	23,020	196,589	219,609
2045	291,712	129,165	22,937	199,156	222,093

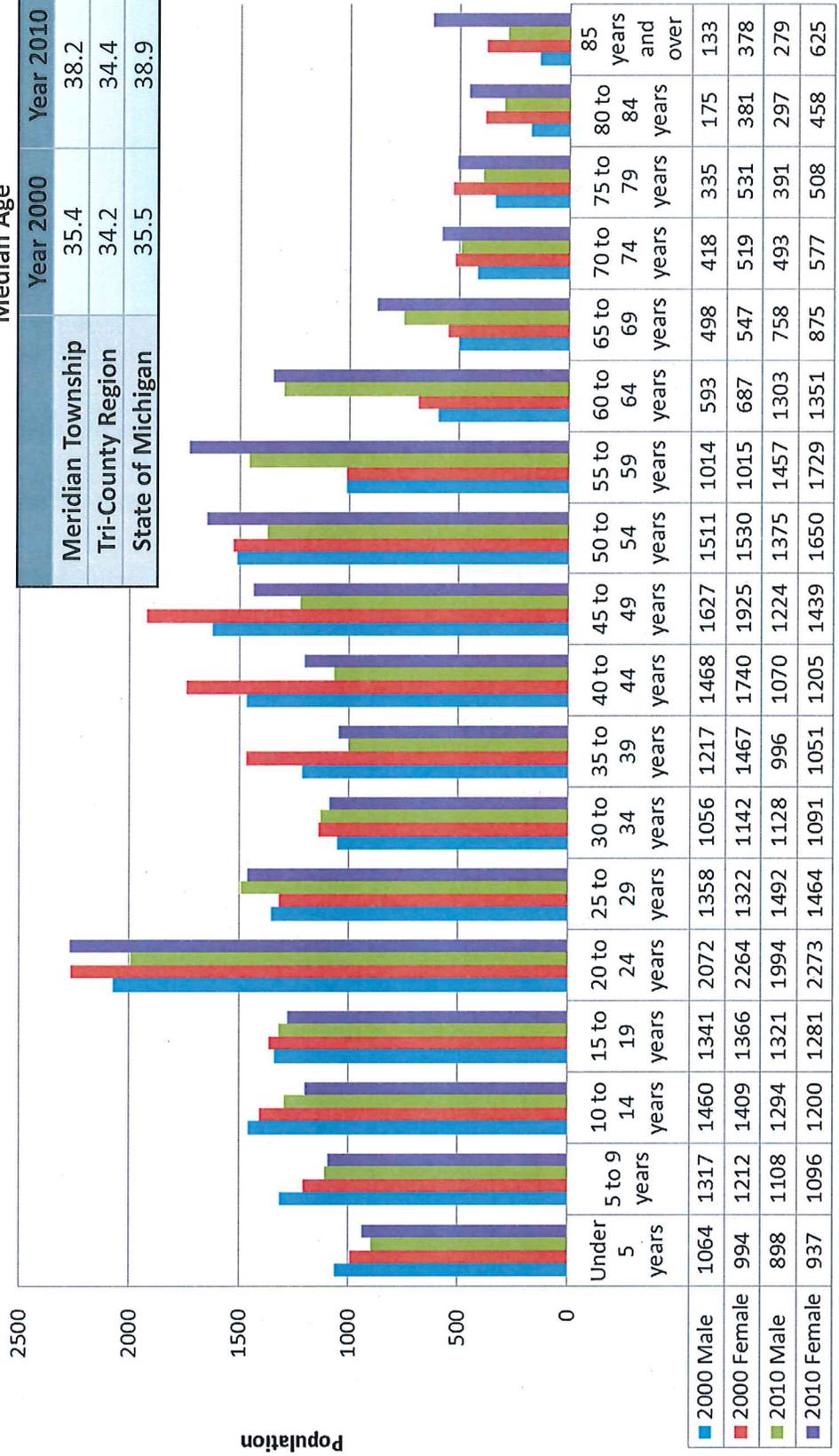
Population Characteristics

Changes in Age Structure 2000-2010

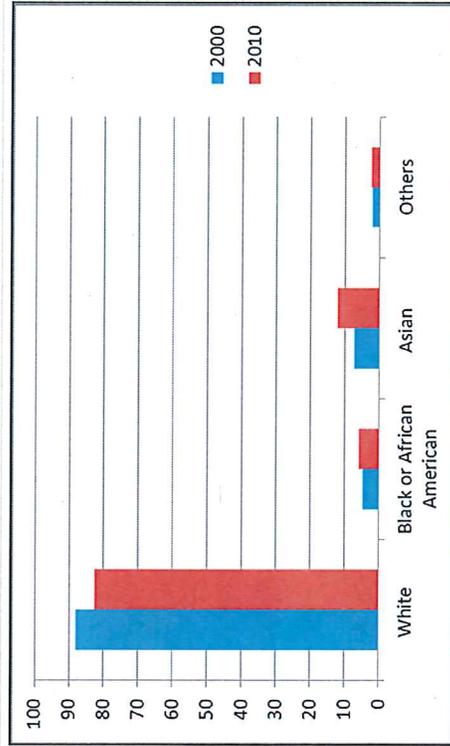
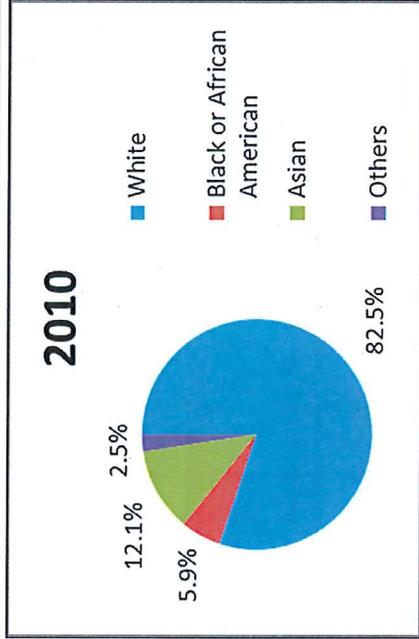
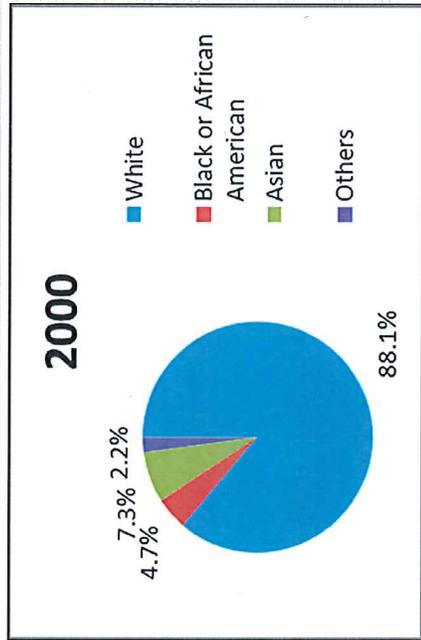
Age

Median Age

	Year 2000	Year 2010
Meridian Township	35.4	38.2
Tri-County Region	34.2	34.4
State of Michigan	35.5	38.9

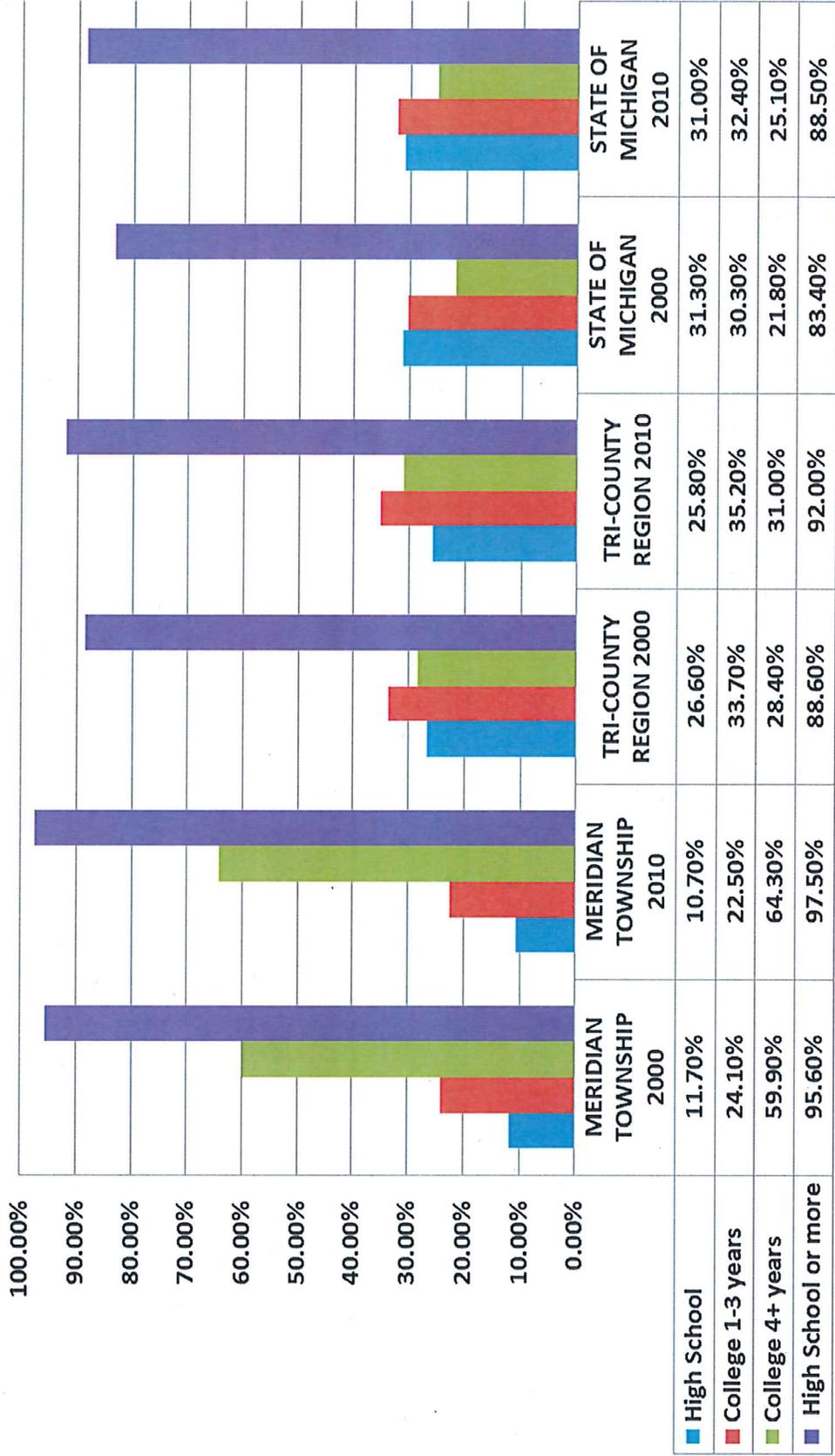


Racial Composition



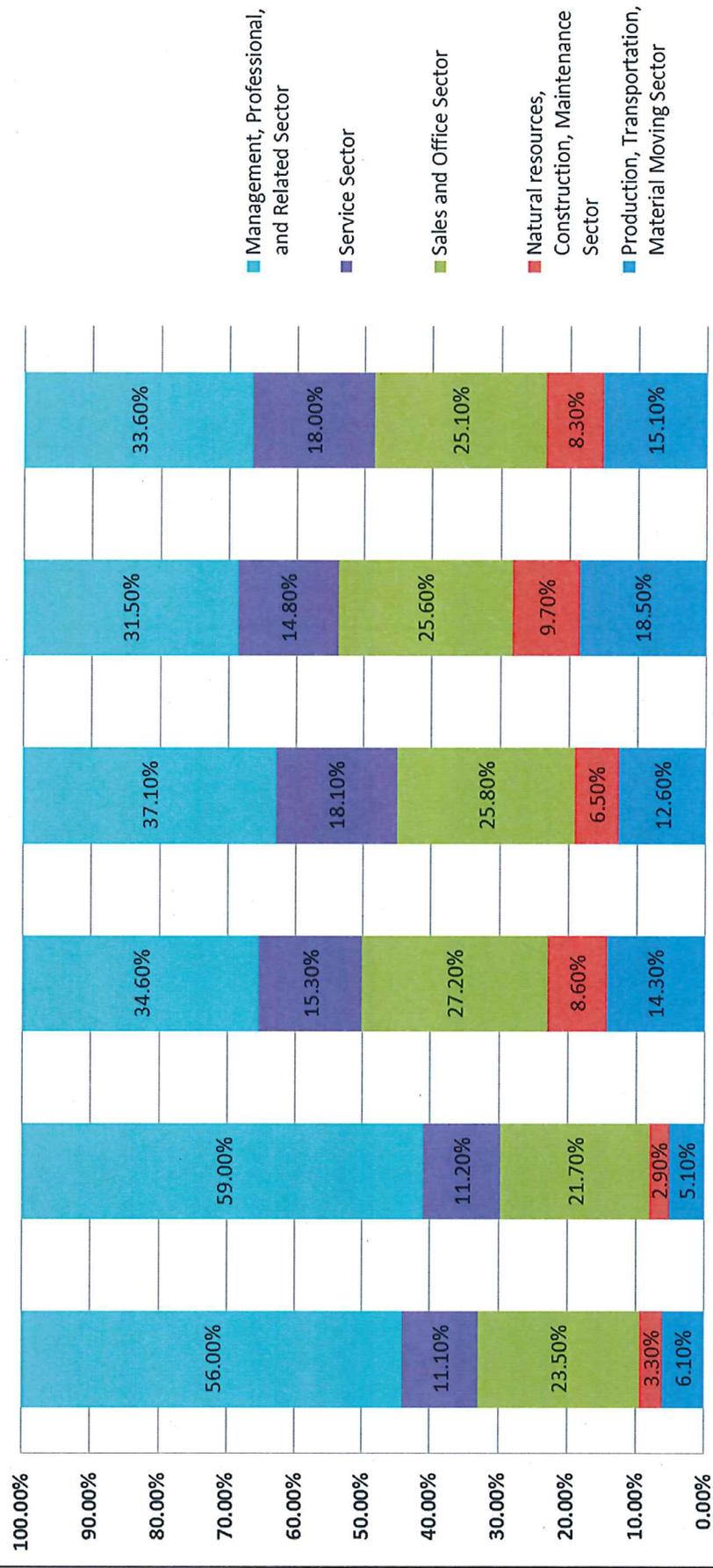
Educational Attainment

Educational Attainment for Population older than 25 years



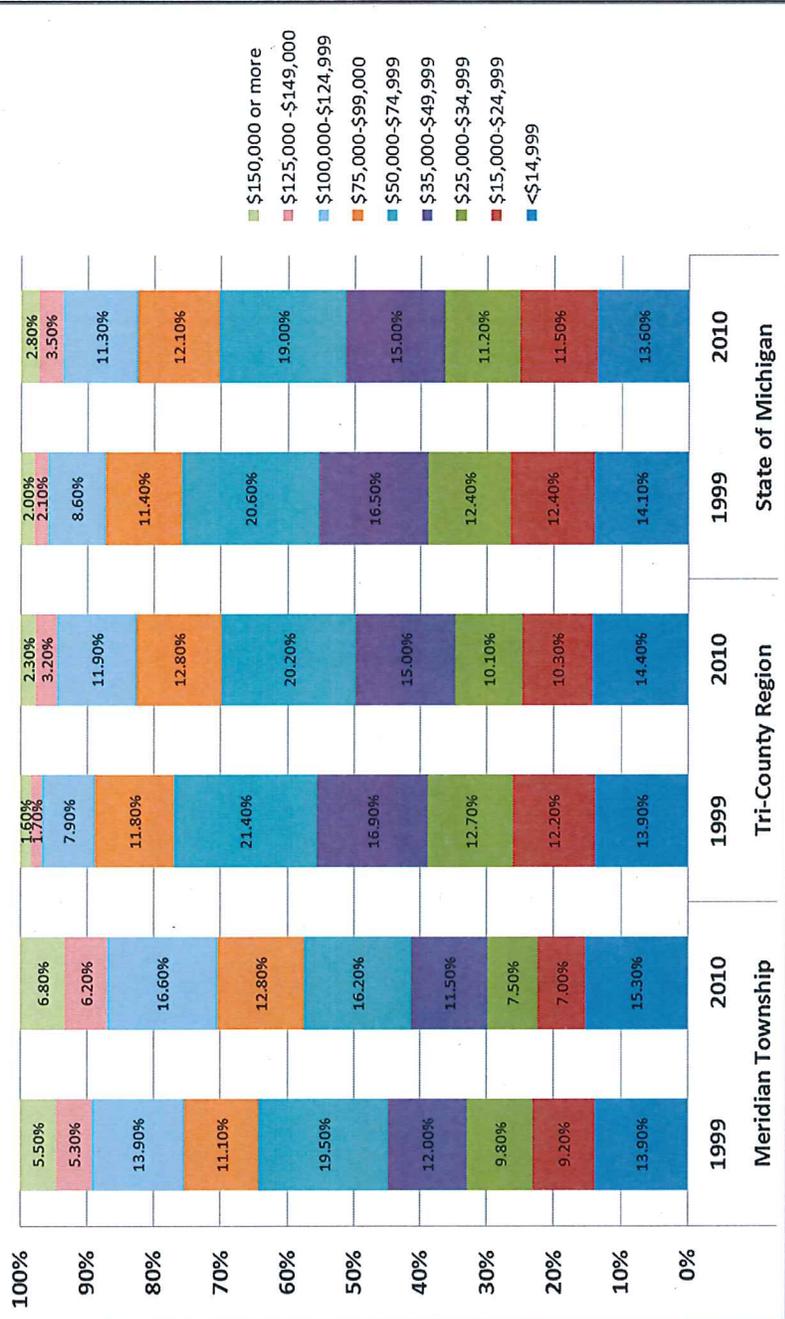
Employment

Employment in Various Sectors 2000-2010



Income

Changes in Household Income 2000-2010



Median Income

	Year 2000	Year 2010
Meridian Township	\$55,203	\$61,496
Tri-County Region	\$40,774	\$45,808
State of Michigan	\$44,667	\$48,432

Housing Characteristics

Households in Meridian Township

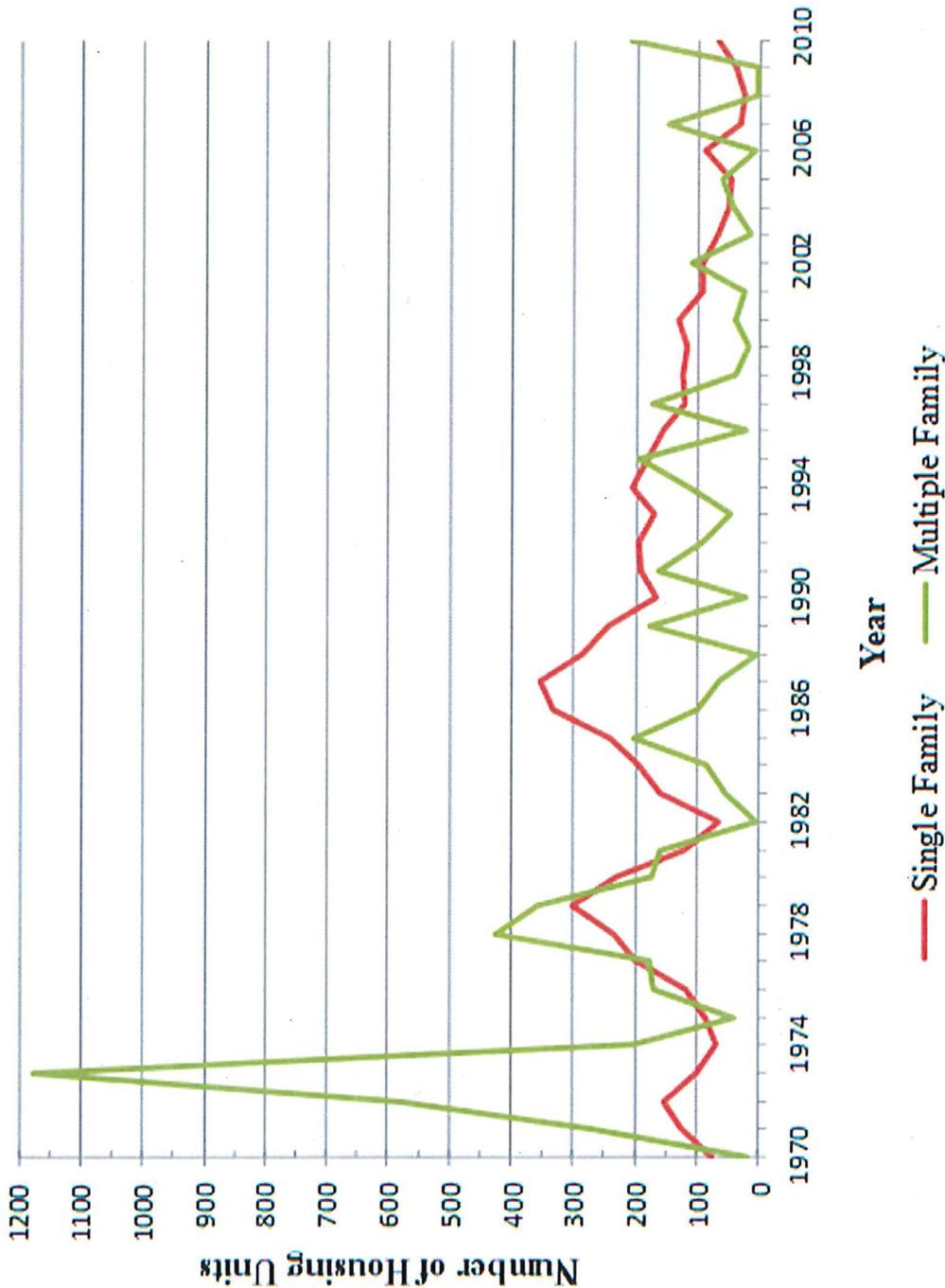
Comparison of Households in Meridian Township 1990-2010					
	1990	2000	2010	Change 1990-2000	Change 2000-2010
Total Households	14,022	16,414	17,377	17.06%	5.87%
Family Households	8,848	9,783	9,970	10.57%	1.91%
Married Couple Family	7,371	8,027	8,015	8.90%	-0.15%
Non-Family Households	5,174	6,631	7,407	28.16%	11.70%
Living Alone	3,682	4,779	5,495	29.79%	14.98%
≥ 65 years of age	866	1,123	1,653	29.68%	47.20%

Average Household Size	
	2010
Meridian Township	2.26
Tri-County Region	2.42
State of Michigan	2.49

Factors contributing to decline in size of household in Meridian Township.

- Creation of more single person households
- Creation of more single parent households
- Fewer children per family
- Women advancing their careers and delaying child bearing
- Late marriages
- Recession

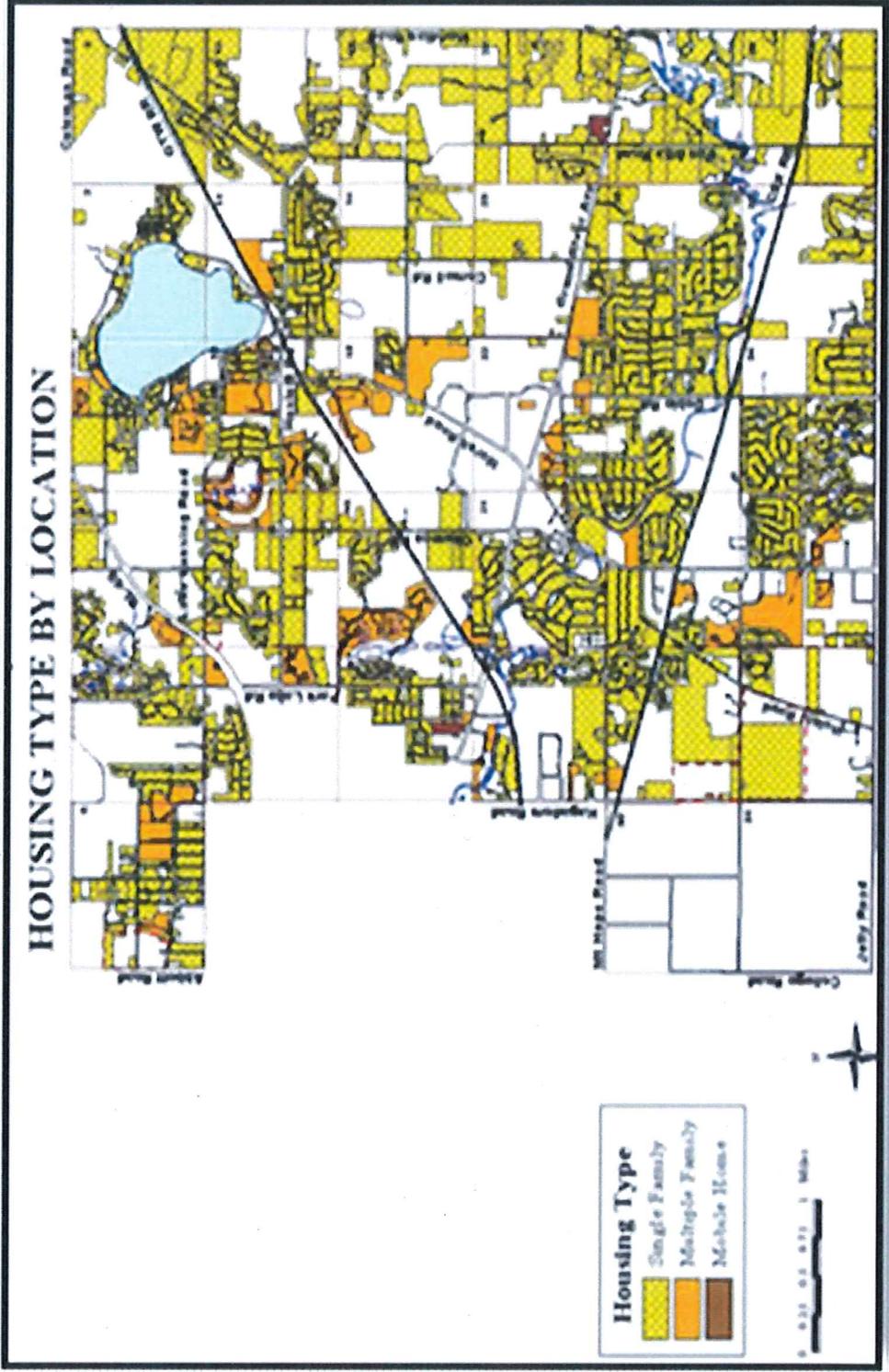
Residential Construction Trends 1970-2010



Meridian Township Residential Construction by Unit Type

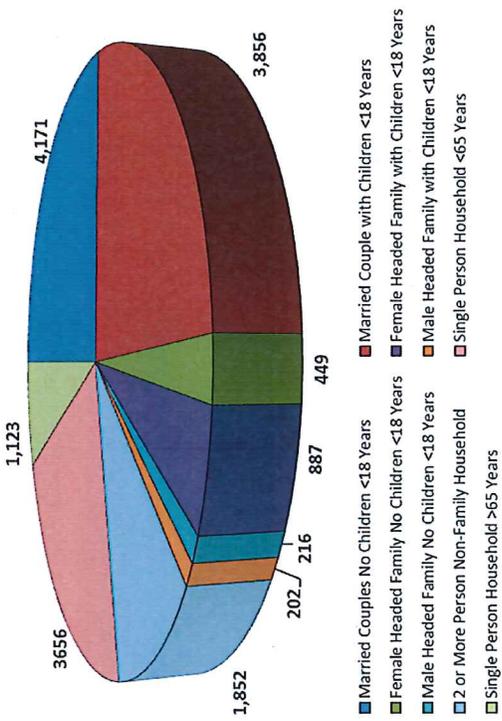
YEAR	TOTAL HOUSING UNITS	SINGLE- FAMILY	MULTIPLE FAMILY	PERCENT SINGLE FAMILY	PERCENT MULTIPLE FAMILY
Before 1970	6,655	3,288	3,367	49.40%	50.60%
1971-1980	5,189	1,611	3,578	31.04%	68.96%
1981-1990	3,040	2,162	878	71.11%	28.88%
1991-2000	2,501	1,597	904	63.85%	36.15%
2001-2010	1,184	569	615	48.05%	51.90%
TOTAL	18,569	9,227	9,342	49.70%	50.30%

Geographical Concentration of house type – single, multiple and mobile to be shown on map (Update needed).

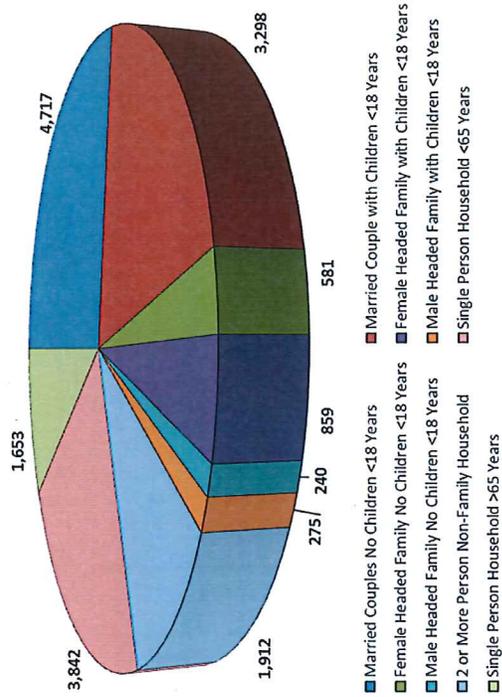


Composition of Township Households 2000-2010

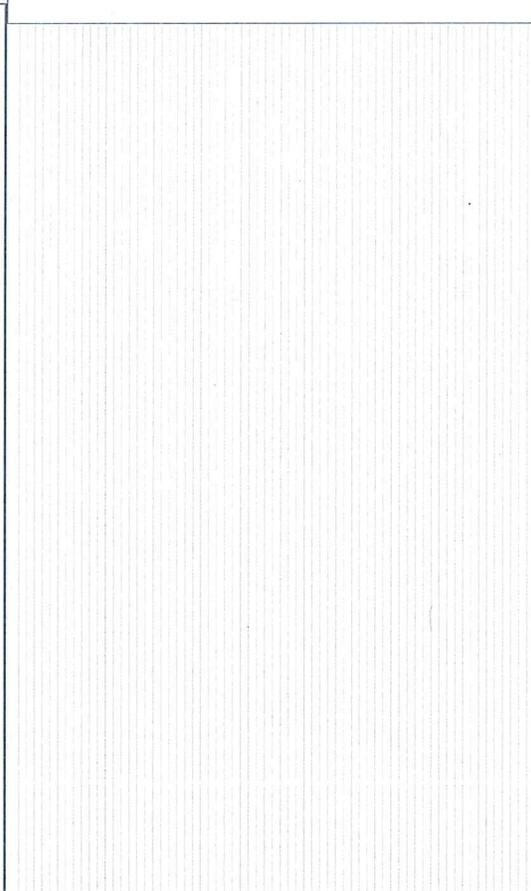
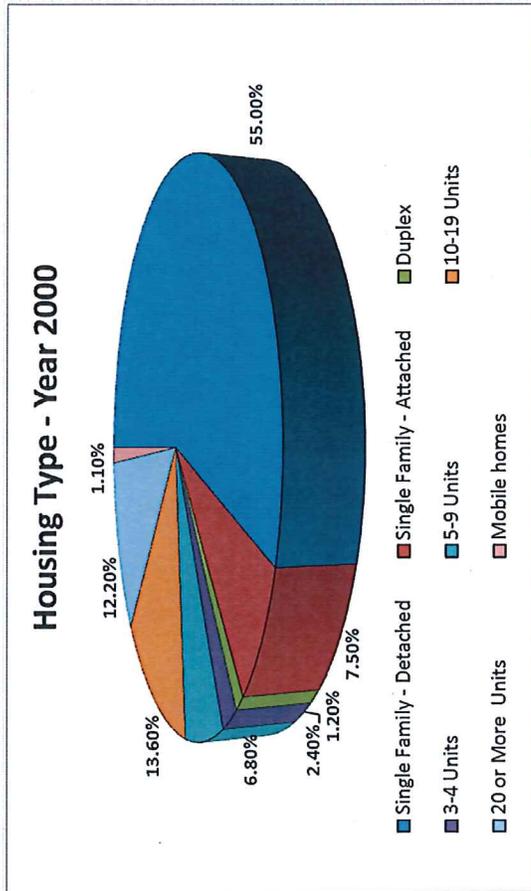
Households Composition Year 2000



Households Composition Year 2010



Housing Type 2000-2010



Housing Occupancy

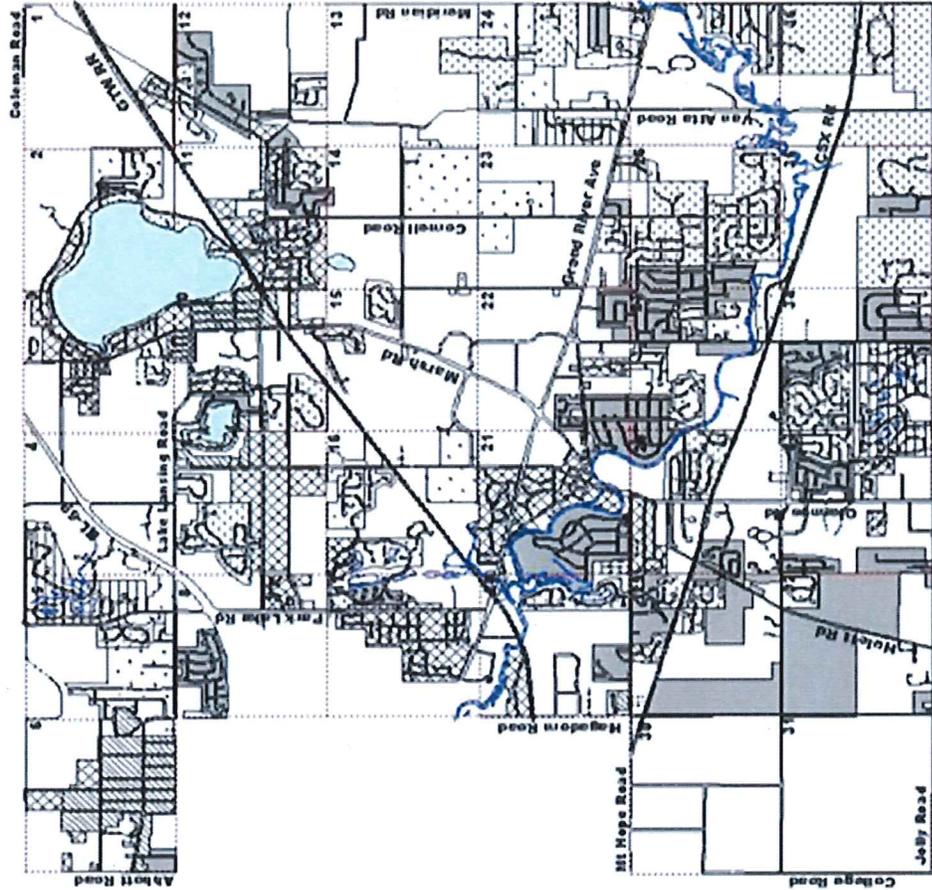
	1990 MERIDIAN TOWNSHIP	2000 MERIDIAN TOWNSHIP	2010 MERIDIAN TOWNSHIP	2000 TRI-COUNTY REGION	2010 TRI-COUNTY REGION	2000 STATE OF MICHIGAN	2010 STATE OF MICHIGAN
Total Units	14,811	17,120	18,569	181,804	199,026	4,234,279	4,532,233
OWNER OCCUPIED UNITS							
Number of Occupied Units	8,378	10,200	10,569	115,950	120,047	2,793,124	2,793,342
Percent of all Occupied Units	59.7%	62.1%	60.8%	67.3%	65.4%	73.8%	72.1%
RENTER OCCUPIED UNITS							
Number of Occupied Units	5,644	6,214	6,808	56,463	63,375	992,537	1,079,166
Percent of all Occupied Units	40.3%	37.9%	39.2%	32.7%	34.6%	26.2%	27.9%
VACANCY RATES							
Vacant Units	789	706	1,192	9,391	15,604	448,618	659,725
Homeowner Vacancy Rate	1.9%	0.7%	0.2%	1.4%	2.5%	1.6%	2.7%
Rental Vacancy Rate	6.4%	5.2%	7.6%	6.2%	8.9%	6.8%	11.5%

Age of Housing Stock

YEAR STRUCTURE BUILT	MERIDIAN TOWNSHIP	TRI-COUNTY REGION	STATE OF MICHIGAN
2010 or later	0.2%	0.3%	0.2%
2000 to 2009	10.0%	11.1%	10.2%
1990 to 1999	16.0%	11.9%	12.8%
1980 to 1989	22.4%	11.6%	9.9%
1970 to 1979	21.0%	17.2%	15.6%
1960 to 1969	11.7%	13.4%	12.2%
1950 to 1959	11.6%	11.7%	15.5%
1940 to 1949	2.9%	6.2%	8.2%
Prior to 1939	4.3%	16.5%	15.4%

Housing Values and Rents

AVERAGE HOUSING VALUE BY NEIGHBORHOOD

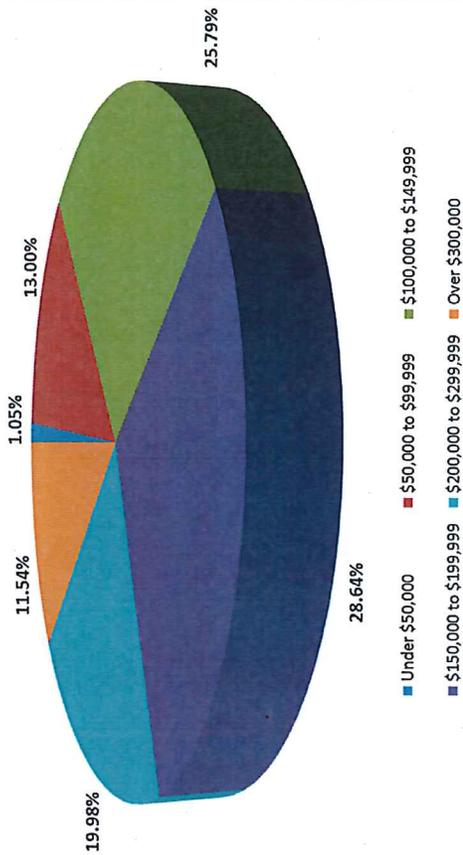


Average Housing Values by Neighborhood

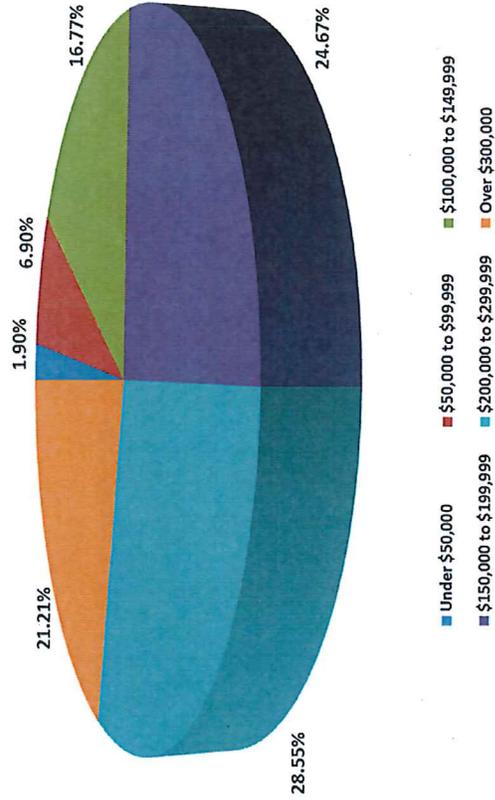
Under \$100,000
\$100,000 - \$149,999
\$150,000 - \$199,999
\$200,000 - \$249,999
\$250,000 - \$399,999
Over \$400,000

Update needed

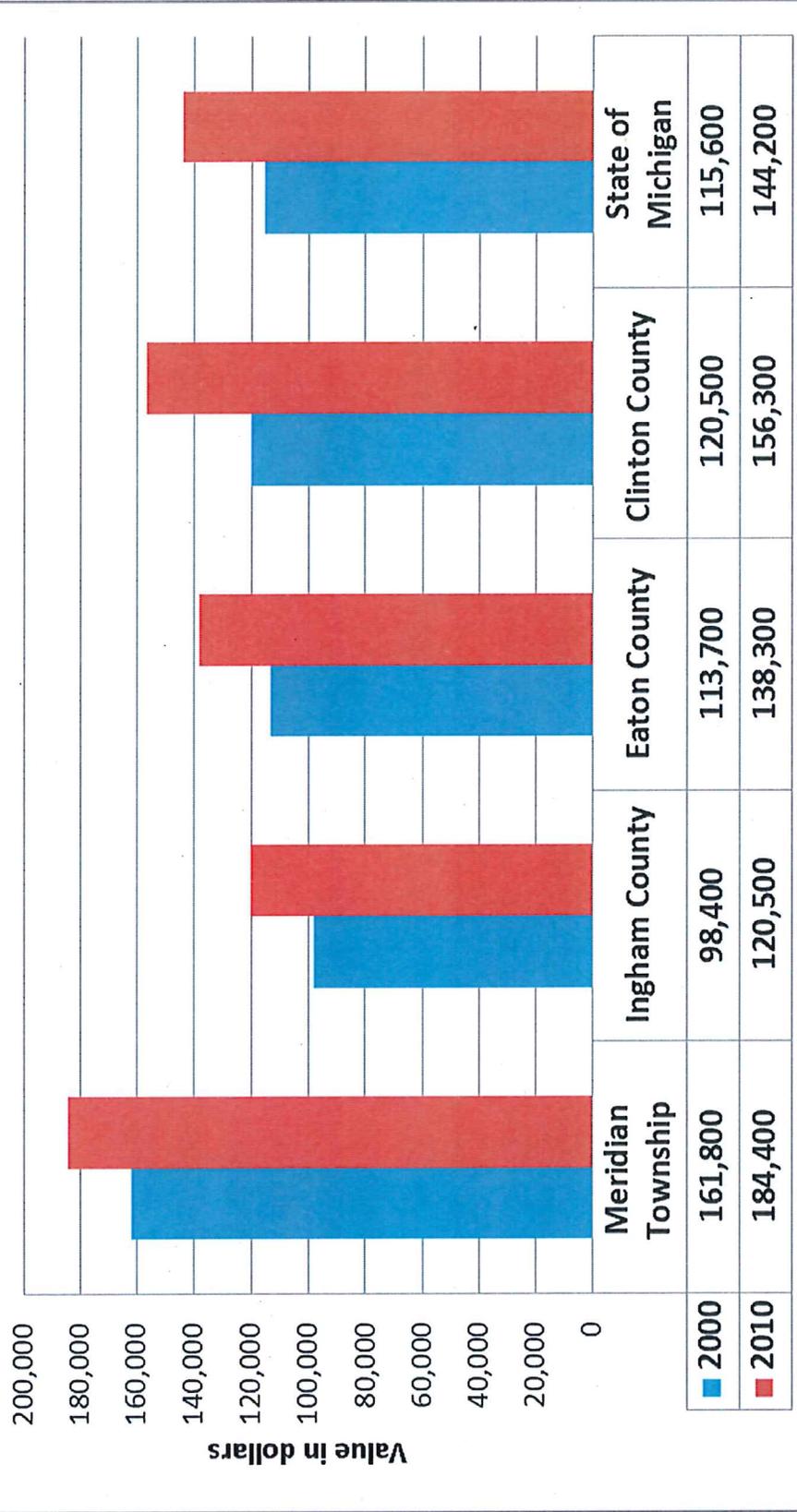
Assessed Housing Value of Residential Units - Year 2000



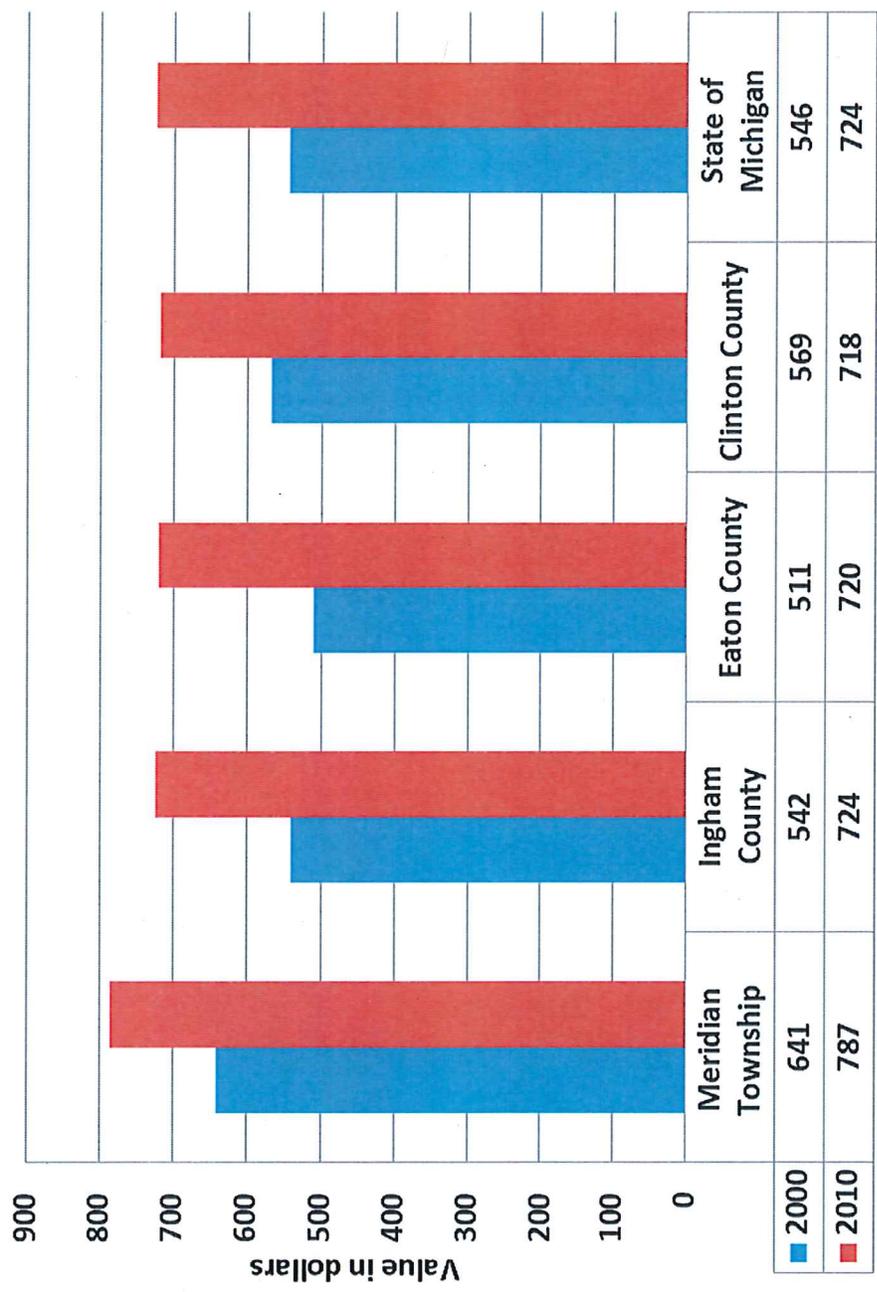
Assessed Housing Value of Residential Units - Year 2010



Median Value of Owner Occupied Homes
2000-2010



Median Rent Per Month for Rented Housing 2000-2010



Poverty

In **2013**, US census Bureau defined poverty by the number of persons living in a household and the household's income – a single person living alone and earning less than \$11,888 per year, a family of four earning less than \$23,834 per year.

In **2010** - a single person living alone and earning less than \$11,137 & family of four earning less than \$22,315 per year.

In **2000** - a single person living alone and earning less than \$8,794 & family of four earning less than \$17,603 per year.

In **1990** - a single person living alone and earning less than \$6,652 & family of four earning less than \$13,359 per year.

Residents under Poverty Line in Meridian Township

Year	No. of Residents under Poverty Line	Percentage of Total Population
1989	5418	14.3%
1999	3631	9.3%
2009	3332	9.5%

Age Group of Residents under Poverty Line in Meridian Township

Age Group	No. of residents under poverty Line 1999	No. of residents under poverty Line 2009
18-24	1816	2676
25-64	1032	1587
Over 65	130	520

Percentage of Families whose income in 2010 is below the poverty line in Meridian Township

All families	6.1%
With related children under 18 years	9.2%
With related children under 5 years only	17.7%
Married couple families	2.7%
With related children under 18 years	4.9%
With related children under 5 years only	9.1%
Families with female householder, no husband present	31.0%
With related children under 18 years	28.9%
With related children under 5 years only	36.3%

Affordability

The Department of Housing and Urban Development (HUD) defines affordable housing as no more than 30 percent of a household's annual income. Those who pay more than 30 percent of their income for housing are considered "cost burdened" and may have difficulty affording necessities such as food, clothing, transportation and medical care.

RENTAL HOUSING AFFORDABILITY BY AGE

AGE GROUP	Year 2000			Year 2010		
	Total Number of Residents in rental Housing	Number of Residents paying >30% of Income in Rent	Percent paying >30% of Income in Rent	Total Number of Residents in rental Housing	Number of Residents paying >30% of Income in Rent	Percent paying >30% of Income in Rent
15-24	1,820	340	18.7	1,752	1,332	76.0
25-34	1,906	574	30.1	1,986	708	35.6
35-64	1,876	443	23.6	2,119	652	30.8
65 and above	612	263	42.9	702	448	63.8

DETAILS OF OWNER OCCUPIED HOUSING UNITS IN MERIDIAN TOWNSHIP 2000-2010

	Year 2000	Year 2010
Total number of Owner Occupied Units	10,200	10,569
Owner Occupied Units with Mortgage	7,126	7,795
Owner Occupied Units without Mortgage	3,074	2,974
Owner Occupied Units paying more than 30% of their income for housing	1,397	2,575

OWNER OCCUPIED HOUSING UNITS WITH MORTGAGE SPENDING MORE THAN 30% OF INCOME ON HOUSING

Income	Year 2000			Year 2010		
	Total Number of Households with Mortgage	Number of Households paying >30% of Income in Rent	Percent paying >30% of Income on Housing	Total Number of Households with Mortgage	Number of Households paying >30% of Income in Rent	Percent paying >30% of Income on Housing
Less than \$20,000	425	286	3.1%	366	366	4.7%
\$20,000-\$34,999	682	359	3.9%	530	530	6.8%
\$35,000-\$49,999	940	263	2.9%	631	443	5.7%
\$50,000-\$74,999	2108	320	3.5%	1298	560	7.2%
\$75,000 or more	4961	169	1.9%	4969	676	8.7%