



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 5, 2018 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. September 24, 2018 Regular Meeting
 - B. October 8, 2018 Regular Meeting
 - C. October 22, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Jayson Chizick RE: Rezoning #18120
 - B. Jayson Chizick RE: Rezoning #18120
 - C. Jayson Chizick RE: Rezoning #18120
 - D. Jayson Chizick RE: Rezoning #18120
 - E. Eric Torng RE: Rezoning #18120
 - F. Eric Torng RE: Rezoning #18120
 - G. Eric Torng RE: Rezoning #18120
 - H. Eric Torng RE: Rezoning #18120
 - I. Wei Li & Yingxin Zhou RE: Rezoning #18120
 - J. Bingwei Xu RE: Rezoning #18120
 - K. Shu Zhang RE: Rezoning #18120
 - L. Pankaj Vij RE: Rezoning #18120
 - M. Isabella Thompson-Orsua RE: Rezoning #18120
 - N. Fukang Wang RE: Rezoning #18120
 - O. Archana RE: Rezoning #18120
 - P. Hiroshi Tokashiki RE: Rezoning #18120
 - Q. Dennis Reese RE: Rezoning #18120
 - R. Brian Mattes RE: Rezoning #18120
 - S. Steve Thomas RE: Rezoning #18120
 - T. Mukundan Agaram & Mythli Mukundan RE: Rezoning #18120
 - U. Yangfan Liu RE: Rezoning #18120
 - V. U. Viswanathan RE: Rezoning #18120
 - W. Rod Stumpf RE: Rezoning #18120
 - X. Steve Thomas RE: Rezoning #18120
 - Y. Cindy X RE: Rezoning #18120
 - Z. Qi Wua Fan RE: Rezoning #18120
 - AA. Gang Teng RE: Rezoning #18120
 - BB. Kathy Baldwin RE: Rezoning #18120
 - CC. Jane Li RE: Rezoning #18120
 - DD. Leigha RE: Rezoning #18120
 - EE. Dean McFarlane-Parrott RE: Rezoning #18120
 - FF. Alan Beretta RE: Rezoning #18120
 - GG. Teri & Roger Thornburg RE: Rezoning #18120
 - HH. Molly Wingrove RE: Rezoning #18120
 - II. Chi & Vivien Lo RE: Rezoning #18120

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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
November 5, 2018 7:00 pm

- JJ. Denise Kane RE: Planned Unit Development #18014
- KK. Peter Zawojski RE: Rezoning #18120
- LL. Robert & Cynthia Reid RE: Rezoning #18120
- MM. Kirt Butler RE: Rezoning #18120
- NN. Dianne & Tom Murphy RE: Rezoning #18120
- OO. Jeff Jacobsen RE: Rezoning #18120
- PP. Kari Goulet RE: Rezoning #18120
- QQ. Tim Goulet RE: Rezoning #18120
- RR. Alpa & Samip Patel RE: Rezoning #18120
- SS. Donald Martyn RE: Rezoning #18120
- TT. David Raffo RE: Rezoning #18120
- UU. Armena Mazian RE: Rezoning #18120
- VV. Michael & Betty Casby RE: Planned Unit Development #18014
- WW. Dawn Kettinger RE: Planned Unit Development #18014
- XX. Mark Bird RE: Rezoning #18120
- YY. Nagraj Kota RE: Rezoning #18120
- ZZ. Himabindu Kota RE: Rezoning #18120
- AAA. Geoffrey Colon RE: Rezoning #18120
- BBB. Petition RE: Rezoning #18120
- CCC. Bennett Road Elementary parking diagram RE: Rezoning #18120
- DDD. Lynne Page RE: Rezoning #18120
- EEE. Petition RE: Planned Unit Development #18014
- FFF. Ralph Pyle RE: Special Use Permit #18081
- GGG. Jessi Wortley Adler RE: Special Use Permit #18081

6. PUBLIC HEARINGS

- A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.
- B. Mixed Use Planned Unit Development #18044 (Newton Pointe LLC), establish Newton Park mixed use planned unit development (MUPUD) project consisting of 19,367 square feet of commercial space and 218 residential units at 6276 Newton Road.
- C. Special Use Permit #18091 (Newton Pointe LLC), construct group of buildings greater than 25,000 square feet in size (approximately 264,684 total square feet) at 6276 Newton Road.

7. UNFINISHED BUSINESS

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 88 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
November 5, 2018 7:00 pm

8. OTHER BUSINESS - NONE
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received
 1. Site Plan Review #18-09 (Affinity 9), construct 4,534 square foot Panera restaurant with drive-through window at 2080 Grand River Avenue.
 - C. Site Plans Approved - NONE
11. PUBLIC REMARKS
12. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA

November 26, 2018

1. PUBLIC HEARINGS
 - A. Special Use Permit #18101 (Green Castle Properties LLC), construct 24,969 square foot new car dealership at 1614 & 1622 Grand River Avenue.
 - B. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 15 units at 1730 Chief Okemos Circle.
2. UNFINISHED BUSINESS
 - A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.
 - B. Mixed Use Planned Unit Development #18044 (Newton Pointe LLC), establish Newton Park mixed use planned unit development (MUPUD) project consisting of 19,367 square feet of commercial space and 218 residential units at 6276 Newton Road.
 - C. Special Use Permit #18091 (Newton Pointe LLC), construct group of buildings greater than 25,000 square feet in size (approximately 264,684 total square feet) at 6276 Newton Road .
3. OTHER BUSINESS
 - A. Commission Review #18133 (Meridian Township), Section 61 Review for land preservation purchase located north of Biber Street, east of Towar Avenue (Tax ID #06-226-001).

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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

DRAFT

**September 24, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Shrewsbury, Trezise, Cordill, Scott-Craig, Ianni,
Stivers and Richards
ABSENT: Commissioner Lane
STAFF: Principal Planner Peter Menser**

1. Call meeting to order

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

2. Public Remarks- None

3. Approval of Agenda

Commissioner Scott-Craig moved to approve the agenda as written.
Supported by Commissioner Stivers.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

Commissioner Richards moved to approve the minutes from September 10, 2018.
Supported by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

5. Communications

A. Michael W. Casby RE: PUD #18014

Principal Planner Menser noted no other communications were received.

6. Public Hearings- None

7. Unfinished Business- None

8. Other Business

A. 2018 Planning Commission goals

Principal Planner Menser gave an overview of the 2018 Planning Commission goals.

1. Form-based code
2. Accessory Dwelling Units

- Principal Planner Menser suggested staff put together a draft ordinance and present it to the Planning Commission for further discussion before a public hearing is scheduled.
3. Revisions to Zoning Ordinance and Zoning Map
 - Principal Planner Menser outlined recommendations in the Master Plan.
 4. Update Mixed Use Planned Unit Development (MUPUD) ordinance
 - Commissioner Scott-Craig suggested looking at past records, televised meetings, and talking with people who created the ordinance to help understand the purpose and intent behind those actions.
 - Commissioners Scott-Craig, Trezise, and Shrewsbury expressed interest in serving on the sub-committee
 - Waivers for zoning are beneficial to developers but not necessarily to the Township.
 - The products of the ordinance are the projects. Site visits would help to evaluate the final result of the project. (packet includes list of properties).
 5. “Tiny” housing policy options
 6. Training opportunities
 - The Planning department has a budget for training opportunities. Commissioners are encouraged to contact him if an opportunity is available. Some examples could include: seminars, publications, and webinars.
 7. Subject matter expert presentations
 - Members of the Planning Commission suggested the following possible topics: sustainable housing development, affordable housing trends, water issues including storm water, sewage treatment, flooding and drain issues. Meridian Mall trends and changing shopping habits, economic development, urban planning, parking management trends, green space and changes in grocery shopping habits as more stores offer order online and pick-up service.

B. 2017 Future Land Use Map review

Principal Planner Menser shared map diagrams of Sections 3 and 4 of the Township. The first map displayed current land uses. The second map displayed the future land use map with zoning. Principal Planner Menser asked for feedback from the Planning Commission on identifying changes and updating the map in preparation for the Master Plan Update in 2020.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports- None

10. Project Updates

- A. New Applications - NONE
- B. Site Plans Received
 - 1. Site Plan Review #18-95-14 (Lansing Mart Associates LLC), revisions to parking lot at 2020 Grand River Avenue.
 - 2. Site Plan Review #06-08 (River Terrace Church), revisions to approved landscape plan at 1509 River Terrace Drive.
- C. Site Plans Approved - NONE

11. Public Remarks- None

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:35 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

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

DRAFT

**October 8, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Shrewsbury, Trezise, Cordill, Scott-Craig, Ianni,
Stivers, Richards and Lane**

ABSENT: None

STAFF: Principal Planner Peter Menser and Park Naturalist Kelsey Dillon

OTHERS

PRESENT: Land Preservation Advisory Board Chair Jon Mayes

1. Call meeting to order

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

2. Public Remarks- None

3. Approval of Agenda

Principal Planner Menser requested to add 8. E MUPUD Review to the meeting agenda.

Commissioner Scott-Craig moved to approve the addition of the new agenda item and the agenda as written.

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

September 24, 2018 Not Available

5. Communications- None

6. Public Hearings- None

7. Unfinished Business- None

8. Other Business

- A. Commission Review #18113 (Meridian Township), Section 61 Review of the location, character, and extent of a 3.4 acre Land Preservation purchase located at 3663 Stagecoach Drive.

Principal Planner Menser outlined the proposed land preservation donation and then introduced Kelsey Dillon, Meridian Township Stewardship Coordinator/Parks Naturalist and Jon Mayes, Chair of the Meridian Township Land Preservation Advisory Board, to address further questions or concerns the Planning Commission may have.

Kelsey Dillon provided an overview of land preservation projects over the last year. Ms. Dillon stated the Ponderosa Land Preserve is a 92 acre parcel south of Legg Park and the proposed property is adjacent to and separated by the railroad which makes it a nice extension for current wildlife and also contains many hardwood trees and ponds. The proposed 3.4 acre parcel includes a 1 acre Consumers Power easement. The members of the Land Preservation Advisory Board determined the proposed land would be an excellent addition to the current land preserve.

Commissioner Premoe moved to adopt the resolution approving the Section 61 Review. Supported by Commissioner Stivers.

VOICE VOTE:

YEAS: Commissioners Premoe, Stivers, Richards, Lane, Shrewsbury, Trezise, Cordill, Scott-Craig, and Chair Ianni

NAYS: None

MOTION CARRIED: 9-0

B. Urban Service Boundary amendment process

Principal Planner Menser stated the Township Board discussed during their October 2, 2018 meeting the process to review requests to extend utilities outside of the Urban Service Boundary (USB). The Board agreed to send these requests to the Planning Commission for consideration using the Section 61 review process.

Principal Planner Menser asked for suggestions on how requests would be handled in the future. The Master Plan process is a long and drawn out process and very labor intensive.

Commissioner Lane asked about the process to review future requests and Principal Planner Menser stated the criteria would be reviewed under the Master Plan and Section 61 process.

Commissioner Scott-Craig mentioned the possible complications of evaluating character and extent when reviewing requests relating to personal property under the Section 61 process.

Commissioner Trezise commented on the amount of time the process would take during a review.

Commissioner Lane wanted to know if a zoning ordinance could be amended to create a procedure in order to be responsive to residents in the community when a request to extend utilities outside the urban service boundary (USB) is submitted.

Commissioner Stivers mentioned changes coming to the county level regarding septic inspections. In the past septic inspections took place when a home was listed for sale but she has learned septic inspections will happen every ten years. Maybe this will impact Meridian Township residents in the future who want to look into connecting to Township sewer utilities.

C. 2017 Future Land Use Map review: Sections 3 & 4

Principal Planner Menser reviewed areas to be addressed in 2020 Future Land Use Map update and will create a list to date documenting properties proposed for change.

D. 2017 Future Land Use Map review: Sections 5 & 6

Principal Planner Menser and his staff used Google maps with zoning maps. He stated they are not obligated to match existing land use with future land use categories. Consider the future of the areas based on developments or other potential scenarios.

E. Mixed Use Planned Unit Development (MUPUD)

Principal Planner Menser mentioned the subcommittee will meet at 6:00pm before the next Planning Commission meeting on October 22, 2018. Commissioners Scott-Craig, Trezise, and Stivers have volunteered to be on the subcommittee. The meeting is open to the public as well.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports

Commissioner Richards attended the Transportation Committee Meeting on September 27th. Local road conditions were discussed.

Commissioner Premoe attended the Environmental Commission Meeting on October 3rd and was happy to report a new member who is a Junior at Okemos High School has joined the commission.

Commissioner Scott-Craig attended the September 25th Brownfield Authority Meeting along with other Township and County staff to discuss the current Brownfield project (Elevation) and the additional acquisition to expand the Elevations development and adding an additional Brownfield project. Additional discussion involved if the county would transfer the property to the Township and additional Brownfield projects would also be coming in the future.

Commissioner Stivers stated the Downtown Development Authority postponed their meeting and rescheduled it for October 10th to review the TIF Plan.

Commissioner Scott-Craig noted his attendance at the Meridian Leadership Group breakfast meeting with MSU Athletic Director Bill Beekman.

10. Project Updates

A. New Applications – NONE

B. Site Plans Received

1. Site Plan Review #18-95-14 (Fred Piette Co. Inc.), 200 square foot building addition and parking lot reconfiguration at 4876 Marsh Road.

C. Site Plans Approved

1. Site Plan Review #18-95-14 (Lansing Mart Associates LLC), revisions to parking lot at 2020 Grand River Avenue.

2. Site Plan Review #06-08 (River Terrace Church), revisions to approved landscape plan at 1509 River Terrace Drive.

11. Public Remarks- None

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:18 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

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

DRAFT

**October 22, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Premoe, Shrewsbury, Trezise, Scott-Craig, Stivers, Richards and Lane
ABSENT: Commissioners Ianni, Cordill
STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Economic Development Director Chris Buck and Meridian Township Fire Inspector Tavis Millerov

1. Call meeting to order

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

2. Public Remarks

- A. Denise Kane, 5600 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- B. Dawn Kettinger, 5600 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- C. Christina Morey, 5609 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- D. Brian Dyke, 486 Haslett Road, spoke in opposition to Planned Unit Development #18014.
- E. Michael Casby, 5624 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- F. Kristen Hood, 5636 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- G. Randy Kindy, 5642 Creekwood LN, spoke in opposition to Planned Unit Development #18014.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.
Supported by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

October 8, 2018-Regular Meeting-Not Available
September 24, 2018-Regular Meeting-Not Available

5. Communications

Principal Planner Menser noted there were 31 communications received relating to Rezoning #18120 (Bennet Road Holding LLC) and 8 communications received relating to the Copper Creek proposal as of October 19, 2018 when the Planning Commission Meeting Packets were assembled. He further noted that hard copies of the communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included on the agenda for the November 5, 2018 Planning Commission Meeting.

6. Public Hearings

- A. Rezoning #18120 (Bennet Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family, Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density).

Vice Chair Scott Craig opened the public hearing at 7:18 p.m.

Principal Planner Menser thanked the residents who took the time to attend the public hearing tonight before he provided a staff summary of the rezoning request. Seven parcels are involved in the request. Clarification was made regarding the Schultz Veterinary Clinic not being proposed for rezoning as there was some confusion with the map that was in the staff report.

Principal Planner Menser reviewed how the rezoning and public notification process and noted there will be public comment opportunities throughout this process and encouraged residents to continue with written communication or attending public hearings. The best way to stay connected is by visiting the Meridian Township Website as no further written communication will be mailed.

Mr. David Straub introduced himself as well as the owner of Mayberry Homes, Mr. Robert Schroeder. Mr. Jeff Kyes of KEBS Civil Engineering and Land Surveying was also in attendance for support as well as the Sturk and Schultz families who are owners of the land being considered for rezoning.

The applicant said his company would like to change the zoning in order to allow for more flexibility in land planning for home designs while taking into consideration wetland boundaries, natural features of the area, mature trees and the availability of water and sewer service.

Public Comments

- A. Larry McCurdy, 2710 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- B. Mukundan Agaram, 2683 LaForest Circle, spoke in opposition to Rezoning #18120.
- C. Srinvasa Vyyuri, 2573 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- D. Kirt Butler, 4279 Shadow Ridge, spoke in opposition to Rezoning #18120.
- E. Charles Jones, 2654 Creekstone Trail, spoke in opposition to Rezoning #18120.
- F. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #18120.
- G. Benjamin Bushong, 4368 Aztec Way, spoke in opposition to Rezoning #18120.
- H. Katen Patel, 2708 LaForet Circle, spoke in opposition to Rezoning #18120.
- I. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #18120.
- J. Dana Flink, 2717 Spohiea Pkwy, spoke in opposition to Rezoning #18120.

- K. Jing Ting, Usiak Circle, spoke in opposition to Rezoning #18120.
- L. Eric Torng, 4138 Benca Way, spoke in opposition to Rezoning #18120.
- M. Daniel McCole, 4137 Benham Way, spoke in opposition to Rezoning #18120.
- N. Jill Stephenson-McCole, 4137 Benham Way, spoke in opposition to Rezoning #18120.
- O. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #18120.
- P. Prabode Weebadde, 2721 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- Q. Steve Thomas, 2372 Sower, spoke in opposition to Rezoning #18120.
- R. Jayson Chizick, 2695 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- S. Chris Wrede, Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- T. Jasim Mir, 4289 Shadow Ridge, left before he could speak in opposition to Rezoning #18120.
- U. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #18120.
- V. Laurence Christensen, 4249 Hidden Meadows Ct, spoke in opposition to Rezoning #18120.

Planning Commissioner Discussion

Commissioner Trezise expressed concerns with the potential increased traffic volume in the area and how future building would impact the wetlands in the area.

Commissioner Premoe stated he is on the fence regarding the proposed rezoning and noted with developmental changes there are gains and sacrifices. He also shares in the concerns relating to water issues for the existing area and how future building would impact the proposed area.

Commissioner Richards reminded everyone that the property can be developed as it is currently zoned. He stated the rezoning request is asking for more density than properties in the surrounding area. The drainage is another concern for this community.

Commissioner Lane reminded everyone there is no current site plan being submitted and no one should speculate on what may be developed. He stated the RA zoning does not fit with the area.

Commissioner Stivers shared concerns with the increased density and issues with drainage as well as more pressure on the wetlands.

Commissioner Shrewsbury also stated the developer has the right to develop the land but noted it is important to listen to the concerns of the current residents regarding flooding and density so problems do not get worse.

Vice-Chair Scott-Craig stated RA zoning is too dense and it doesn't agree with the close surrounding area but mentioned both zonings agree with the master plan. He also stated the environmental concerns are very important.

A straw poll indicated the Planning Commission would be recommending denial of the rezoning request to the Township Board at its November 5th meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:50 p.m.

The Planning Commission held a five-minute recess while residents left the room after the public hearing.

7. Unfinished Business

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 88 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Principal Planner Menser provided updates on the revised site plan submitted by Mayberry Homes since the August 27, 2018 Planning Commission Meeting. The natural buffer was increased to 75 feet along the western border. The revised PUD includes a vehicular connection to Wood Knoll Drive. The open space was increased to 20.41 acres and the lot count was decreased to 88 homes.

Principal Planner Menser noted Meridian Township Fire Inspector Tavis Millerov reviewed the project and concluded that a second road into the development is required and Tavis was in attendance in case anyone had questions for him tonight.

The Director of Community Planning and Development Mark Kieselbach provided an overview of a court case in 1988 regarding a previous development for the property. The Township denied a plat because of sight distance and was sued by the applicant at the time. The Township appealed and the case was heard by the State Supreme Court. Director Kieselbach concluded the issue was not related to the sight distance but rather the authority of the Township to require a second access point for the development.

Following comments by the Planning Commission, a straw poll indicated the Planning Commission would be in favor of considering a resolution to recommend approval of Planned Unit Development #18014 to the Township Board at its next meeting.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Shrewsbury, Trezise, Lane, Richards and Vice-Chair Scott-Craig

NAYS: Commissioner Stivers

MOTION CARRIES: 6-1

8. Other Business

- A. 2019 Meeting Schedule.

Principal Planner Menser proposed the 2019 schedule and it was approved. He also asked for feedback regarding possibly changing the meeting times but the decision of the group resulted in maintaining the same start time of 7P.M.

Commissioner Trezise moved to approve the 2019 Meeting Schedule as proposed.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

- B. 2018 Goals: Subject matter expert presentations.

Principal Planner Menser asked for feedback from the Planning Commission regarding having guest speakers and once per quarter was mentioned as a possible option. Some topics of interest mentioned were having a housing expert speak about trends and senior living housing planning for baby boomer needs. The Ingham County Drain Commissioner also mentioned as a potential speaker.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports-None

10. Project Updates

- A. New Applications – None
- B. Site Plans Received
 - 1. Site Plan Review #18-86-16 (Kelly Ley), building exterior and parking lot upgrades for new tenant Firestone Complete Auto Care at 2700 Grand River Avenue.
- C. Site Plans Approved- None

11. Public Remarks

- A. Michael Casby, 5624 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- B. Randy Kindy, 5642 Creekwood LN, spoke in opposition to Planned Unit Development #18014.

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Vice-Chair Scott-Craig adjourned the regular meeting at 9:48 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

Peter Menser

From: Jayson Chizick <chizick@gmail.com>
Sent: Monday, October 08, 2018 8:29 PM
To: Sara Chizick; Peter Menser
Subject: Sophiea Parkway zoning changes

Dear Mr. Menser:

I am concerned that the township may have redevelopment plans and a hearing scheduled without adequate notice to those who may be affected by the proposed changes. Rather than hearing about this from neighbors, I expect that the township would take seriously the responsibility to inform residents. I understand that a hearing is scheduled for 10/22/18. Please confirm and advise if there is an opportunity for residents to review the complete proposed plans, with accompanying statements from the developer prior to this meeting.

Thank you,
Jayson Chizick

Peter Menser

From: Jayson Chizick <chizick@gmail.com>
Sent: Tuesday, October 09, 2018 8:46 AM
To: Peter Menser; Sara Chizick
Subject: Re: Sophiea Parkway zoning changes
Attachments: image003.jpg

Hi Peter,

First, thank you for taking the time to respond to my email. I imagine you are very busy with calls and emails on this issue, and I will not take too much of your time. Sara and I did not receive a letter as of yet. Our property is 2695 Sophiea Parkway, so we are relatively close to the parcel, and may be impacted by traffic and drainage issues. I am less concerned about alleged promises made by other developers or builders to Champion Woods homeowners, and more concerned about the traffic and drainage problems that could arise. I will be in attendance at the meeting. Is there any chance that the rezoning materials will be made available at the meeting?

Thank you as well for clarifying the process and current status of the issue. I misunderstood where things stand.

Have a great day,
Jayson Chizick

On Tue, Oct 9, 2018 at 8:29 AM Peter Menser <menser@meridian.mi.us> wrote:

Jayson,

Thanks for writing. In accordance with state law, the Township published a legal notice and sent out letters to all property owners within 300 feet of the property proposed for rezoning notifying them of the upcoming public hearing. The letters and notice are attached. Did you receive a letter? Also, I just want to be clear that the Township does not have any development plans for the property, but instead it is a company that has applied to the Township for consideration of a rezoning of the property.

As is typical with a rezoning, plans were not required nor submitted for any development of the property. This process is focused on determining the appropriate zoning of the property. If and when a development project is proposed on the property detailed plans will be available to the public for review. We do have application materials related to the rezoning that are available here at my office for review.

I am available to answer any questions you may have about the proposal or upcoming public hearing.

Peter Menser

From: Jayson Chizick <chizick@gmail.com>
Sent: Wednesday, October 17, 2018 11:02 AM
To: Peter Menser
Cc: Sara Chizick
Subject: Re: Sophiea Parkway zoning changes

Peter,

Thank you for your response and for the follow up to verify notification requirements for our property. Please confirm that Champion Woods Condominium Association was formally notified, as the Association is the owner of the property beyond the individual association members property lines.

Thank you,
Jayson Chizick

On Wed, Oct 17, 2018 at 10:54 AM Peter Menser <menser@meridian.mi.us> wrote:

Jayson and Sara,

I double checked it this morning and your property is just outside of the noticing area. I am confident that we complied with state law notification requirements. Just for your consideration, I often hear from property owners that they do not think we notified enough properties, but state law is very clear on what is required. We can't decide on a project by project basis who should or should not be notified of a proposal, as standard practice we stick with the state law (300 feet from boundary of subject property) and nothing further as it provides a very clear standard. You will find this is the case in other communities as well. If you would like to see the Township provide noticing beyond the state law requirement, say 1,000 feet notification for every proposal, you should share that with the Planning Commission and Township Board as this project progresses.

If you have any further questions please let me know.

-Peter



Peter Menser

Principal Planner

menser@meridian.mi.us

517.853.4576

Peter Menser

From: Jayson Chizick <chizick@gmail.com>
Sent: Thursday, October 18, 2018 9:24 AM
To: Peter Menser
Cc: Eric Torng; Jingjing Chang; Krista Grettenberger; Steve Delp; Uday Korganji; championwoodsokemos@gmail.com
Subject: Re: Request for postponement discussion of requested rezoning

Peter,

Respecting this as a legal process, when there is a serious question of adequate notice to the correct property owner, I would have thought the township would err on the side of providing notice. The condo association board has rules about meetings that likely could not have produced a response on a timely basis.

Personally, I appreciate the desire of the applicant to get things moved through the process as quickly as possible. That does not obviate the duties of the township to be responsive government to established homeowners.

On Thu, Oct 18, 2018 at 9:01 AM Peter Menser <menser@meridian.mi.us> wrote:

Eric and neighbors,

A rezoning is a legal process, the procedures for which are outlined in both state and local law. The applicant has paid an application fee to rezone the property, a legal notice was posted in the newspaper, and letters have been sent out. It isn't as simple as skipping ahead to November 5... we would have to halt this current process, send out a new batch of notices, and post a new ad in the newspaper. At the earliest, we would have to re-schedule for November 26. If the Township had make a mistake in noticing the public hearing I would stop this process and re-schedule the public hearing without hesitation. We owe it to the applicant and to the dozens of neighbors that have already told me they will be attending to honor the established public hearing date.

It is standard practice for the meeting packets of both the Planning Commission and Township Board, as well as the 14 other Township boards and commissions, to be sent out the Friday before the meetings scheduled for the following week. The members of those groups are able to review the contents and consider the agenda items without concern. I am confident your condo association board will have time to digest the staff memo on the rezoning as it will be reasonably short and comprised of mostly maps and tables. The crucial time will be at the public hearing itself and the meetings that follow. I will be available on Monday should you have any questions or wish to discuss the contents of the staff memo. Further, I can be available any time after the public hearing to meet or speak with your condo association or any of its members.

Peter Menser

From: etorng@gmail.com
Sent: Wednesday, October 17, 2018 12:59 PM
To: Peter Menser
Cc: championwoodsokemos@gmail.com; 'Jingjing Chang'; 'Steve Delp'; 'Uday Korganji'; 'Krista Grettenberger'; 'Jayson Chizick'
Subject: Request for postponement discussion of requested rezoning

Dear Mr. Menser,

As the Champion Woods Condominium Association, which is distinct from Champion Woods LLC, has not received any official notice of the proposed rezoning of the property neighboring our property, the Champion Woods Condominium Association requests a postponement of the discussion of the proposed rezoning as we have not had sufficient time to review any documents or initiate a discussion among all the Champion Woods Condominium Association members. We also would appreciate having notice sent to our current location which is listed below.

Sincerely,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179

From: Peter Menser <menser@meridian.mi.us>
Sent: Wednesday, October 17, 2018 11:29 AM
To: Jayson Chizick <chizick@gmail.com>
Cc: Sara Chizick <sarachizick@gmail.com>; etorng@gmail.com
Subject: RE: Sophiea Parkway zoning changes

Our ownership records show Champion Woods, LLC at that address. Maybe that is the mailing address for the condo association, I am not sure.



A Prime Community

Peter Menser
Principal Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Jayson Chizick [<mailto:chizick@gmail.com>]
Sent: Wednesday, October 17, 2018 11:24 AM
To: Peter Menser
Cc: Sara Chizick
Subject: Re: Sophiea Parkway zoning changes

Peter Menser

From: etorng@gmail.com
Sent: Wednesday, October 17, 2018 1:35 PM
To: Peter Menser
Cc: championwoodsokemos@gmail.com; 'Jingjing Chang'; 'Steve Delp'; 'Uday Korganji'; 'Krista Grettenberger'; 'Jayson Chizick'
Subject: RE: Request for postponement discussion of requested rezoning

Dear Mr. Menser,

Thank you for your prompt reply. Given that the Planning commission has another meeting scheduled so soon afterwards (November 5), we believe it is in the best interests of all parties to delay the first step of this process to that meeting. I believe that the goal of such a process is to ensure that all interested parties have full ability to participate in the entire process, not just later steps of the process. Delaying the start of the process by two weeks to ensure that all parties have such a chance seems a minimal inconvenience. As a public servant, of which we are members of the public that you serve, we respectfully ask you to postpone the discussion to the next Planning Committee meeting.

Sincerely,

Eric Tornng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179

From: Peter Menser <menser@meridian.mi.us>
Sent: Wednesday, October 17, 2018 1:26 PM
To: etorng@gmail.com
Cc: championwoodsokemos@gmail.com; 'Jingjing Chang' <jingjing.chang1@gmail.com>; 'Steve Delp' <delpstev@gmail.com>; 'Uday Korganji' <uday.korganji@gmail.com>; 'Krista Grettenberger' <kggrettenberger@gmail.com>; 'Jayson Chizick' <chizick@gmail.com>
Subject: RE: Request for postponement discussion of requested rezoning

Eric (and neighbors),

I started responding to your previous email, but will instead respond here. I understand your concerns, but we are not going to postpone the public hearing for the rezoning. Our noticing of the rezoning request was done correctly and in accordance with state law. The Township should have been notified when the developer turned the open space property in Champion Woods over to the condo association; it was the responsibility of the developer/association to do so. Typically a HOA/condo board will list the address of their Treasurer or other officer with the municipality to ensure bills are received, taxes are paid, etc. In this case unfortunately that did not happen as our official tax rolls show Champion Woods LLC at 3695 Okemos Road as the owners of the property. The Township correctly sent notices to the property owner listed on our tax records. We have already noticed the rezoning and are proceeding toward a public hearing on Monday, October 22.

Peter Menser

From: Eric Torng <etorng@gmail.com>
Sent: Wednesday, October 17, 2018 8:28 PM
To: Peter Menser
Cc: championwoodsokemos@gmail.com; 'Jingjing Chang'; 'Steve Delp'; 'Uday Korganji'; 'Krista Grettenberger'; 'Jayson Chizick'
Subject: RE: Request for postponement discussion of requested rezoning

Dear Mr. Menser,

Thank you for the advice.

Just one comment. We are very disappointed that the township could not grant this seemingly minor delay so that we could be better prepared for the start of the process. Note, the issue is less about whether the Township followed the letter of the state law but instead the spirit of the law and trying to minimize harm to any group. I do not see how a two week delay would significantly harm the developer of this project (the North Pointe project by the same developer seemingly has sold only 3 homes this entire year; a 2 week delay at the start of the process would hardly present them with any significant inconvenience) whereas it would provide significant benefit to our neighborhood and perhaps other interested parties too. For example, as you have noted, you plan to provide us with a memo on the rezoning proposal that would be available Friday afternoon which is only a very short time before the meeting itself. Would not all parties benefit from having more time to review the memo before the meeting so that the meeting can proceed more productively with everyone having enough time to digest the information in your memo?

We ask you to again reconsider this decision in the interests of minimizing harm and ensuring that the process proceeds as smoothly and productively as possible.

Sincerely,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179

From: Peter Menser <menser@meridian.mi.us>
Sent: Wednesday, October 17, 2018 5:31 PM
To: etorng@gmail.com
Cc: championwoodsokemos@gmail.com; 'Jingjing Chang' <jingjing.chang1@gmail.com>; 'Steve Delp' <delpstev@gmail.com>; 'Uday Korganji' <uday.korganji@gmail.com>; 'Krista Grettenberger' <kggrettenberger@gmail.com>; 'Jayson Chizick' <chizick@gmail.com>
Subject: RE: Request for postponement discussion of requested rezoning

Good afternoon everyone,

The Township is going to proceed with holding the public hearing on the rezoning at the Monday, October 22 Planning Commission meeting. I was able to speak with the Township Manager this afternoon and he agreed we need to move ahead. I am confident that the Township followed state law

Peter Menser

From: etorng@gmail.com
Sent: Thursday, October 18, 2018 12:53 PM
To: Peter Menser
Cc: 'Uday Korganji'; 'Jingjing Chang'; 'Steve Delp'; 'Krista Grettenberger'; 'Jayson Chizick'; kalamc@ameritech.net; 'Bill MacLeod'; 'Comcast'
Subject: FW: Champion Woods Common Land and LARA

Dear Mr. Menser,

I just received this email from Scott Fairmont (excerpted below), who I understand you have spoken with. As this email indicates, it is NOT clear that the Township has properly notified Champion Woods, LLC of the rezoning hearing. Specifically

- Champion Woods, LLC had updated their address which the Township's Treasurer office is aware of, but the notice was apparently sent to the wrong address.
- It is also unclear it was sent to the wrong address as Bill MacLeod should have received the notice if it was, and he has not.
- Finally, as noted by Scott's email, the first Champion Woods Master Deed was filed and thus the Township was notified of the transfer of property but somehow did not update their records.

With all of this, it is not clear that all the owners have been notified as required by law and thus calls into question the timing of this first Planning Committee meeting.

We respectfully request again that this item should not be discussed at next Monday's planning meeting but should be delayed to a later date.

Thank you for your consideration,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179

From: Scott Fairmont <sfairmont@icloud.com>
Sent: Thursday, October 18, 2018 12:09 PM
To: Daniel McCole <mccoleda@anr.msu.edu>; Eric Torng <etorng@gmail.com>; Kathy McCurdy <kalamc@ameritech.net>
Cc: Bill MacLeod <billm@cb-hb.com>
Subject: Champion Woods Common Land and LARA

Hello Dan, Eric, Larry

First of all, thank you for informing me about the zoning change request on the Sturk property. As Champion Woods, LLC, you should know that I changed our mailing address with the Township's Treasurer's office, but somehow that change never made it to whichever Department sent out the notices, so I never received the notice. The Township says they sent it to the CB-HB Okemos Office, but if that office received it in the mail, they would have forwarded it to Bill

MacLeod and Bill says he never saw it. Anyway, I've asked the Township to figure out who sends their notices and to make sure that Champion Woods, LLC notices are sent to me. I'll forward any notices I receive to you.

Second, I have absolutely no idea why the Township still shows Champion Woods, LLC as the owner of the Champion Woods Condominium Association common land. This land was conveyed to the Association with the recording of the first Champion Woods Master Deed. Obviously, the change in ownership was missed by the assessors office. There are no specific property taxes on the common land. The taxes for the common land are included in the assessed value of each individual Champion Woods property. Each unit owns their specific unit plus an equal and undivided interest in the common land. Champion Woods, LLC does not get a property tax bill for the common land.

Third, I have asked our attorney and engineer to prepare a deed for the common land and Champion Woods LLC will quit claim our ownership to the Champion Woods Condominium Association. Frankly, I've developed about ten condominiums in Meridian Township and NEVER had to execute a separate deed for the common land as it has always been done through the master deed, but since it wasn't done with Champion Woods, we will do what we can to facilitate the change of ownership.

Scott Fairmont

From: Wei Li, Assistant Professor at Michigan State University
Yingxin Zhou, Equities Trader
To: Mr. Peter Menser, Principal Planner, Meridian Charter Township
Re: Open Sophiea PKWY to Bennett Road (Rezoning #18120)
Date: October 18, 2018

Dear Mr. Menser,

We live on Sophiea Pkwy, Okemos, Michigan. We were unaware of the notice regarding Meridian Charter Township rezoning #18120 until yesterday which is October 17, 2018. We are surprised by the proposal and would like to express our concerns.

We made the decision to build a house in Champion Woods (CW) and moved in Mid 2015. The major reasons we picked CW were 1) It is close to Bennett Woods Elementary School. 2) It is a closed subdivision with only a single outlet and little traffic so we feel safe to let our kids play outside.

We are very concerned about the rezoning proposal because 1). It will make Sophiea Pkwy open to the public and change our peaceful neighborhood into another busy street that everyone can use as shortcut. Based on the Traffic Assessment provided by the Township, the new proposal would increase the traffic on Sophiea Pkwy almost six times, leading to serious concern over the safety of our children and pedestrians alike. 2). Increased number of housing units will cause increased water drainage into CW neighborhood, raising concerns of flooding.

We strongly object to the rezoning proposal and would hope the staff from your office will address the concerns from us residents.

Sincerely,

Wei Li
Yingxin Zhou

Peter Menser

From: wei bing <bingwei_xu@hotmail.com>
Sent: Saturday, October 20, 2018 1:02 AM
To: Peter Menser
Subject: Re: Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120)

Dear Mr. Menser,

I am a homeowner in Champion Woods neighborhood where Sophiea Pkwy is, in Okemos, Michigan. I heard there is a notice regarding Meridian Charter Township rezoning #18120 and call for meetings and comments on October 22nd, 2018.

I moved in Okemos area 5 years ago when my son and daughter are approaching school age. My wife and I did a lot of research in the areas and was very much attracted by Champion Woods neighborhood. It is a secluded neighborhood so my children can play safely and it is also in walking distance from Bennett woods Elementary and close enough to middle school and high schools.

As result of this location advantage, a lot of families with school age children are in the community. Our neighbors are conscientious and watch out for each other because we are able to keep our community relatively closed. The traffic in the neighborhood is limited and families are driving responsibly here. Our kids are safe when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with. That was top reason my son got in love with this community when we first moved in. I would like to keep it that way. So would our neighbors.

I am very concerned that the rezoning plan will change this peaceful neighborhood into another busy streets that everyone can use our road to get in and out to the Bennett woods as alternative route.

Other than the safety and traffic issue, I am also very concerned the drainage issue when more houses are built in the area. As I understand, our community serves as the flood reserve in town. More houses may contradict to such purpose. If the drain is not being properly address, are we all expecting special assessment in the future to fix the drainage from the drain commission?

I would hope the staff from your office or the board meeting will address the concerns from the residents. I assume the public hearing and meeting minutes will be available for the public inspection.

Respectfully,
Bingwei Xu , Ph.D.

Peter Menser

From: Selena Zhang <selena1207@hotmail.com>
Sent: Saturday, October 20, 2018 4:02 PM
To: Peter Menser
Subject: Objection to Rezoning #18120

Dear Mr. Peter,

I am a resident of Okemos. I write this letter to express my concerns about proposal of rezoning land #18120.

I moved here two years ago when I felt comfortable about the traffic and a good reputation of schools. However, I have noticed that it has a heavy traffic during the rush hours of working days recently. And in the beginning of this year, the score of Okemos High School was degraded to 9.

More people may bring more money. But more people also means more cost. It costs environment being destroyed. It costs education foundation to support more children. It costs more police resource to monitor traffic and criminal events. I have a child attending school here. I know the schools here are almost at their full capacity. I don't have my own house here, but I don't mind the price of house increases if more people want to come in. However, if the environment deteriorates, I would rather to leave Okemos. I believe some people will think like me. Then Okemos won't be a popular place. The overheated economic will finally cool down.

However, I still love our community. I deem it as my second hometown in my life. So I hope the city will become more and more attractive and adorable. I believe Okemos can get its own economic and ecology balance without building more houses to accommodate more people.

Best Regards,
Shu Zhang

Peter Menser

From: vijjankaj <vijjankaj@aol.com>
Sent: Sunday, October 21, 2018 12:11 PM
To: Peter Menser
Subject: Proposed rezoning #18120

Hello Mr. Peter

I have received information from Okemos community about a proposed rezoning of land at Sophiea Pkwy and Bennett Road and building of new houses by Mayberry builders.

If this information of rezoning proposal is true; being an Okemos resident for the last 18 years and knowing that the capacity of Okemos to absorb new residents is limited, I want to register my concern about the same. I would also be interested to understand the balance that the township tries to strike between development and quality of life. With the significant decrease in tree cover in the last decade in Okemos and the increase in pressure on resources like roads and schools, I want to make sure that decisions are taken keeping those in mind.

Thank you for your time.

Regards

Pankaj Vij
4532 Mistywood Dr,
Okemos, MI 48864

Peter Menser

From: Charlie Thompson-Orsua <charliethompsonorsua@hotmail.com>
Sent: Sunday, October 21, 2018 12:36 PM
To: Peter Menser
Subject: Concerns about proposed rezoning #18120

Before you consider accepting this proposal I hope you ponder all of the things I would like to say about the rezoning. My first reason to hope against the rezoning is all the wildlife that would be destroyed. I have been in the woods there many times and I know that there are plenty of animals that already call this space their home. Cutting the trees down would cause severe damage to all that live there. For one, by cutting down a single tree at least one animal will lose it's home. Due to this there will be quarrels over the small amount of woods left by this area causing many deaths and departure of the animals that live there.

I also recall the beauty of walking out of Bennett Woods Elementary and seeing the soft mist enfolding all of the rocks, bushes and trees. I can not imagine what it would be like for the children that go to this school to see the woods they once ran by being cut down and replaced with houses. It would be sickening to see and hear all of the construction going on. Seeing trees collapsing and animals dying would not be something anyone would want to experience at such a young age. The noise I can imagine would also be bothersome to hear during class and time outside.

With all the wildlife and emotions of those who live nearby there is another problem I hope you will understand. Four hundred houses would bring in around five hundred children to Okemos. All the people that already go to these schools will have to learn with now many more people. All the schools - especially Bennett Woods Elementary - would become immensely overpopulated causing severe distraction and over-stimulation. Not only that, but does Okemos even have enough staff to take in a hundreds more kids?

The last concern that I have is the road safety. You might already know that the roads in Okemos are not newly paved. Many accidents already happen. Especially since this is so close to a school, I think that adding in all of this population can cause more accidents and possibilities of unsafely crossing for all the people going there. The traffic would not be a positivity in this area due to the already unsafe traffic circle so close by. I am worried that this could cause major accidents that we don't want.

Due to these reasons I therefore object to this proposal. Please take in mind all the things I have listed. Thank you for spending your time considering my suggestions.

~ Isabella Thompson-Orsua

Sent from myMail for iOS

Peter Menser

From: Fukang Wang <lm.fw2008@gmail.com>
Sent: Sunday, October 21, 2018 12:54 PM
To: Peter Menser
Subject: Rezoning #18120

Dear Mr. Menser,

I am writing to you about our concerns of the Rezoning. I think that the rezoning will damage environment, impact schools, especially create traffic problems. During peak time, the traffic is getting very tighter now after other areas built so many new houses, so the new development will make the traffic worse. I hope you consider our concerns of public safety and better living environment for our community, please DO NOT rezoning this area. Thanks for your time.

Sincerely,
Fukang Wang

Peter Menser

From: AB <archpb7@yahoo.com>
Sent: Sunday, October 21, 2018 4:15 PM
To: Peter Menser
Subject: Proposed Rezoning #18120

Hello. I am unable to make the meeting regarding this rezoning but wanted to make you aware that myself, along with several other members of the community are strongly against this proposal. Having even more homes built in this particular area will not only overload the schools, it will also cause a significant increase in traffic and subsequently compromise the safety of the many children that walk home from school. Mayberry Homes already owns the land off Bennett and Hagadorn and this area still has multiple lots available for sale. There does not appear to be any "need" or "demand" currently for these types of homes so allowing yet another empty neighborhood to be built would be quite unfortunate. Thank you for taking the time to read this e-mail and I hope you listen to the concerned community.

Sincerely,
Archana

Peter Menser

From: Tokashiki Hiroshi <htokashiki@hotmail.com>
Sent: Sunday, October 21, 2018 5:32 PM
To: Peter Menser
Subject: Say NO to Rezoning

Mr. Peter Menser,

I would vote to "NO".

If there is a form, please let me have it.

I am not U.S. Citizen (Permanent Resident), I am not sure I have a right to vote it.

Thanks,
Hiroshi Tokashiki
2631 Elderberry Dr.
Okemos, MI 48864

Peter Menser

From: Dennis Reese <djreese77@gmail.com>
Sent: Sunday, October 21, 2018 5:52 PM
To: Peter Menser
Subject: Rezoning #18120

I am writing to oppose the proposed rezoning #18120. The continued clear cutting of Meridian Township is a major environmental concern. The pressure on our schools and the already crowded roads continue to impact the quality of life and the desirability of our neighborhoods. I strongly oppose the rezoning of this property.

Dennis J. Reese
3898 Baulistrol Drive
Okemos MI

Peter Menser

From: Mattes, Brian <brian.mattes@ora.msu.edu>
Sent: Sunday, October 21, 2018 8:52 PM
To: Peter Menser
Subject: Proposed Rezoning #18120

Dear Mr. Menser,

I write to you requesting the rejection of rezoning #18120 to medium density. As a resident in the Bennet Woods school district, I am concerned with the environmental damage, the overcrowding of our schools, and increased traffic this would create.

Thank you for your consideration.

Best regards,

Brian

--

Brian D. Mattes, JD, MPH
Faculty Conflict of Interest Officer
Michigan State University
[4000 Collins Road](#), 108
Lansing, MI 48910-5883
Phone: [517.884.8045](tel:517.884.8045)
Fax: [517.432.4503](tel:517.432.4503)
<http://coi.msu.edu/>

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Sunday, October 21, 2018 10:36 PM
To: Peter Menser
Subject: Rezoning #18120 (Bennett Road Holding LLC)

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Steve Thomas
Site Visitor Email: stevet16@att.net

Dear Mr. Menser,

The proposed rezoning would increase the number of houses that could be built in what is now a wooded area.

Increasing the building density on this property will lower the quality of life for Meridian Township residents such as myself. Our quality of life will be reduced because the more that our natural environment is destroyed, the less healthy we become—both physically and emotionally. I have chosen these words carefully based upon a growing body of scientific research. Consider these research findings from within the last 20 years:

- People score higher on problem solving tests after being in nature.
- People living near green space have lower levels of mental stress.
- People who live near trees have less heart disease. People have lower overall rates of disease (including depression, anxiety, heart disease, diabetes, asthma, and migraine headaches) when they live near nature.
- People living near green space live longer than similar people who live in built environments.
- People who can see trees heal more quickly from diseases, do better in school, and are less prone to violence.
- People walking in natural landscapes have lower stress hormone levels compared to walkers in urban areas.
- When children spend time in nature, it improves creativity and problem solving, cognitive abilities, and academic performance in social studies, science, math, and language arts; reduces attention deficit disorder; increases children's activity levels; improves eyesight; raises happiness and improves ability to get along with others; improves self-discipline; and reduces the children's stress levels.

The idea that we should replace nature with more roads and more buildings is an outdated way of thinking. It is time to listen to science, and create sustainable plans that recognize human biology.

Please maintain our health and welfare as your priority while considering this issue.

Thank you.

Steve Thomas
2372 Sower Blvd
Okemos

Peter Menser

From: Mukundan Agaram <mukundan.agaram@gmail.com>
Sent: Monday, October 22, 2018 6:16 AM
To: Peter Menser
Cc: Mythli Mukundan
Subject: Rezoning #18120

Dear Mr. Menser,

My wife and me are long time residents of Champion Woods. We are deeply concerned about this rezoning initiative and would like to voice our concerns and objections on the matter.

1. The increased number of housing units due to the rezoning, significantly increases the water drainage into the Champion Woods raising grave concerns of flooding. Given the fact that the Champion Woods sub-division is already enmeshed in a delicate eco-system with the protected wetlands, this poses an even graver issue.
2. Another consequence of the proposed rezoning is the significant increase in vehicular traffic through our idyllic neighborhood, which is the home of several young families and senior citizens not to mention children. This would make the main artery road Sophiea Parkway a busy street significantly increasing the risk of accidents.
3. Lastly, the increased burden of additional students on our existing public school systems with the current infrastructure in the vicinity would seriously impact the student to teacher ratio.

Kindly accept our official objection on this proposal, duly recording our concerns on the subject.

Thank you,
Kind regards,
Mukundan Agaram & Mythli Mukundan

Peter Menser

From: Yangfan (Phoebe) Liu <liu.yangfan@gmail.com>
Sent: Monday, October 22, 2018 12:20 PM
To: Peter Menser
Subject: Rezoning #18120 (Bennett Road Holding, LLC.)

Dear Mr. Menser,

My family is an MSU family living on Long Leaf Trl, Okemos, Michigan. I heard there is a notice regarding Meridian Charter Township rezoning #18120 and a call for meetings and comments. I do have some concerns as follow.

When we moved to MSU in 2015, we chose Okemos for our home for its beautiful natural environment, the suburban setting of the township, and the wonderful schools. Rezoning #18120 will have to convert a big natural area of land preserves to residential housing area, leading to tons of tree removal and severe environmental damage, the dramatic change of suburban setting, and the influx of students to the already overburdened schools in Okemos. Though new residents may bring in new tax money that may eventually solve some problems such as school capacity, temporary difficulties in the school system and the long-term, if not forever, sacrifice of the natural environment and town setting will never be compensated by just more money.

Therefore, we strongly object to the rezoning proposal and would hope the Planning Commission of Meridian Township will address these concerns.

Best regards,

Yangfan (Phoebe) Liu

Peter Menser

From: uma Nathan <uvnathan@gmx.com>
Sent: Monday, October 22, 2018 2:53 PM
To: Peter Menser
Subject: Rezoning#18120

I am a resident of college Fields and live on Baulistrol Dr.

I want to express my opposition to the proposal to rezone and build large number of houses next to Bennet Woods.

The rezoning would cause environmental damage-cutting down of numerous trees and more vehicular traffic, automobile pollution. the quality of school education may also suffer.

Please do not allow this proposal to go forward.

Thank you,
U.Viswanathan

Peter Menser

From: rod stumpf <rod.stumpf@yahoo.com>
Sent: Monday, October 22, 2018 5:20 PM
To: Peter Menser
Subject: rezoning

there is too much land being gobbled for any kind of homes. I know the taxes it brings is rather taste for those who receive it but it doesn't benefit the homeowners in Meridian/Haslett township and only stresses police, fire and medical serves all of which creates a millage which doesn't pay byr the new addition but by all.

no one says they want to pay more taxes but increases to the burden requires increases taxes from everyone who hasn't had a pay raise in years or RETIREES[like myself who getting total 3/4 of what they got at work.

Except my vote NO

rod stumpf
4266 Graystone dr.
okemos

Cloccam pulsa. Claudere librum. Extinguatis candelam

Peter Menser

From: Steve Thomas <stevet16@att.net>
Sent: Monday, October 22, 2018 5:28 PM
To: Peter Menser
Subject: Rezoning #18120 (Bennett Road Holding LLC)

Dear Mr. Menser,

I wish to comment on this request (#18120) to significantly increase the number of houses that could be constructed in what is now largely a forested area. I sent this message yesterday to you via the comment link on the Township website, but now that I have your proper email address I am sending it here as well.

Increasing the building density on this property will lower the quality of life for Meridian Township residents such as myself. Our quality of life will be reduced because the more that our natural environment is destroyed, the less healthy we become—both physically and emotionally. I have chosen these words carefully based upon a growing body of scientific research. Consider these research findings from within the last 20 years:

- People score higher on problem solving tests after being in nature.
- People living near green space have lower levels of mental stress.
- People who live near more trees have less heart disease. People have lower overall rates of disease (including depression, anxiety, heart disease, diabetes, asthma, and migraine headaches) when they live near nature.
- People living near green space live longer than similar people who live in built environments.
- People who can see trees heal more quickly from diseases, do better in school, and are less prone to violence.
- People walking through natural landscapes have lower stress hormone levels compared to walkers in urban areas.
- When children spend time in nature, it improves creativity and problem solving; improves cognitive abilities; improves academic performance in social studies, science, math, and language arts; reduces attention deficit disorder; increases children's activity levels; improves eyesight; raises happiness and improves ability to get along with others; improves self-discipline; and reduces the children's stress levels.

The idea that we should replace nature with more roads and more buildings is an outdated way of thinking. It is time to listen to science, and create sustainable plans that recognize human biology.

Please maintain our health and welfare as your priority while considering this zoning request.

Thank you.

Steve Thomas
2372 Sower Blvd.
Okemos, Michigan

Peter Menser

From: C. Xie <xiexq2011@gmail.com>
Sent: Monday, October 22, 2018 5:48 PM
To: Peter Menser
Subject: objection for rezoning #18120

Dear Mr. Menser,

I heard there is a notice regarding Meridian Charter Township rezoning #18120 and a call for meetings and comments. I do have some concerns as follow.

When we moved to Lansing area, we chose Okemos for our home for its beautiful natural environment, the suburban setting of the township, and the wonderful schools. Rezoning #18120 will have to convert a big natural area of land preserves to residential housing area, leading to tons of tree removal and severe environmental damage, the dramatic change of suburban setting, and the influx of students to the already overburdened schools in Okemos. Though new residents may bring in new tax money that may eventually solve some problems such as school capacity, temporary difficulties in the school system and the long-term, if not forever, sacrifice of the natural environment and town setting will never be compensated by just more money.

Therefore, we strongly object to the rezoning proposal and would hope the Planning Commission of Meridian Township will address these concerns.

Best regards,

Cindy X

Peter Menser

From: Qi Hua Fan <qfan@egr.msu.edu>
Sent: Monday, October 22, 2018 6:28 PM
To: Peter Menser
Subject: Concerns about rezoning #18120

Hello Mr. Menser,

We just heard about the rezoning proposal #18120. We live in a nearby neighborhood and believe this rezoning will lead to severe environmental damage and cause big concerns over the safety of our children in the nearby schools. Therefore, we strongly oppose this rezoning proposal.

Thank you for your consideration!

Dr. Qi Hua Fan
Dept. Electrical and Computer Engineering
Michigan State University
1449 Engineering Research Ct, B111
East Lansing, MI 48824-1226
Ph: 517-432-4651
Email: qfan@egr.msu.edu

Peter Menser

From: Gang Teng <tenggang@gmail.com>
Sent: Monday, October 22, 2018 7:16 PM
To: Peter Menser
Subject: objection to rezoning proposal #18120

Dear Mr Menser,

We live in College Fields and I'm writing in connection to rezoning proposal #18120. We learned this from friends and we are expressing our concerns for the following reasons:

First of all, the proposal will greatly the traffic around the schools, especially the elementary school. We are concerned about the kids safety and I believe the same is shared by other parents as well.

Secondly, the increased residential population will demand certainly for more education resources and I am not convinced that the same quality of education can be maintained for the local school district.

Thirdly, there is no evidence to demonstrate the benefits that the rezoning could bring to the established community nearby.

Thus we strongly object to the proposal and hope the Commission could consider and address the concerns.

Best Regards,
Gang

Peter Menser

From: frank baldwin <frankjbaldwin@yahoo.com>
Sent: Monday, October 22, 2018 7:23 PM
To: Peter Menser
Subject: Proposed rezoning #18120

Hello, I am a concerned citizen that lives close to the proposed rezoning area in Okemos. I believe if the rezoning passed it would be unfortunate for our area. The congestion of 400 plus additional homes would stress the nearby roads with too much traffic. The neighborhood school does not appear to be able to absorb the significant population change. There are many walkers in that area and would be negatively impacted by the rezoning. Both leisure walkers and school walkers would be affected. I respectfully suggest this rezoning be rejected.

Sincerely, Kathy Baldwin.

2432 Turning leaf lane

[Sent from Yahoo Mail on Android](#)

Peter Menser

From: jane li <jiae48108@yahoo.com>
Sent: Monday, October 22, 2018 10:46 PM
To: Peter Menser
Subject: A concerning of rezoning #18120 from Meridian Township

Dear Mr. Menser,

I am a resident of Okemos, my family lives in the Meadow neighborhood. I recently heard that there is a proposed rezoning #18120 from Meridian Township, I very concerned over the proposal because 1). Tons of trees would be cut down leading to severe environmental damage. 2). It could have significant impact on Okemos schools, such as quality of education. 3). There will be significant increase in automobile traffic in the this area.

Therefore, we strongly object to the rezoning proposal and would hope the Planning Commission of Meridian Township will address these concerns.

Best regards,

[Sent from Yahoo Mail for iPhone](#)

Peter Menser

From: Leigha <leigha.faith@gmail.com>
Sent: Monday, October 29, 2018 11:10 AM
To: Peter Menser
Subject: Rezoning #18120

I have severe concerns regarding the rezoning suggested in this issue. I was unable to attend the meeting a week ago, but I want my voice, as a community member, to be heard.

I share the concerns of many in my community in regards to the:

1. Severe environmental damage
2. Significant impact on school numbers and capacity
3. Increased traffic and risk of flooding

Please take my concerns under advisement.

Thank you.

Peter Menser

From: Dean Parrott <deanparrott@gmail.com>
Sent: Monday, October 29, 2018 12:35 PM
To: Peter Menser
Subject: Rezoning Proposal#18129

Mr. Menser,

I was recently made aware of rezoning proposal #18129 by Mayberry Homes. I am adamantly opposed to their proposal. Looking at the housing density in College Field's and the eyesore that development has become, this proposal must be turned down. It is not a step forward for our community. High priced, low quality spec homes will not benefit our community. Homes stacked practically on top of each other is not going to improve the quality of life in Meridian Township for anyone. It will only serve to put stress on our roads and infrastructure. Further, it will block access to the Uplands Preserve. The only beneficiary of this proposal is a corporate builder that has a history of repurposing developments in unasthetic ways, undercutting subcontractors, building homes of questionable quality, overpricing said homes, and leaving communities and homeowners to deal with the aftermath. Please, do not pass proposal #18129.

Sincerely,

Dean F McFarlane-Parrott, M.D.
4324 Aztec Way
Okemos, MI 48864
913-945-0815
deanparrott@gmail.com

Peter Menser

From: Beretta, Alan <beretta@msu.edu>
Sent: Monday, October 29, 2018 1:25 PM
To: Peter Menser
Subject: Proposed rezoning of #18120

Dear Mr. Menser,

I would like to express my firm opposition to the proposed rezoning of #18120 to 'single family medium density'.

As a resident of Sundance Estates, I am concerned by the inevitable effect on the environment, the inevitable increase in road traffic, and the obvious challenges that would confront the local schools.

Thank you for considering residents' concerns.

Yrs,

Alan Beretta

Peter Menser

From: Teri Thornburg <teri.thornburg@yahoo.com>
Sent: Monday, October 29, 2018 3:32 PM
To: Peter Menser
Subject: Proposed rezoning #18120

Dear Mr. Menser,

My husband and I are **TOTALLY OPPOSED** to changing the zoning from Single Family Low Density to Single Family Medium Density, in effect *doubling* the number of units which could be built.

We live in Bennett Village off Bennett Road. Traffic on Bennett is already very heavy during "rush hours", and when Kinawa, Chippewa, Bennett Woods and Okemos High School begin and end their days. Accommodating traffic from another 216 homes will be bad enough, but to make that number 416 is terrible!

We're also concerned about the effect on the environment. in an era of climate change and global warming, we should be planting trees, not chopping them down to accommodate houses which could be built in areas where that impact would not be felt. We're also concerned about the wetlands around this area.

Please do your part to deny this request for rezoning this parcel for the betterment of all its current neighbors.

Thank you.

Teri and Roger Thornburg
4044 Highland Terrace
Okemos, MI

Peter Menser

From: Service <mollywingrove@comcast.net>
Sent: Monday, October 29, 2018 11:47 AM
To: Peter Menser
Subject: Rezoning Request #18120

Peter Mesner, Principal Planner

Meridian Township

5151 Marsh Road

Okemos, Michigan 48864

Dear Mr. Menser:

I am writing to express my opposition to Rezoning Request #18120, Mayberry Homes. I am very concerned about this request for the following reasons:

Over 200 homes may be built on this location as it is currently zoned; that is adequate and appropriate for the size of the property.

MANY trees would be removed leading to severe environmental damage.

It could have significant impact on Okemos schools especially Bennett Woods Elementary, Okemos Public Montessori at Central, Kinawa 5-6, Chippewa 7-8 and Okemos High. Could they accommodate a large influx of students without compromising the quality of education? The district is currently looking at a very expensive small expansion of Bennett Woods Elementary due to current increases in student population, adding more students will be hard to accommodate.

Houses will be built in/around wetlands and floodway leading to great risk of flooding.

The rezoning would cause significant increase in automobile traffic in the area and thus cause concern over the safety of our children and pedestrians alike. I travel Bennett Rd. on my way to work each day and it is already

nearly impossible to navigate the round-a-bout and in front of the school now, adding more cars/car trips would make things much more difficult.

Sincerely,

Molly Wingrove

3877 Crooked Creek

Okemos, MI 48864

Peter Menser

From: Chi Lo <chiylo1955@gmail.com>
Sent: Monday, October 29, 2018 4:11 PM
To: Peter Menser
Subject: Rezoning #18120

Dear Mr. Nenser,

We oppose the rezoning request #18120 by Mayberry Homes. We agree with the reasons for opposition as stated by the Champion Woods Board.

Sincerely,

Chi and Vivien Lo,
2516 Kevern Way

Peter Menser

From: DENISE KANE <kane.denise@comcast.net>
Sent: Tuesday, October 30, 2018 10:18 AM
To: Peter Menser
Subject: Re: Copper Creek development

Dear Mr. Menser,

My name is Denise Kane and I live at 5600 Creekwood Lane. I am writing to express my objection to the new plan proposed for the Copper Creek development that uses Creekwood as a through street for access.

Creekwood Lane is not suitable for the additional traffic that this plan will bring. As the westernmost road, Creekwood will see the bulk of the traffic in and out of Copper Creek because most traffic from this area goes west – towards the schools, East Lansing, Okemos, or Lansing. When Copper Creek residents are returning home from one of these areas, Creekwood will be the first available entrance and will be used by much of the traffic.

I am concerned that the township is deferring to the financial interests of the developer over long-term township residents' concerns over safety and quality of life. If the developer wants to build 88 homes, he should provide adequate access to those homes without negatively impacting existing neighborhoods.

The road spur shown in the northeast section of the plans makes me assume that there will be additional homes built at some time in the future – I've heard the number 400 mentioned. This would mean hundreds of more cars funneling through our neighborhood.

This development should not be approved until the developer presents a plan that provides adequate access to the new homes on roads that do not go through an existing neighborhood. I realize that the developer has a right to develop his land, but not at the expense of other residents' safety.

Please enter this letter into the record for the upcoming hearing on Monday, November 5th.

Thank you for your consideration.

Denise Kane

5600 Creekwood Lane

Peter Menser

From: Pete Zawojski <pzawojski@prodigy.net>
Sent: Tuesday, October 30, 2018 10:01 AM
To: Peter Menser
Subject: Rezoning #18120

Attn: Peter Menser

As a homeowner in the area, I am strongly opposed to the proposed rezoning #18120. The rezoning to single family medium density will add way too many potential residential units. The environmental impact to woods and wetlands along with added automobile traffic is unacceptable. I will forward my concerns to the Michigan DEQ.

Sincerely,
Peter Zawojski
Bennett Village

Sent from my iPhone

Peter Menser

From: Robert Reid <sdsirehab@comcast.net>
Sent: Tuesday, October 30, 2018 9:43 AM
To: Peter Menser
Subject: Proposed Rezoning # 18120

October 30, 2018

Mr. Peter Menser

Meridian Township Principal Planner

Okemos, MI 48864

Dear Mr. Menser:

My wife and I would like to go on record that we oppose the request to change the zoning in the proposed rezoning #18120 from Rural Residential and Single Family-Low Density to Single Family Medium Density.

A change such as this, in our opinion, would:

- * Severely damage the environmental quality of the area
- * Have a negative impact on the quality of education that is now being provided in the Okemos Public School system by overtaxing the quality and class size of current classrooms
- * Increase the risk of flooding due to construction in and around wet land areas
- * Increase traffic in the area which then becomes a further concern for the children and pedestrians who drive and walk this area (including a high number of beginner, inexperienced teenage drivers who use these roadways to travel to/from school)

We urge the Planning Commission to keep in place the current zoning on this property as approved and appropriate.

Please contact my wife or me should you or the Planning Commission have any questions regarding our concerns.

Sincerely,

Robert E. Reid, Ed.S. & Cynthia A. Reid, B.A., M.Ed.

4061 Highland

Terrace

Okemos, MI

48864

Email - reidr8@comcast.net

Peter Menser

From: Butler, Kirt <butler@broad.msu.edu>
Sent: Tuesday, October 30, 2018 9:00 AM
To: Peter Menser
Subject: Proposed Bennett Road rezoning #18120

Mr. Peter Menser
Principal Planner
Meridian Township

This email is in regards to the proposed Bennett Road rezoning #18120 from Rural Residential and Single Family Low Density to Single Family Medium Density. The Township's Planning Commission will be voting on this proposed rezoning at its November 5 meeting.

At the last meeting of the Planning Commission, my neighbors eloquently stated the reasons why the proposed rezoning is problematic for the Okemos community. A new neighborhood packed with Single Family Medium Density homes would be hugely inconsistent with the densities of the Okemos neighborhoods immediately surrounding the site and would significant and negatively impact on the physical and cultural environment surrounding the site..

My own the biggest concern is that the proposed rezoning would make the property more valuable to new developers than it is to the current developers.

I would hope that the current owners and developers plan to preserve the natural beauty of the site and would not squeeze as many units into the site as Single Family Medium Density would allow. However, after rezoning the property would have even more value to a less-scrupulous developer that would extract the last measure of value from the property by building as many medium density units as allowable under the proposed rezoning. This would destroy the beauty of the site and result in the negative impacts described by my neighbors in the Okemos community. Rezoning would create a huge incentive for the current of owners of the property to entertain competing offers that would utilize every square foot of the site to the maximum allowable. Such a development would be wholly inconsistent with the surrounding neighborhoods.

My wife and I are on the faculty at MSU and have lived at our current location since 1992.

Kirt Butler
4279 Shadow Ridge
Okemos, MI 48864
(517) 351-8807

Peter Menser

From: Dianne murphy <diannemurphy0@gmail.com>
Sent: Monday, October 29, 2018 7:28 PM
To: Peter Menser
Cc: dianne murphy; Tom
Subject: NO to proposed rezoning #18120 - Woods of Herron Creek/Champion Woods

Dear Mr. Menser,

We are proud residents of Meridian Township and we have lived happily at 2535 Sundance Lane for over 30 years. We do not oppose the current approved zoning #18120. Developers have rights... However, we strongly oppose the 'rezoning' of #18120 from Rural Residential and Single Family Low Density to Single Family Medium Density (resulting in almost double the number of homes) for many reasons including but not limited to; negative impact on our environment (less green space/increase risk of flooding), significant increase in traffic in our neighborhoods and schools (safety concern) and additional homes putting additional capacity strain on our schools.

Regards,
Dianne & Tom Murphy

Peter Menser

From: Jeff Jacobsen <jeffsjake22@gmail.com>
Sent: Monday, October 29, 2018 7:05 PM
To: Peter Menser
Subject: Rezoning from Rural/Low Density to Medium Density

Dear Mr. Menser:

Register me as strongly against the rezoning (between College Field back 9 holes and the bus garage/Bennett Woods Elementary School/Champion Woods) which would substantially and negatively impact this area and adjacent areas. Multiple reasons as listed below:

- 1) Rural and low density housing as is now would not impact the environment nearly as much as medium density housing. This area is full of surface waters, wetlands, wildlife and more natural features. More people means more concrete, more surface area of roads/houses with which to add to the pollutant load in this area. Less density less pollution in these sensitive areas.
- 2) Bennett Road was completely redone not too long ago. With its existing load of traffic, it is already exhibiting significant degradation to its surface due to the frequency and type of traffic. Increasing the amount and kind of traffic would accelerate its demise and it would be added to the deplorable list of unsafe roads. What types of mitigation and enhancements is Mayberry Homes doing due to its impact with either scenario?
- 3) In addition to #2, the increased traffic would substantially increase the safety risks to drivers, bike riders, children and pedestrians.
- 4) I have no idea about its potential impact to water, electrical, sewer and other public services, yet wonder if they will overwhelm the infrastructure that is already exists.
- 5) Additional areas of infrastructure concerns: can the school systems handle this increased volume, can fire/police handle this increased volume, etc? All the while not by increasing taxes.

There should be more to consider than pure profit by a developer. The existing zoning must remain the same and would provide options for a credible developer.

I will not be able to attend the hearing as I will be out of town on business on November 5th.

Sincerely,

Jeff Jacobsen
4053 Highland Terrace
Bennett Village
517-388-3794

Peter Menser

From: gouletkj@aol.com
Sent: Monday, October 29, 2018 6:29 PM
To: Peter Menser
Subject: rezoning

Mr. Menser,

I am a resident of Okemos and have lived along Bennett Rd for 26 years. I am totally against the rezoning of #18120. The traffic has become worse and I can wait 2-3 minutes just to get out of my subdivision to go to work. I can't imagine adding other 400 homes(800+ cars to the roads.) The open space that existed when I built my home was substantial, from open fields to baseball diamonds and more. You have allowed every inch to be developed. We know longer can enjoy the wildlife in their natural habitat but now in our yards destroying our landscaping. It MUST stop. You need to protect the residence and natural areas that remain and not put more profits in the hands of the builders. Please do not change the density. They originally wanted low density and that is what they should get.

Kari Goulet

Peter Menser

From: Tim Goulet <timgoulet@aol.com>
Sent: Monday, October 29, 2018 6:23 PM
To: Peter Menser
Subject: Rezoning 318120

Dear Mr Menser

Please do not rezone #18120 from Rural Residential and single family low density to medium density.

I live at 3996 Sun Rapids Drive. And the traffic since I purchased in this area has increased way too much. The speed on Bennett is 45MPH while on the other side of Okemos Rd it changes to Kinawa and drops to 25MPH. The size of Bennett has doubled since I bought in this area 25 years ago, and the traffic has tripled. I can barely get out of my neighborhood during High School traffic.

Hundreds of houses have already been built by along Hulett Rd, in the new Mayberry Holmes neighbor hoods. And the high quality homes are no longer being built.

Think what this area will look like in 30 years. The prestigious homes in Hiawatha, Sanctuary, Champion Woods, Briarwood will age gracefully. But medium density less expensive housing will lower all existing property values, and crowd our roads even more.

My vote is no.

If you need more housing, don't destroy our natural areas, build a high rise on the eyesore at Okemos and Hamilton.

Thank you,
Tim Goulet
3996 Sun Rapids Dr
Okemos MI 48864

Peter Menser

From: Alpa Patel <apatel113@yahoo.com>
Sent: Tuesday, October 30, 2018 12:07 PM
To: Peter Menser
Subject: Rezoning Proposal

It is NOT a good idea for more homes in that area. We already have a lot of traffic, flooding & drain issues.
Do we need more issues????

Thank you

Alpa & Samip Patel

Sent from my iPhone

Peter Menser

From: Martyn, Donald <donald.martyn@axa-advisors.com>
Sent: Tuesday, October 30, 2018 2:27 PM
To: Peter Menser
Subject: REZONING #18120 BENNETT ROAD

Mr. Menser I live at 4052 Highland Terrace in Bennett Village and very concerned in about the rezoning that would double the units from low density to **medium**. The traffic on Bennett Road is already busy with the school and College Fields etc. There is certainly a lot packed in there now. I would hope we could keep the zoning as is . Thank you for your consideration.

Donald W. Martyn, ChFC, CLU
Financial Consultant
AXA Advisors, LLC
2378 Woodlake Dr., Ste. 200
Okemos, MI 48864
Phone: 517-347-4646
Fax: 517-347-0769
E-mail: donald.martyn@axa-advisors.com
Cell: (517) 290-1245

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Peter Menser

From: David Raffo <raffinator@hotmail.com>
Sent: Wednesday, October 31, 2018 8:27 AM
To: Peter Menser
Subject: Proposed Rezoning #18120

Dear Mr. Menser,

I am writing on behalf of my elderly parents, whom just moved to a condominium neighborhood on 4030 Highland Terrace, just East of the proposed rezoning area mentioned in proposal #18120.

My parents are opposed to this rezoning, and hope the planning commission votes NO on it. As they are elderly, they will be driving on Bennett Rd. and walking on the sidewalks and neighborhoods near there often. They enjoy the trees and forests and wetlands nearby, but most importantly are worried about the additional major influx of traffic on Bennett and surrounding roads if this proposal passes. Please vote NO on it.

Thank you,
David Raffo, on behalf of Lynne and George Raffo
4030 Highland Terrace, Okemos

Peter Menser

From: Armeney Mazian <detamie@yahoo.com>
Sent: Wednesday, October 31, 2018 11:55 AM
To: Peter Menser
Subject: Mayberry's Re-zoning request

Dear Mr. Menser,

I'm writing to let you know how much I am opposed to the above referenced request.

What do we get out of the request? Road congestion? Building in and around wetlands? Increased flooding? Over-packed classrooms? Environmental destruction?

As a homeowner, I don't understand how this request improves the quality of life here in Okemos, other than increasing our tax base. But at what cost?

I don't support this proposal. I have been damaged enough by the overbuilding in this section of Okemos without even more!

Sincerely,

Armena Mazian
3958 Sun Rapids Drive
Okemos, MI 48864

Peter Menser

From: M.W. Casby <casbymw@yahoo.com>
Sent: Wednesday, October 31, 2018 12:07 PM
To: Peter Menser
Subject: Copper Creek dev - Nov 5 Planning meeting

Decisions should be made on facts - not subjective opinions, viewpoints, preconceived notions, or poor understanding.

Here are the facts-

From the beginning the Planning Commission repeatedly asked for a second access road to the east off of Haslett Road - for expressed safety concerns. Its requests were repeatedly ignored.

The Township Board has previously rejected a subdivision proposal with an exact traffic pattern plan - declaring it to be unsafe and unsuitable.

The Board also rejected such a plan with an exact traffic pattern because it violated a Township regulation which requires subdivision roads to be arranged so as not to encourage through traffic. This plan forces illicit through traffic.

This previous Board action is relevant today. It is, if you will, the - "law of the land."
(Supportive sources have been submitted numerous times.)

(cf. The Meridian Township Board of Trustees, the final local authority with regard to plat approval, considered the proposed plat at its regular meeting of September 20, 1988, and disapproved it by a vote of five to one. At meetings on October 3 and November 22, 1988, the board amended the minutes of its September 20 meeting to specify the reasons for its disapproval of the plat:

(1) Such a design is not consistent with Section 101-4.12(a) of the subdivision regulations, which states that streets shall be so arranged so as to discourage their use by through traffic.

(2) The alignment of Wood Knoll Drive provides sole access onto Creekwood [Lane], which requires egress onto Haslett Road at a point where there is less than 750 feet of sight distance — in violation of Section VII.B.1 of the County Road Commission Plat Procedures. (Altman v. Meridian))

As for the Wood Knoll Drive stub facts. If the prior submitted materials were read, and understood, it would be clear that it was laid out prior to when the traffic safety concerns became apparent. When those concerns became known the stub basically became unusable. It was further noted that the stub's prior existence did not guarantee any future use, let alone unsafe use. It has had that status for 30 years. People purchased homes on Creekwood with that understanding. Not with the understanding that it might be opened one day.

(cf. Quoting from the relevant Michigan Supreme Court materials: “Equally untenable is the suggestion that the [T]ownship’s prior consent to the construction of the existing Wood Knoll Drive stub street adjoining Creekwood Lane constituted some sort of irrevocable advance consent to the development of any new subdivisions seeking to use that stub street for access. The township was not under any legal requirement, at the time the Creekwood subdivision was developed, to give advance notice of what hypothetical future subdivisions adjoining Creekwood Lane it might approve or disapprove, and on what grounds.”)

Commissioners stated that building another safe access onto Haslett Road would cost the developer money. This is their responsibility. Lack of the access may very well cost someone life or limb. There are dangers on exit and entrance. Other cars come up blindly very quickly on exit and entrance. Approval will make a dangerous situation worse.

Commissioners have clearly acknowledged, the dangers of the roadway. Yet many making excuses for the developer, and trying to predict the future, while ignoring the facts of the past and present. The Chair (Tresize) of the last meeting stated - “I don’t know why anybody would use an exit onto Haslett Road that is difficult and/or dangerous.” At the August 27th meeting Commissioner Tresize stated: “I do not want to get into the driving through the Creekwood neighborhood. I think that's inappropriate, and their roads are too narrow to begin with, and to have an egress or entrance through that neighborhood is inappropriate.”

It was remarked that drivers would just need to be more careful. No. The onus for safety is on the developer and the Township. And in fact, there are other safe options.

It’s like saying it’s ok for one to park cars and trailers in a front yard, even though it’s a violation of a Township ordinance. This plan is in violation of ordinance, regulation, and Board action.

The interests of the Township and its citizens should be foremost - not those of a developer. Support for a known unsafe, unsuitable, illicit access proposed by a developer is not in the interest of the Township or its citizens.

Vote to deny this plan. Voting for it puts the Township and its citizens at significant risk. Funneling more traffic into the Creekwood/Haslett intersection via Wood Knoll is in fact significantly unsafe and unsuitable, and in violation of a Township ordinance and decision. This is a shame, when there are safe alternatives.

Michael & Betty Casby
5624 Creekwood Lane
Haslett, MI 48840

Below you will find Table 3 from the Ingham County Road Commission regulations regarding sight distance. You will also find a map addressing the relevant intersection and distance. Traveling at 35 mph it functionally takes less than 4 sec. to travel the distance.

TABLE 3 - INTERSECTION SIGHT DISTANCE REQUIREMENTS FOR SUBDIVISION ROADS & TWO-LANE LOCAL COLLECTOR ROADS (Single Unit Trucks)

| Local or Primary Road Posted Speed (mph) | Minimum Sight Distance (ft) |
|---|-----------------------------|
| 55 | 1,000 |
| 45 | 750 |
| 35 | 500 |
| 25 | 300 |

Table 3 values were taken from the AASHTO manual, A Policy of Design for Streets, 2001 edition.

(a) Intersection sight distance measured from a point on the edge of the local collector or primary road pavement surface to the eye located 3.50 feet above the pavement surface of the local collector or primary road located 3.50 feet above the pavement surface of the local collector or primary road.

Intersection sight distance requirements for commercial or industrial vehicle, as determined by the County Engineer, is a WB-50 will be based on the same basis. A case by case evaluation of required sight distance will be required for subdivision roads that intersect with multi-lane local collector and primary roads.

All intersection sight distance requirements shall be subject to the provisions set forth in Table 4 - Effect of Grade on Sight Distance.

TABLE 4 - EFFECT OF GRADE ON SIGHT DISTANCE REQUIREMENTS

Peter Menser

From: Dawn Kettinger <dawnkett@gmail.com>
Sent: Wednesday, October 31, 2018 3:42 PM
To: Peter Menser
Subject: Re: P.U.D. Plan for Copper Creek Condominium

Hello, Peter. Please enter this into the record.
Best wishes,
Dawn

Re: P.U.D. Plan for Copper Creek Condominium

The township planning commission would be violating one of the Master Plan's core principles -- public safety -- if it were to recommend approval of the P.U.D. for Copper Creek Condominium.

When the plan included one egress/ingress (on Haslett Road) and using Wood Knoll as emergency access only, the feedback to the developer was to come back with at least two thru roads. That clearly meant two **safe and viable** entrances.

Instead, the developer came back with a plan that adds traffic to an already dangerous intersection (Haslett-Creekwood Lane).

Regardless of who is responsible, that hazardous curve on Haslett is here to stay. Creekwood Lane is the most dangerous point at which to send more traffic into it.

That hazard's effect on the safety of residents and motorists must be taken into consideration with any development; that consideration here would lead to denying the current plan.

I urge you to act according to the government's primary duty -- protecting public safety -- and recommend rejection of the plan.

I respect the developer's rights, but I think the voices of those of us on Creekwood Lane should be respected. That will not be the case if the plan is recommended for approval.

Mayberry is trying to get away with the cheapest, easiest way - that's to be expected. It should also be expected that our representatives on the commission put the safety of township residents - not the interests of a corporation -- first.

Respectfully,
Dawn Kettinger
5600 Creekwood Lane
Haslett, MI 48840

Peter Menser

From: Mark Bird <mark@bird-design.com>
Sent: Thursday, November 01, 2018 6:50 AM
To: Peter Menser
Subject: Rezoning #18120

Mr. Peter Menser

I am writing to you as a resident of Sundance Estates in Okemos. I am deeply concerned about and opposed to the proposed rezoning and possible expansion of the development by Mayberry Homes. I urge you to deny their request for the following reasons....

1. The impact of increased density and its effects on the environment and wildlife.
2. The burden that will be placed on the school system
3. The diminished quality of life that will result from the increased density in terms of traffic and the aforementioned. Are there plans to expand Bennet road and hagadorn to 4 lanes or will they remain 2 lane roads? Sounds like a lose lose to me.

If you wish to discuss this further feel free to contact me.

Best regards,
Mark Bird
616.638.6885

Peter Menser

From: nagraj kota <nagraj.kota@gmail.com>
Sent: Thursday, November 01, 2018 10:15 AM
To: Peter Menser
Subject: rezoning

Hi,

I am a resident of Okemos and hereby sending my objection to rezoning #18120. So, it is NO vote for the mentioned rezoning.

Nagraj Kota
3990 sun rapids dr. okemos, mi - 48864

Peter Menser

From: Kota, Himabindu (DTMB) <KotaH@michigan.gov>
Sent: Thursday, November 01, 2018 10:20 AM
To: Peter Menser
Subject: NO for rezoning

Hello,

My name is Himabindu Kota and I am a resident of Okemos. I hereby sending my objection to rezoning#18120. So it is NO vote for the mentioned rezoning.

Himabindu Kota,
3990 Sunrapids dr, Okemos, MI, 48864

Peter Menser

From: Geoffrey Colon Rivera <gcolon@emich.edu>
Sent: Thursday, November 01, 2018 10:48 AM
To: Peter Menser
Subject: Rezoning #18120 for Mayberry Homes

Mr. Menser

I want to express OPPOSITION to the rezoning #18120 for Mayberry Homes.

As a resident of Stonebrook Subdivision I am concerned about the impact of more homes on the surrounding area which has really important wetlands that are crucial to the ecological stability of the environment, not to mention the wildlife that occupies such habitats. Also concerned about homes built on such wetlands, thus, creating a higher probability for flooding in the area.

Okemos Public Schools are a model of excellence but such is also connected to the teacher/student ratio that currently exists, more students will create a burden on the system and teachers.

Mayberry Homes is only looking to further their profits, once they build they leave and are no longer responsible for the impacts of expanding the community unnecessarily. The Okemos housing market has a great revolving door due to professionals that are transient and are only in the area for a short-lived timespan.

Sincerely,

--

Geffrey Colón, Ph.D.
Professor
School of Health Promotion & Human Performance
Eastern Michigan University
Ypsilanti, MI 48197
734-487-2806 Office-Porter Bldg 319R
734- 487- 0090 School of HPHP

RECEIVED

OCT 22 2018

Charter Township of Meridian, Planning Commission
% Peter Menser, Principal Planner
5151 Marsh Road,
Okemos, MI 48864

Dear Members of the Planning Commission and Mr. Menser:

We first thank you for your time and work on this important issue.

By now you will have received dozens of comments and concerns from individual homeowners in and around the Champion Woods neighborhood. The purpose of this correspondence is to supplement the concerns previously raised with communication supported by a community of homeowners.

As homeowners and taxpayers, we respectfully remind the Commission and Mr. Menser of the general obligation toward consistency with the Master Plan and the Green Space Plan. Preservation of land and wildlife is a central focus of the Master Plan and the Green Space Plan. We add concerns with regard to preservation of safety, avoidance of flood-plain disruption, movement of water from the rezoned area to ours, preservation of property values and general development density concerns.

Mr. Menser and the Planning Commission have been made aware of the inadequate notice of the rezoning proposal and this meeting to the Champion Woods Condominium Association, owners of the common land abutting the area of the proposed rezoning request. Despite multiple requests from members of the Champion Woods Condominium Association to adjourn the October 22, 2018 Planning Commission meeting, that request was denied. Just as the Planning Commission has bylaws governing meeting procedures, so does our Association. The manner in which notice was provided was insufficient to allow for the Condominium Association to formally meet and present a response under bylaws. We renew our request for an adjournment of considering of this rezoning request.

We submit that the burden must be placed on the Applicant to identify the basis upon which the present zoning is unreasonable. As per the Rezoning Application, the Applicant offers three reasons as to why the present zoning is unreasonable:

- 1) *"Development to the east is completed. Twp sanitary and water extended to this property."*
- 2) *"Master plan allows up to 3.5 units/al"*
- 3) *"Rezoning would allow logical development and infill vacant land in residential."*

We submit that the allegations regarding completion of development and extension of sanitary and water fails to support a basis for unreasonableness of the present zoning. Specifically, the

present zoning shows a reasonable use for the surrounding areas by preserving flood plains, natural areas, use of vacant land. The current zoning is not unreasonable. While the master plan may well allow for a more dense zoning, a more dense zoning does not make the land use more reasonable. In other words, the present zoning adequately addresses a population density that preserves the intent of the master plan. Applicant's allegation that the present zoning is unreasonable because "rezoning would allow logical development and infill vacant land in residential" belies the fact that if this Commission does nothing to change the zoning, logical development and residential units may still be reasonably built under the present zoning. The health, safety or general welfare of the public is not enhanced by "...logical development and infill vacant land in residential." To the contrary, and as expressed below, the health, safety or general welfare of the public is enhanced by the rejection of the rezoning request.

We submit that the health, safety or general welfare of the public may be adversely impacted by the rezoning of the land in the following fashion and suggest that more information should be gathered to determine the answers to these important questions:

1. The Herron Creek drain is a fragile infrastructure that could be adversely impacted by the significant change in unit density. Prior to rezoning the land, a request for evaluation and comment should be directed to the Drain Commissioner.
2. Traffic patterns will, at a minimum, be significantly altered by the proposed rezoning. With the present zoning, there will be a significant increase in traffic resulting from the development of the land at issue. Using the Applicant's own traffic assessment, weekday daily trips will increase by over 84% over existing zoning trips. A significant portion of these increased daily trips will travel through Sophiea Parkway to Hulett Road, causing an increase in dangerous conditions to residents, children and impact traffic patterns in a negative manner.
3. Preservation of the natural wooded and wetland areas including Priority Conservation Corridors and Fragile Links is important use of property. We do not presume to request the Planning Commission to address property land use in a rezoning request hearing. However, with a more dense zoning comes the ultimate question of impact on those natural areas that should be addressed by an impact study prior to the rezoning.
4. Our Okemos School District Board of Education may be impacted by a more dense zoning of this land. To the extent that taxpayers and the District may be impacted, sufficient time for a District meeting should be given prior to this Commission rendering a conclusion on the rezoning request.
5. We submit that logical development and infill of vacant land would consist of mirroring the precedent set by this Commission as to logical development in the area. Specifically, the Woods of Heron Creek lots and Champion Woods lots, set a reasonable standard, based upon prior Planning Commission decisions, for the development of the area in a responsible and safe manner, and in the public interest.

The Applicant has proposed that the requested zoning is appropriate by citing the Master Plan. We submit that the Master Plan has well-established guidelines for development. As it was

when Champion Woods was developed, attention must be paid to preservation of wetlands and wooded areas. What the Master Plan allows versus what the Master Plans seeks to preserve should be balanced by this Planning Commission.

We submit that the requested rezoning is not compatible with existing and proposed surrounding Meridian Township uses which consists of a land preservation area, RAAA density housing, and RAA density housing. Land outside of Meridian Township and not subject to the Township Master Plan should not be used to support or reject a proposed rezoning. We submit that the current zoning of the land at issue is more compatible with existing and proposed uses than the proposed changes. The proposed changes may infringe on right of way rights to the preserved area adjacent to the lands of Champion Woods Condominium Association.

Part II Section B3 of the rezoning request makes a bold statement without support. The Planning Commission must insist on the ways and means upon which "*wetlands will be protected, trees will be saved if reasonable.*" We further note that no mention is made of the Priority Conservation Corridor and Fragile Links within the area. One may say that there are other mechanisms down the road for assurance of protection of the wetlands. However, once the density of the zone is altered, legal avenues for convincing protection of wetlands and trees may become more limited. By way of example, when and who shall render the reasonableness of saving a tree rather than bulldozing that tree? Who is the individual or company responsible for protecting the wetlands?

Part II Section B4 of the rezoning request seeks a response from the Applicant as to the: Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain. The response to this inquiry is telling of the insufficiency of information being present to the Planning Commission on this rezoning request. The Application writes: "*sanitary & water stubbed to property; see traffic study.*" We respond by reiterating the above concerns as to traffic circulation and education. Furthermore, the Applicant should be required by this Commission to respond in writing as follows:

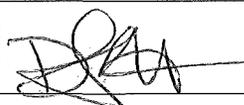
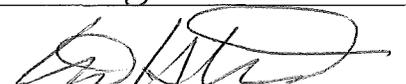
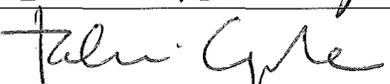
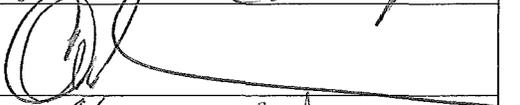
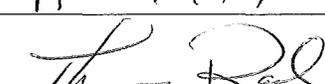
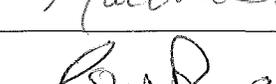
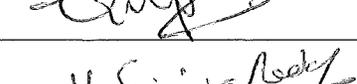
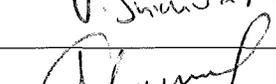
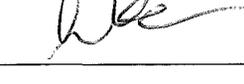
1. To confirm the impact of and increase by over 84% in traffic circulation, and the impact of that traffic routing through Sophiea Parkway. Further, to confirm the impact of traffic on a two lane Bennett Road and two lane Hulett Road by an 84% increase in traffic routing. Analysis must be required as to a more case specific impact study resulting from the connection of traffic to Sophiea Parkway and other roads, in consultation with the Ingham County Road Commission.
2. To communicate with the Okemos School District Board of Education as to any adverse impact on education and then present that information to this Commission.
3. To communicate with the Drain Commission as to significant adverse impacts on water and sewer systems resulting from a higher density zoning.
4. Analysis should be completed prior to a rezoning as to the impact of property values of surrounding properties resulting from a rezoning of the land. Specifically, the Township

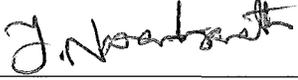
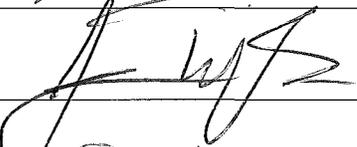
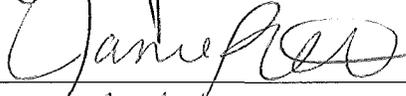
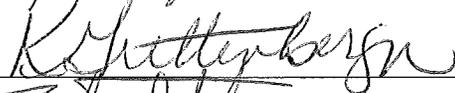
should consider whether the rezoning reduces the value of existing properties in a fashion as to reduce taxable income to the Township, and result in a diminution of value to the property owner as a result of an adverse rezoning density.

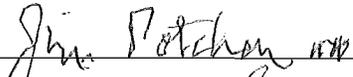
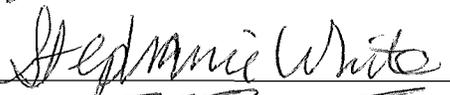
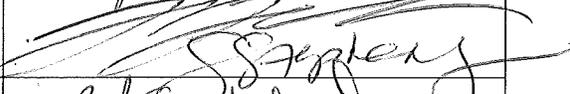
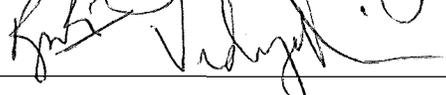
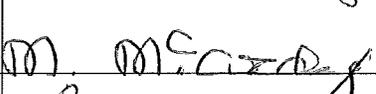
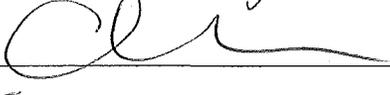
Responses by the Application to Part II Sections B5, 6 and 7 emphasize the need for single family home sites. The current zoning provides access to such home sites. The distinction we propose is the responsibility of growth pursuant to the master plan, versus growth for the sake of maximum density. We submit that rezoning does not comport with the Master Plan goal of better use of township lands. Instead, we believe that the present zoning is more in line with the Master Plan, and with the open space suggested by the Applicant in response to B7. Applicant has provided this Commission with no documentation (that we are aware of) to substantiate that a demand exists in the market for a higher density than zoned.

As taxpayers, property owners and members of the Meridian Township community, we respectfully request that members of the Planning Commission and Mr. Menser deny the Application submitted by Bennett Road Holding, LLC (Mayberry Homes) and Mr. Straub. In lieu of a denial of this Application, we request that the Planning Commission solicit the written advice and opinions of the Okemos School District Board of Education, the Ingham County Road Commission, the Ingham County Drain Commissioner and allow for further discussion at a meeting of this Commission upon receipt of such documentation. We further request that this Commission seek written documentation from the Applicant in more detail to substantiate the details listed in the Application dated September 25, 2018.

Sincerely,

| Name | Address | Signature |
|---|-------------------------------|---|
| 1) Dana Flink | 2717 Sophia Pkwy |  |
| 2) Michael Flink | 2717 Sophia Parkway |  |
| 4) Soojee Ahn | 4232 Rain Forest Cir |  |
| 5) Jae H. Ahn | 4232 Rain Forest Cir |  |
| 6) Steve Delp | 2675 Sophia Pkwy |  |
| 7) Gina Delp | 2675 Sophia Pkwy |  |
| 8) FABIO CASA GRANDE | 2672 LA FORET CIRCLE |  |
| 9) Terri Casagrande | " |  |
| 10) Chandra Selam | 2688 Laforet Circle |  |
| 11) Kristin Phillips | 2680 Laforet Circle |  |
| 12) Kefan Patel | 2170 Laforet cir |  |
| 13) Archana Patel | 2170 Laforet cir |  |
| 14) Thomas Rand | 2671 LAFORET CIRCLE |  |
| 15) Martha C. Rand | 2671 Laforet Cir. |  |
| 16) VENKATA PACAMPULUSU | 2581 SOPHIEA PKWY |  |
| 17) SRINIVASAVYDURI | 2573 SOPHEEA PKWY OKEMOS |  |
| 18) Mahij Zutshi Sumit Zutshi | 2559 Sophia Parkway Okemos |  |
| 19) Smriti Zutshi | 2559 Sophia Parkway Okemos |  |
| 20) NAREN FORTMELLA | 2553 Sophia Parkway Okemos |  |

| Name | Address | Signature |
|----------------------------|---|---|
| 1) NARENDRA TURMELLA | 2553 SOPHIA PKWY OKEMOS, MI 48864 |  |
| 2) PRASHANTHI KALE | 4136 BENHAM WAY OKEMOS, MI 48864 |  |
| 4) KAVITA KALE | 4136 BENHAM WAY OKEMOS, MI 48864 |  |
| 5) Jonathan Pickett | 4145 Benca Cir Okemos, MI 48864 |  |
| 6) Ashleigh New | 4139 Benca Cir Okemos, MI 48864 |  |
| 7) Andi Pincheira | 4228 Rain Forest Cir Okemos MI 48864 |  |
| 8) Jennifer New | 4189 Benca Circle Okemos, MI 48864 |  |
| 9) Jamie Pickett | 4145 Benca Circle Okemos MI 48864 |  |
| 10) Krista Grettenberger | 2613 Sophia Parkway Okemos, MI 48864 |  |
| 11) Zachary Forbach | 2613 Sophia Parkway Okemos MI 48864 |  |
| 12) Elm Dumlantas | 2618 Sophia Parkway OKEMOS, MI 48864 |  |
| 13) Bachtrac Tu | 4159 Benca Circle OKEMOS, MI 48864 |  |
| 14) ANDRE NGUYEN André | 4159 Benca Circle Okemos, MI 48864 |  |
| 15) THUY BACH TIEU | 4159 Benca Cir. OKEMOS, MI 48864 | Thuy Bach Tieu |
| 16) Renata Cipacynski | 2589 Sophia Parkway Okemos, MI 48864 |  |
| 17) Patrick Murphy | 2589 Sophia Parkway Okemos, MI 48864 |  |
| 18) Nicole & Brian Fabiano | 4150 Benham Way OKEMOS, MI 48864 |  |
| 19) Jill Stephenson-McCole | 4137 W Benham Way OKEMOS, MI 48864 | Jim Stephenson-McCole |
| 20) Daniel McCole | 4137 Benham Way Okemos, MI 48864 |  |

| Name | Address | Signature |
|----------------------------|----------------------|---|
| 1) Geri Potchen | 4233 Rain Forest |  |
| 2) Jim Potchen | 4233 Rain Forest |  |
| 4) ANSANA SUSARLA | 4239 RAIN FOREST CIR |  |
| 5) RYAN + KRISTIN MORROW | 4236 RAIN FOREST CIR |  |
| 6) Chris Wrede | 2691 Sophia Parkway |  |
| 7) Joe + Stephanie White | 2682 Sophia Pkwy |  |
| 8) Sarah + Dwayne Stephens | 4123 USIAK Circle |  |
| 9) Rangit and Vidya Samson | 2638 Sophia Pkwy |  |
| 10) Kathleen M'Curdy | 2710 Sophia Pkwy |  |
| 11) Larry M'Curdy | 2710 Sophia Pkwy |  |
| 12) Jason Inman | 4146 E. BENCA Way |  |
| 13) Christina Inman | 4146 E. BENCA Way |  |
| 14) Erik Torng | 4138 E. Benca Way |  |
| 15) | | |
| 16) | | |
| 17) | | |
| 18) | | |
| 19) | | |
| 20) | | |

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

| Name | Address | Signature |
|--|-----------------------|---------------------------|
| 1) Rosetta Kawauchi | 2702 Sophia Pkwy | Rosetta Kawauchi |
| 2) Ronald Kawauchi | 2702 Sophia Pkwy | Rosetta (Ronald) Kawauchi |
| 4) Jule Hussey | 2712 Lafayette Circle | Jule Hussey |
| 5) ADNAN SAIFAR | 4229 Rain Forest Cir | A Saifan |
| 6) Cholani Weebadda | 2721, Sophia Pkwy | Weebadda |
| 7) Scott & Stacey Schabel | 2714 Sophia Pkwy | Scott Schabel |
| 8) Mythli Mukundan Mukundan Agarwal | 2183 Lafayette Cir | Mythli Mukundan |
| 9) | | |
| 10) | | |
| 11) | | |
| 12) | | |
| 13) | | |
| 14) | | |
| 15) | | |
| 16) | | |
| 17) | | |
| 18) | | |
| 19) | | |
| 20) | | |

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

JAN CASEY

2677 LAFORET CIRCLE



Steve Casey

OKEMOS, MI 48864



Name

Address

Signature

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

Joseph Herriges
Mary Herriges 4142 Benca Way
Name Address


Mary Herriges
Signature

should consider whether the rezoning reduces the value of existing properties in a fashion as to reduce taxable income to the Township, and result in a diminution of value to the property owner as a result of an adverse rezoning density.

Responses by the Application to Part II Sections B5, 6 and 7 emphasize the need for single family home sites. The current zoning provides access to such home sites. The distinction we propose is the responsibility of growth pursuant to the master plan, versus growth for the sake of maximum density. We submit that rezoning does not comport with the Master Plan goal of better use of township lands. Instead, we believe that the present zoning is more in line with the Master Plan, and with the open space suggested by the Applicant in response to B7. Applicant has provided this Commission with no documentation (that we are aware of) to substantiate that a demand exists in the market for a higher density than zoned.

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Sincerely,

Signed by

Lin Hee

Zhiheng Bi
General

my

Wang

Kevin Hong

Bray Yu

Ty Shen

Property Owner Address

2687 Sophiea PKWY

2694 Sophiea PKWY

2691 Sophiea PKWY

4158 Usiak Cir.

4135 Usiak Cir.

2607 Sophiea PKWY

2601 Sophiea PKWY

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Sincerely,

Signed by

Property Owner Address



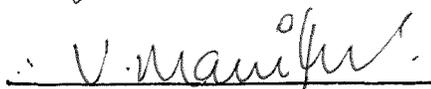
2565 Sophia Pkwy

 Xin Liu

2536 Kevern Way

 Kevin Liu

4155 W Benham Way

 V. Manik

2528 Kevern way

 Wei Peng

2520 Kevern Way



4156 Benham way



2699 Sophia Pkwy

should consider whether the rezoning reduces the value of existing properties in a fashion as to reduce taxable income to the Township, and result in a diminution of value to the property owner as a result of an adverse rezoning density.

Responses by the Application to Part II Sections B5, 6 and 7 emphasize the need for single family home sites. The current zoning provides access to such home sites. The distinction we propose is the responsibility of growth pursuant to the master plan, versus growth for the sake of maximum density. We submit that rezoning does not comport with the Master Plan goal of better use of township lands. Instead, we believe that the present zoning is more in line with the Master Plan, and with the open space suggested by the Applicant in response to B7. Applicant has provided this Commission with no documentation (that we are aware of) to substantiate that a demand exists in the market for a higher density than zoned.

As taxpayers, property owners and members of the Meridian Township community, we respectfully request that members of the Planning Commission and Mr. Menser deny the Application submitted by Bennett Road Holding, LLC (Mayberry Home), and Mr. Straub. In lieu of a denial of this Application, we request that the Planning Commission solicit the written advice and opinions of the Okemos School District Board of Education, the Ingham County Road Commission, the Ingham County Drain Commissioner and allow for further discussion at a meeting of this Commission upon receipt of such documentation. We further request that this Commission seek written documentation from the Applicant in more detail to substantiate the details listed in the Application dated September 25, 2018.

Sincerely,

Signed by

Property Owner Address

Huipingjiang

2713 Sophia PKWT

Huy Y Tubers

2706 Sophia PKWT

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

ADNANI SAFDAR 4229 Rain Forest Circle

Name

Address

Adnan Safdar

Signature

Okauch, WI 48864

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

Sara Chizick

Name

2695 Sophia Pkwy

Address

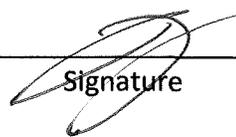


Signature

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

Jayson Chirich
Name

26955 Sophia Parkway
Address Oakman, MI


Signature

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

Mi Zhang
Jingbo Meng

4135 Ulsiak Cir.



Name

Address

Signature

Signatory to the letter to Charter Township of Meridian Planning Commission % Peter Menser, Principal Planner

Joo Hyun Chu

2679 Sophia pkwy
okemos



Name

Address

Signature

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

| Name | Address | Signature |
|--------------------|-------------------|-----------|
| 1) Mei Hu | 2686 Sophiea PKWY | mei hu |
| 2) Sophie Shi | 517-488-2657 | S Shi |
| 4) UDIYAN KOROMANT | 4153 Benca Cir | udiyanto |
| 5) | | |
| 6) | | |
| 7) | | |
| 8) | | |
| 9) | | |
| 10) | | |
| 11) | | |
| 12) | | |
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| 14) | | |
| 15) | | |
| 16) | | |
| 17) | | |
| 18) | | |
| 19) | | |
| 20) | | |

RECEIVED
OCT 22 2018

Parking Lot Procedures



Once you are stopped in the **drop off zone**, ALL students (including Kindergarteners) **MUST** exit the vehicle. Please do not wait until your vehicle is in front of a specific set of doors (ie: Kindergarten) as this creates back-ups in the carline.

AM Drop-Off:

- Drop-off zone is anywhere between the 2 large orange cones.
- **Pull up as far as you can before stopping** (2nd large orange cone).
- **Once you are in the drop-off zone**, all students (including K) **MUST** exit the vehicle. PLEASE do not wait to drop off your child at a specific door (ie: in front of the Kindergarten doors). This creates back-ups in the carline.
- Students should exit the vehicle on the passenger side **ONLY**.
- Parents need to remain **inside** the vehicle during pick up/drop off.

PM Pick-Up:

- Place a **sign with your child/ren's name written in large BLACK letters** in the front window (passenger side) for our carline supervisor to identify who you are picking up. *Share this detail with babysitters, grandparents, etc.*
- When you approach the pick-up zone (just beyond the 1st orange cone), the supervisor will direct your child to a colored cone, which is your anticipated stop and pick-up location.
- Students should enter the vehicle from the passenger side **ONLY**.

Important Details:

- Drop off/pick up your child/ren in the **designated locations only (by using the carline or by parking and walking students to/from the sidewalk)**. We cannot have "exceptions to the rule" as this creates a safety risk for ALL children! (ie: dropping students off on Hulett Road; picking up at another sidewalk area (ie: by the Kindergarten playground), etc.)
- **If you need to spend time talking with your child or if your student requires a great deal of assistance getting out/in the car/carseat, please park in a designated parking spot** and walk your child to the sidewalk. *(Additional parking is sometimes available in the church lot located to the east of Bennett Woods.)*
- Our younger students should practice having backpacks ready and getting out of the car quickly.
- **Do not park or drop-off/pick-up in undesignated locations!** If you are not able to find a parking space please either use the carline or return in a few minutes. Parking spots do become available as people leave!!
- *When **traveling east on Bennett Road do NOT attempt to make a left turn into the parking lot during drop-off/pick-up time**. Please travel down to the roundabout and enter the parking lot from the right.
- **OPTIMAL time to drop students off is between 8:35 – 8:45!** Students that arrive after 8:50 will be marked tardy.
- **Be patient** - A few extra minutes of time will increase the safety of our drop-off and pick-up procedures.

Lynne S. Page
3912 Raleigh Drive
Okemos, MI 48864
517-347-7403

October 22, 2018

RECEIVED
OCT 22 2018

Planning Commission
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning #18120 – Bennet Road Holding, LLC (Opposition)

To the Planning Commission:

I am writing to express my opposition to Rezoning Request #18120. The applicant has requested rezoning of 7 parcels (96.74 acres) located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The current zoning consists of approximate 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning.

My objections to this rezoning request are as follows:

1. The property can be developed for single family housing as currently zoned.
2. The requested zoning (RA) is inconsistent with the less dense zoning of the adjacent single-family low-density properties (RAA, RAAA, and RR).
3. The requested rezoning will have a significant adverse impact on the natural environment. The rezoning would essentially double the potential number of dwelling units from 176 to 345.
 - This higher density development will result in additional impervious surfaces, such as roofing and pavement, which reduces infiltration and increases water runoff. The increased volume of water runoff will adversely impact the surrounding properties, contiguous wetlands and woodlands, the Heron Creek Drain and the Red Cedar River.
 - Parcels included in this rezoning request contain regulated wetlands. Piercing these wetlands will cause irreparable damage to the contiguous wetlands and woodlands.
4. The requested rezoning will have a significant adverse impact on traffic circulation and congestion. According to the applicant's traffic study, the proposed rezoning will generate an additional 1,808 Weekday Daily Trips, an 85% increase. This huge increase will adversely affect the safety and quality of life of Meridian Township residents, especially given the project's close proximity to nearby Okemos High School and Bennett Woods Elementary School.
5. The increased density and its resulting adverse impact on the natural environment and traffic congestions will devalue neighboring properties, diminish potential green space and detract from the quality of life for all Meridian Township residents.

Please consider the significant negative impact that this rezoning will have on our community and vote to deny this rezoning request.

Sincerely,

Lynne S. Page

Lynne S. Page

RECEIVED
OCT 22 2018

A community petition to the Meridian Township
Planning Board and Township Board
October 18, 2018

We, the undersigned residents of Creekwood Lane, oppose any version of the Copper Creek development plan that will compromise current residents' safety by increasing traffic on our narrow street. With 88 proposed homes, the new subdivision could pour dozens of vehicles into our small cul-de-sac every day. Our street, which turns into a single-lane road when cars are parked on either side, cannot safely accommodate an influx of traffic. Children on our street play outside frequently and catch the school bus on the corner. We urge rejection of any plan that includes funneling additional traffic through Creekwood Lane.

Dawn
Dawn Kettinger (5600)

Sheila Saligan
Sheila Saliganan (5648)

Joyce R Breedlove (5597)
Michael W. Casby (5624)
Michael W. Casby

Jacqueline Shinn (5660)
JACQUELINE SHINN

Vicki Kindy (5642)
Vicki Kindy

Christina Morey (5609)
Christina Morey

Randy R. Kindy (5642)
RANDY R. KINDY

Amy Deimler (5615)
Amy Deimler

Kristen Hood 5636
Kristen Hood

Ruth Ann Smith (5615)
Ruth Ann Smith

John Hood 5636
John Hood

Joshua Morey 5609
Joshua Morey

A community petition to the Meridian Township
Planning Board and Township Board re: Copper Creek development
October 18, 2018

(continued)

~~James H. Fashbaugh~~
James H. Fashbaugh
(5663 Creekwood Ln)

~~Daryl Saliganan~~
Daryl Saliganan
5648 Creekwood Ln.

~~G. Kapp~~
Christopher J. KAPP
5612 Creekwood Lane.

~~Alyse Arnold~~
Alyse Arnold
5603 Creekwood Ln

~~Stacy~~
5591 Creekwood Ln
James G. Holt

ELIZABETH CASBY
5624 Creekwood

Connie Keros
5633 Creekwood

Teri Banas
5606 Creekwood

~~Teri Banas~~
5606 Creekwood

~~John Foner~~
Amy L. Arnold-Garcia
AMY L. ARNOLD-GARCIA
5603 CREEKWOOD LN

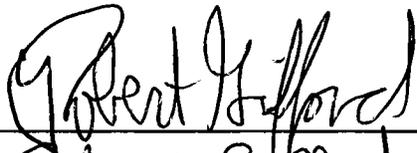
~~John Garcia~~
John Garcia
5603 Creekwood Ln.

~~Stacy L. Stodick~~
STACY SWOODNIK
5591 Creekwood Ln Huslett

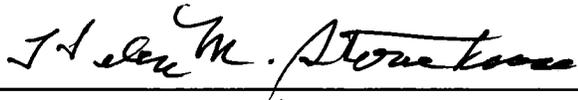
~~Jeffery Gilbert~~
5618 Creekwood

~~Christine Coady~~
Christine Coady (5639)

A community petition to the Meridian Township
Planning Board and Township Board re: Copper Creek development
October 18, 2018
(continued)

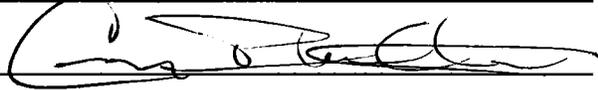


Robert Gifford (5639)



HELEN M. STONERHOUSE (5645)

CRAIG PHILLIPICH 5594



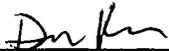
Lorraine Cook 5654

Lorraine Cook

Jonathan Roth (5657)

Pam Comer 5594

Denise Kane (5600)



Peter Menser

From: Pyle, Ralph <pyler@msu.edu>
Sent: Friday, November 02, 2018 10:10 AM
To: Peter Menser
Subject: proposed car dealership

I have some reservations about the proposed car dealership located near Powell and Grand River Ave. I think the dealership will lead to increased traffic and congestion in the area, and I am not sure how the addition of the dealership will positively affect residents of the community.

Ralph Pyle
1664 Forest Hills Dr.
Okemos, MI 48864

Peter Menser

From: Jessi Wortley Adler <jessicawortley@gmail.com>
Sent: Friday, November 02, 2018 10:19 AM
To: Peter Menser; Mark Kieselbach; Brett Dreyfus
Cc: Chris Buck; glaundroche@lafontaine.com
Subject: Objection to Special Use Permit #18081
Attachments: Objection to Special Use Permit #18081 - Jessi Adler.docx

Peter, Mark, Brett,

Please see my attached letter (also pasted below), regarding Special Use Permit #18081 that is scheduled for a public hearing at Monday's Planning Commission Meeting regarding a proposed LaFontaine Automotive Group dealership. Please pass this letter on to the Planning Commission Members prior to Monday's meeting.

Thank you,

Jessi Adler

1580 Hillside Dr, Okemos, MI 48864

jessicawortley@gmail.com

November 2, 2018

Re: Special Use Permit #18081

Dear Planning Commissioners and Planning Department,

My husband and I live at the corner of Hillside and Northview, within visual sightline of 1560 Grand River Ave. This is the address for the ultimate planned primary location of a LaFontaine Automotive Group dealership. While the special use permit #18081 before you is for the properties at 1492-1448 Grand River on the northeast corner of Grand River and Powell, my concerns regard all of the parcels that LaFontaine plans to develop on both the northeast and northwest corners of the intersection because they essentially are a package deal. **I strongly object and urge you to reject/vote no on this special use permit.**

I am an avid runner and regularly train on Powell Road. I have a hard enough time crossing Grand River to get there now due to it not being the most pedestrian-friendly area. I am concerned that a dealership on the corner with increased traffic and de-acceleration lanes will prevent me from being able to safely reach Powell on foot. As it is, I have to carefully watch traffic before darting across the road since the nearest actual crosswalk would add an additional half-mile if you had to go there. This township continues to say it wants to be trailway and pedestrian friendly, but this proposed development is quite the opposite of that and will deter runners and walkers from heading down Powell. Powell is designated as a scenic road corridor and yet continues to be pilfered for development.

Along with our neighbors, we have watched this township continue to rezone acres upon acres of rural residential property into commercial zones and allow way too many commercial entities to move in. Many of us purposely bought houses in the more rural

sections of the community. Now, we are being subjected to decreased property values as well as increased traffic, light pollution, noise, deforestation, and displacement of wildlife. The words “they paved paradise and put up a parking lot” couldn’t be more true for what this planning commission is doing to our township, specifically if you allow yet another car dealership.

A car dealership will bring all of those items I just mentioned and negatively impact our daily lives and house values. Listed below are my major concerns and reasons why you should reject this special use permit.

1) **Light Pollution.** Car dealerships are known to have more light poles than any business ever needs. Our dark sky area will now be lit up like a major city. Light pollution is an increasing problem globally and we need to stop this. Why does a dealership need to be lit up like a runway 24-hours a day? If they’re concerned with security there are other ways to handle this, without having all the lights on. Even the new LEDs and downward facing or angled lights aren’t enough – people are still shorter than a light pole so we would be subjected to seeing these lights and if you look up at the sky they will block your vision.

2) **Water redirection.** Car dealers also need as much pavement as possible to park their cars on – pavement is not environmentally friendly because it generates heat, is not permeable, and contributes to global warming. Water that drains into the ground helps replenish the aquifer. If the ground is paved over, that water will be redirected and quite likely contaminated with runoff from the parking lot. As a household that is still on a well, this is extremely concerning to me as we rely on that water.

3) **Deforestation.** Grass and trees are necessary to cool the earth, produce much-needed oxygen, and help with water runoff and drainage. The wholesale removal of large mature trees that they will attempt to replace with tiny sticks that do not even cast a shadow is alarming. We must act now to save these mature trees. The site plan shows teeny pockets of grass with little to no trees or shrubs dispersed on islands throughout the parking lot. That is not enough to counteract the vast amount of pavement planned. Again, for a township that has a [Greenspace Plan](#), you sure are doing a good job of trying to get rid of all of it.

a. Have you considered working with LaFontaine and other parties in town to allow them to build on sections of land already paved over, such as the Meridian Mall? That parking lot sits empty now most of the time and would be an ideal location for a car dealership that desires lots of pavement. This would prevent additional deforestation and greenspace destruction.

4) **Wildlife destruction.** A study released recently by the [World Wildlife Foundation](#) says that in the past 40 years, humans have been responsible for causing the wildlife populations to fall by more than half due to deforestation and pollution – both things a car dealership will contribute to. We already have a large deer herd in this area, and it is well-known they live in the woods on Powell and cross regularly into Forest Hills. Where are those deer going to go if you eliminate their entire forest? And not just the deer, but the rest of the wildlife that live there and who have made that their home much longer than any of us? Deforestation up and down Powell and Grand River has caused more and more animals to move into our neighborhoods because they have nowhere else to go. As the study says *"We're facing a rapidly closing window for action and the urgent need for everyone—everyone—to collectively rethink and redefine how we value, protect, and restore nature."* The township is already paying hunters to unnecessarily reduce the deer population in the township that is seen as a threat. But the deer wouldn't be a threat if we would stop removing the natural areas they want to live in for the sake of more tax revenue.

5) **Increased traffic.** Grand River is heavily traveled and in the 10+ years we have lived in Forest Hills, we find it harder and harder every day to exit our subdivision due to increased traffic from the urban sprawl east of us. Almost exactly at the corner of Northview and Grand River, the speed limit changes to 50 mph. That will be right at the entrance to what is the Phase 2 portion of this project. For the phase 1 SUP that is before you, the driveway will be on a hill as people are barreling down Grand River headed west. It appears there is a de-acceleration lane planned, which would be helpful, but it's not reassuring.

a. While you are not considering Phase 2 at this time, we are, because if you approve Phase 1 you will likely approve Phase 2. I'm even more concerned for that development about the ability to get in and out of the subdivision and crashes from cars trying to turn every which way. The curb cuts are already too close together and every day it's a serious crash waiting to happen when someone is turning out of Northview headed west and someone is trying to turn north into Sparrow, and someone else is trying to get in or out of Baryames. I have witnessed and been party to many near-misses. Adding a car dealership will add to an already bad situation.

b. We also are concerned about increased traffic in our neighborhood from customers test-driving vehicles through it. Too many cars speed through our neighborhood already. We should not be subjected to additional traffic from people who aren't familiar with the area or the vehicle they are driving

testing out cars and not paying attention to their surroundings. The past decade has seen an increase in families living in our subdivision, and every day we are noticing more kids on foot and on bikes traveling through. They should not have their neighborhood streets turned into a test track.

6) **Poor drainage and flooding.** You must be aware that the Daniels Drain runs behind my house, under Walden Ponds, under Grand River and would be directly under LaFontaine's proposed dealership. We've already been contacted by the Ingham County Drain Commissioner about a planned drain reconstruction and how much it will cost us to fix the drain. LaFontaine would contribute a lot of water to an already overburdened and failing drain system. This would be bad for everyone. Many of the condo units in Walden Ponds are already unusable because they flood regularly from the drain backing up.

7) **Decreased property values.** Realtors always tell you Location, Location, Location. Where a house is located is important – and across the street from a large car dealership probably isn't the first location a family would choose when looking for a house or condo. It's not a business you frequent regularly, unlike a grocery store, pharmacy or restaurant. We were sold on our house because of its proximity to a grocery store, as well as how rural it was – there was nothing commercial to the east of us except the driving range, which is still rural because it's 99% green space. The land north and east was all zoned rural residential, which appealed greatly to us. Now it's been rezoned commercial and you want to add a car dealership to the mix – a business that isn't great for what was supposed to be a semi-rural family neighborhood. Our property value has finally recovered after the recession and I worry significantly that it will drop again if this proposal is approved.

While my husband and I object to this proposal and again, strongly urge you to reject it based on the concerns listed above, I assume it is likely a foregone conclusion that you will be approving it.

Therefore, the following items need to be considered and required as a condition of the special use permit:

1) Require LaFontaine to shut off all their parking lot lights at night, especially since they close around 6 p.m. most evenings. For security reasons, the lights could be on a motion sensor so they only go on if tripped. For lights that are on during evening business hours, require the lights to be covered, dimmed and angled so light does not leave their property.

2) Require any maintenance facilities to be placed as far back from the road as possible to minimize sound. This includes any service bays, car wash, loading

docks, etc. In addition, there should be requirements for bioswales or other measures to help filter the water runoff from this industrial space prior to it reaching the aquifer.

3) Do not allow any outside sound like a public address system, music or honking.

4) Require them to preserve as many of the existing mature trees as possible and design and construct their parking lot and buildings around the established trees instead of cutting them down and planting new tiny ones. Design the car layout to cluster cars together, allowing for as much green space as possible to be saved and incorporated.

5) Require that no test drives be allowed in our neighborhood.

Again, overall we feel this project will be extremely detrimental to the environment, our property values, and quality of life. **We urge you to vote no** on this special use permit. Meridian Township was already special and continued approval of these types of permits is ruining that.

Jessi Wortley Adler
1580 Hillside Drive
Okemos, MI
517-230-9923
jessicawortley@gmail.com



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: October 31, 2018

Re: Special Use Permit #18081 (LaFontaine Automotive Group), request to establish a new car dealership on the north side of Grand River Avenue, east of Powell Road.

LaFontaine Automotive Group has requested a special use permit to establish a new car dealership at four parcels addressed as 1492, 1478, 1476, and 1448 Grand River Avenue, located on the north side of Grand River Avenue, east of Powell Road. The approximate 5.47 acre subject site is currently occupied by a vacant 3,136 square foot commercial building built in 1955 (formerly occupied by Sports by Sager, an online sporting equipment vendor), four sheds, two barns, and a 1,285 square foot single family house built in 1930. A special use permit (SUP #95011) was granted in 1995 for a rental car facility at 1492 Grand River Avenue.

The proposed dealership will contain sales for Chrysler, Dodge, Ram, and Jeep automobiles. The submitted plans indicate development of the property would occur in two phases. Phase One, which is approximately 1.85 acres of the overall project site, would include the following:

- Renovating the existing commercial building (Building A on the submitted plans) for new car sales operations.
- Site clearing and grading as necessary to construct Phase One parking lot and detention area.
- Installation of storm sewers for full site development.
- Upgrading the existing parking lot.
- Site lighting for Phase One.
- Landscaping for Phase One.

The applicant has indicated their anticipated target completion of Phase One would be July 2019. Phase Two would include the expansion of the parking area for automobile display, completion of site landscaping and lighting, and the conversion of the existing single family home (Building B on the submitted plans) to an office. The house will be required to meet commercial building standards. The submitted plans show the other buildings on the property would be removed in Phase Two. The applicant has indicated Phase Two would commence within two years of special use permit approval and be completed within the three-year special use permit timeframe for completion.

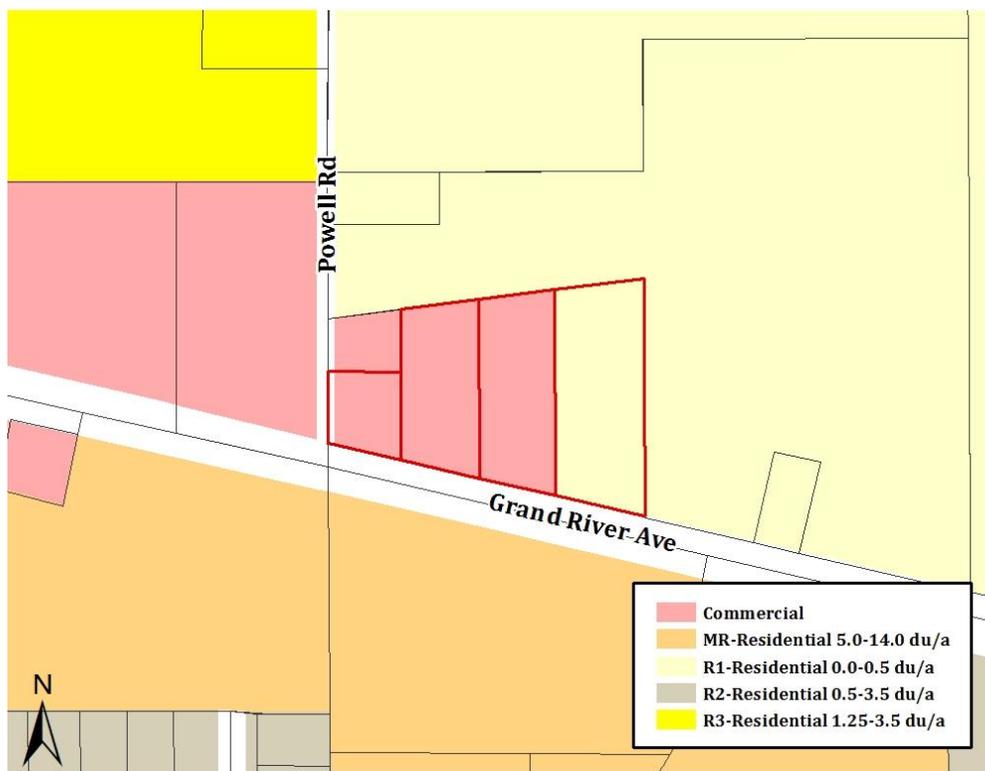
The submitted application materials indicate the applicant's intention is to run the Chrysler, Dodge, Ram Truck, and Jeep sales operation temporarily from the currently proposed location while they continue to develop plans for a permanent facility on the northwest corner of Grand

River Avenue and Powell Road. At that time, the applicant would utilize the current location as their permanent Ram Truck store, and other operations would move across Powell Road to the other facility.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the Commercial and R1-Residential 0.0-0.5 dwelling units per acre categories.

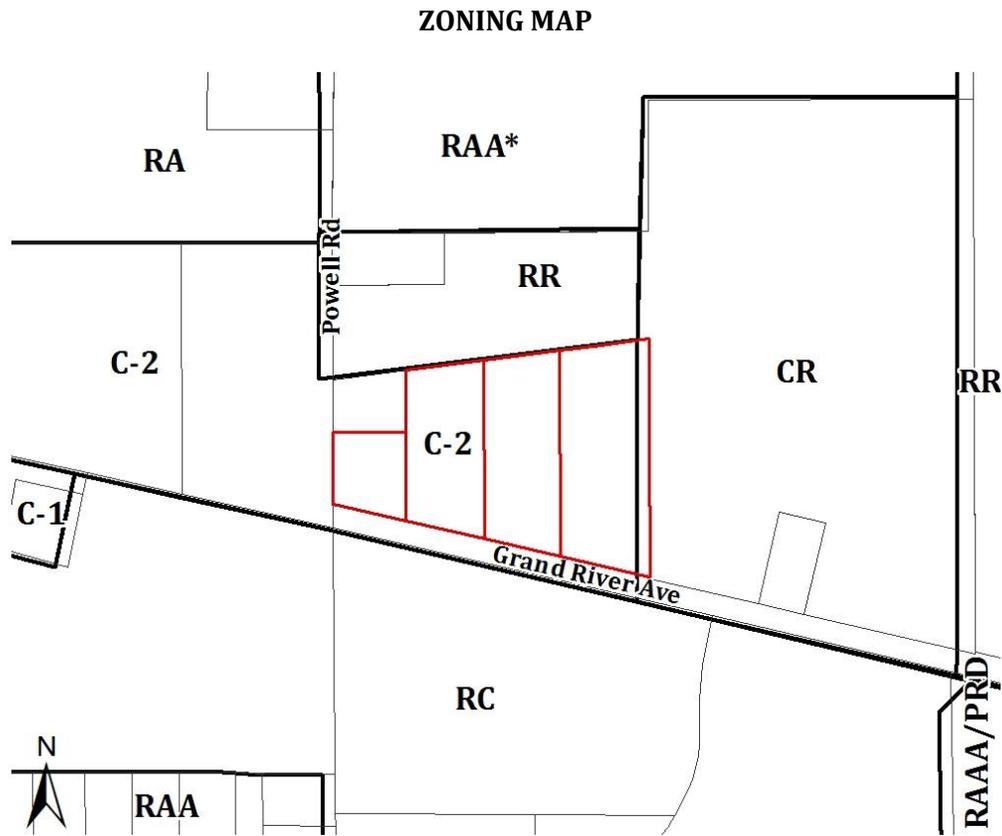
FUTURE LAND USE MAP



Zoning

The subject site (four parcels) is located in the C-2 (Commercial) zoning district, which requires a minimum of 100 feet of lot width and 4,000 square feet of lot area. All four parcels conform to the minimum lot area and lot width standards of the C-2 zoning district.

The proposed automobile dealership is an allowed use in the C-2 zoning district by special use permit. A zoning ordinance amendment (ZA #07160) adopted in January 2008 permitted new car dealerships to operate in the C-2 district, subject to special use permit approval. Prior to the zoning amendment new car dealerships were only permitted in the C-3 district. Section 86-404(e)(16)(1) requires a minimum lot size of four acres for new car dealerships. The four parcels which make up the subject site would need to be combined to meet this standard.



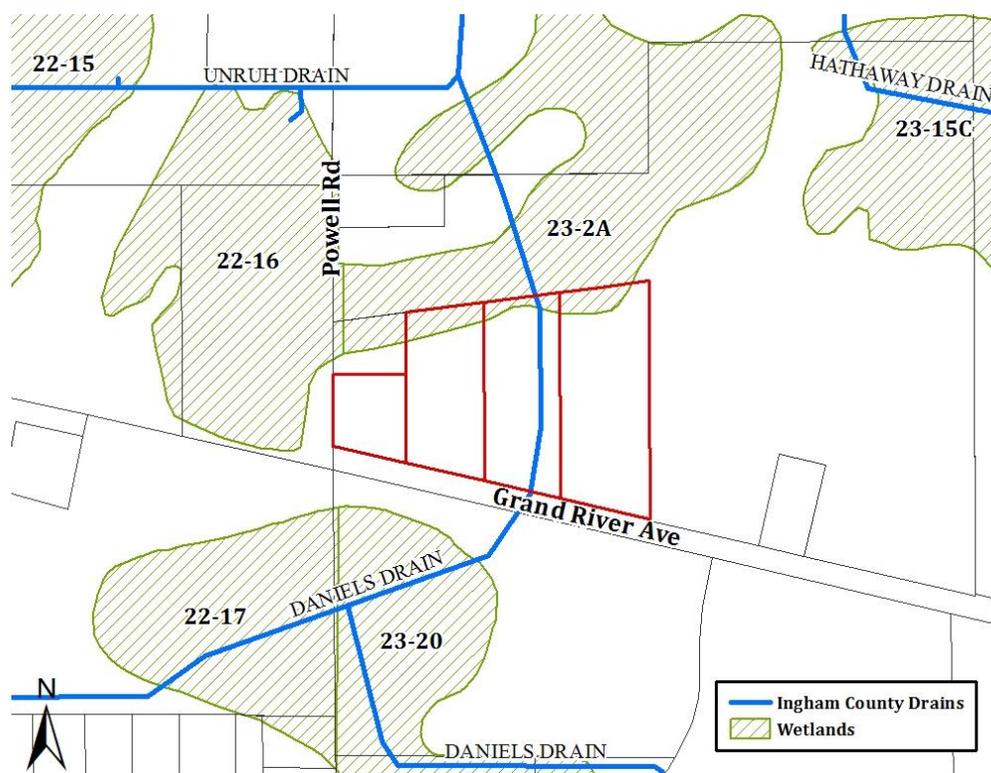
Physical Features

The topography of the site slopes from 863 feet above mean sea level near the northern edge of the property to a high point of 889 feet above mean sea level at the eastern edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The site does not have any special designation on the Township Greenspace Plan. The Daniels Drain, an enclosed (underground) county drain, flows south to north through the subject site.

Wetlands

The Township Wetland Map shows Wetland #23-2A may be located along the northern extent of the subject site. Section 86-471 of the Code of Ordinances requires all structures and grading activities be set back 20 or 40 feet from a delineated wetland boundary and that a natural vegetation strip be maintained within 20 feet of the wetland boundary. The applicant's wetland consultant completed a wetland delineation to determine the boundary, regulatory status, and size of the wetland. The Township's environmental consultant must verify the wetland delineation.

WETLANDS MAP



Streets and Traffic

The site fronts on both Grand River Avenue and Powell Road. Grand River Avenue is a four lane road with curb and gutter and a center turn lane classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. Powell Road is a two lane road classified as a Collector street. The Pedestrian and Bicycle Pathway Map shows a required seven foot wide pathway along the Grand River Avenue frontage, which the applicant will be required to install as part of the project. The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Powell Road, between Grand River Avenue and Tihart Road, showed a total of 121 vehicles in a 24 hour period. The most recent (2016) traffic count information from the Michigan Department of Transportation (MDOT) for Grand River Avenue, between Dobie Road and Cornell Road, showed a total of 15,980 vehicles in a 24 hour period.

The applicant submitted a trip generation analysis which estimates future vehicle trips that could be generated by the proposed automobile dealership. The Institute of Transportation Engineers (ITE) trip generation rates for Automobile Sales (New) (Land Use Code 840) were selected to represent the dealership. The following table summarizes findings from the submitted trip generation analysis.

| Description | Size | AM Peak Hour | | | PM Peak Hour | | | Weekday |
|------------------------|---------------|--------------|-----|-------|--------------|-----|-------|---------|
| | | In | Out | Total | In | Out | Total | |
| Automobile Sales (New) | 2,950 sq. ft. | 4 | 2 | 6 | 3 | 4 | 7 | 55 |

A traffic assessment is required for new special uses which could generate between 50 and 99 directional trips during a peak hour of traffic. A traffic impact study is required for new special uses which would generate over 100 directional trips during a peak hour of traffic, or over 750 trips on an average day. Based on the projected traffic volumes neither a traffic assessment nor traffic impact study is required.

Utilities

Municipal water is available in the vicinity to serve the proposed development and sanitary sewer is not currently in the vicinity and would have to be extended to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-404(e)(16) outlines the regulations pertaining to new car dealerships in the C-2 zoning district, which are as follows:

- Minimum lot size: four acres.
- Vehicle service and repair and used car sales shall be permitted ancillary uses to the principal new car sales use.
- Body shops shall not be a permitted ancillary use.

The dealership would not have a service facility on site. The applicant indicated corporate standards require the dealership to display a service sign (as shown on the submitted building elevations). In the absence of an onsite service facility, they will accept service customers and direct them to their Lansing Chrysler location, until a permanent facility on the northwest corner of Grand River Avenue and Powell Road is developed. At that time, the applicant would utilize the current location as their permanent Ram Truck store, and other operations would move across Powell Road to the other facility.



Parking

The Code of Ordinances requires one parking space for each 200 square feet of useable floor space of sales room, and one for each one vehicle displayed for sale. Building A is approximately 3,136 square feet in size, therefore 16 parking spaces are required to serve the building and 17 spaces are provided. The submitted plans indicate 367 vehicles will be displayed for sale, 80 vehicles in Phase One and an additional 287 vehicles in Phase Two. 373 total parking spaces are provided, 86 in Phase One and an additional 287 parking spaces in Phase Two. The required number of parking spaces is provided.

C-2 zoned sites are allowed 70 percent impervious surface coverage. Impervious surface coverage would be 19.5% in Phase One and 40% in Phase Two, with total site impervious surface coverage at 60% when development is complete.

Typically, all construction related to the special use must be completed within 36 months from the effective date of the special use permit, unless specifically approved as a phased development. The applicant has indicated development of the subject site would occur in two phases, with both phases to be completed within the three-year special use permit timeframe for completion.

If the Planning Commission decides to approve the special use permit request, staff recommends the following conditions:

- Vehicle service and repair and used car sales are permitted at the subject site only when ancillary to the principal new car sales use.
- Paint and/or automobile bodywork are prohibited uses at the subject site.
- The applicant shall combine the four subject parcels to meet the minimum four acre lot size requirement for new car dealerships.
- Phase Two shall meet all ordinances or policies in affect at the time of commencement.

If the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.



**Special Use Permit #18081 (LaFontaine Automotive Group)
Planning Commission (November 5, 2018)
Page 7**

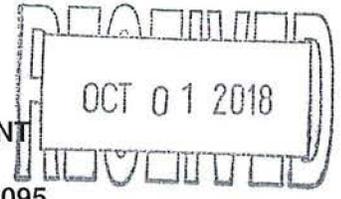
Attachments

1. Special use permit application.
2. Trip generation analysis prepared by Traffic Engineering Associates, Inc., dated September 24, 2018, and received by the Township on October 1, 2018.
3. Tree inventories prepared by Marx Wetlands, dated March 27, 2018 and June 22, 2018, and received by the Township on October 1, 2018.
4. Site plans prepared by Kebs, Inc., dated September 26, 2018, and received by the Township on October 30, 2018.
5. Building elevations and floor plans prepared by Studio Detroit, dated September 21, 2018 and August 30, 2018, respectively, and received by the Township on October 1, 2018.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\SUP 18081 (Lafontaine)\SUP 18081.pc1.doc



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



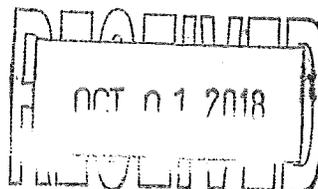
SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant LAFONTAINE AUTOMOTIVE GROUP - GARY LAUNDROCHE
 Address of Applicant 4000 WEST HIGHLAND ROAD
 Telephone - Work 248-714-1502 Home _____ Fax _____ Email GLAUNDROCHE@LAFONTAINE.COM
 Interest in property (circle one): Owner Tenant Option Other _____
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 1492 GRAND RIVER
 Legal description (please attach if necessary) SHEET 1 - ATTACHED SET
 Current zoning C-2
 Use for which permit is requested / project name AUTOMOTIVE RETAIL SALES / LAFONTAINE CDR-3
 Corresponding ordinance number _____
- C. Developer (if different than applicant) SAME
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS INC STUDIO DETROIT 313-919-5886
 Address 2116 HASLETT ROAD - HASLETT MI 2111 WOODWARD AVE STE 1001
 Telephone - Work 517-339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 5.47 Net 5.35
- F. Explain the project and development phases: PHASE 1 - BUILDING RENOVATION & SITE INFRASTRUCTURE
1ST HALF OF PARKING LOT
- G. Total number of:
 Existing: structures 7 bedrooms _____ offices 4 parking spaces 16 carports 1 garages _____
 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 7,650 proposed buildings _____
 Usable Floor area: existing buildings 4,347 proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: TUES, WED, FRI - 9am to 6pm / MON & THURS 9am to 9pm
SAT - 9am to 4pm 8 FULL TIME - 4 PART TIME
- J. Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type RESIDENTIAL / COMMERCIAL LAWN Acreage 4.89
 Proposed Open Space: Type COMMERCIAL LAWN Acreage 2.16

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



Part II

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

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

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

Part III

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

Yes No (Please check one)

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

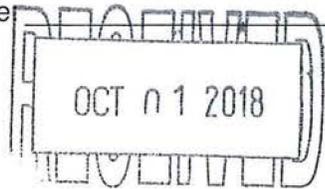
[Handwritten Signature]
Signature of Applicant

9-28-18
Date

GARY LAUNAROCHE
Type/Print Name

Fee: \$620

Received by/Date Justin Quagliata



September 25, 2018

**Charter Township of Meridian
Department of Community Planning and Development
5151 Marsh Road, Okemos, MI 48864**

Re: Special Use Permit Application, Natural Features Assessment;

Dear Commissioners,

We are excited to present you with our proposed new car sales facility on the Northeast corner of Grand River and Powell roads. Our intention is to run our "Chrysler, Dodge, Ram Truck, Jeep" sales operation temporarily out of this location while we continue to develop the proposed permanent facility on the Northwest corner of Powell and Grand River. At that time, we would like to maintain this proposed location as our permanent Ram Truck store. The only item necessary to change at that time would be the building brand signage.

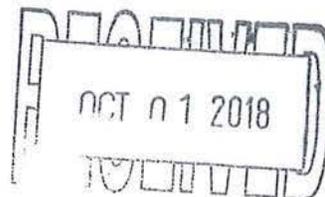
This plan combines 1492, 1478, 1476 and 1448 Grand River into a 5+ acre parcel for new vehicle sales. We propose modifications to the existing commercial building to comply with Fiat Chrysler Americas current branding standards. The existing parcels contain no wetlands, significant natural features, floodways or floodplains. We have included a tree survey, removal plan and the new landscaping planting plans with the submittal set. While our operation as an automobile dealership does influence our designs to market vehicles, we have tried to incorporate any existing naturally desired features into our plan as is practical within the Township ordinances. We look forward for the opportunity to present this plan to you.

Sincerely,



Gary Laundroche

LaFontaine Automotive Group



October 30, 2018

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND
DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864

Re: 1492 Grand River, LaFontaine CDR-J Proposed Phasing Plan

Dear Commissioners,

Please accept the following narrative identifying the detailed proposed phasing plan.

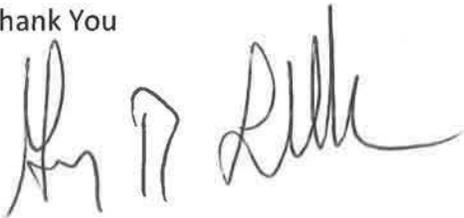
We would like you to consider this project in two phases. Phase one is to include the existing .6 acre existing site and building along with another 1.25 acres developed for parking and stormwater retention. Phase 1 will include the following:

- Renovate building "A" for a new car sales operation.
- Existing lot to be resurfaced and adjusted for storm water requirements
- Tree clearing necessary to construct the additional parking lot and retention area
- Deceleration lane as required for the entire site per Road Commission standards and approvals
- Retention pond to the East sized for its portion of the entire site calculations as required by Ingham County Drain Commission standards and approvals
- Storm sewers for full site development
- Site lighting for the phase 1 parking lot
- Stone base and asphalt pavement within phase 1
- Concrete curbs for drives and islands within phase 1
- Landscaping and irrigation within phase 1

Schedule

Phase 1 to begin immediately upon permitting and as the weather allows for sitework. Targeted completion for phase 1 is June-July 2019. Phase 2 to commence within 2 years of SUP approval and be completed within the 3-year SUP timeframe. Building "B" will be used as a commercial ancillary office supporting the dealership. All other existing building structures are to be removed while work is being done in that phase.

Thank You

A handwritten signature in black ink, appearing to read 'Gary Laundroche', written in a cursive style.

Gary Laundroche

LaFontaine Automotive

Mr. Gary Laundroche
Corporate Facilities Manager
Lafontaine Automotive Group
4000 West Highland Road
Highland, MI 48357

**Traffic Engineering
Associates, Inc.**
517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

September 24, 2018

Dear Mr. Laundroche:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation analysis to determine the approximate future vehicle trips which could be generated by the proposed Lafontaine Dealership development to be located at the northeast corner of Grand River Avenue (M-43) and Powell Road in Meridian Charter Township, Ingham County, Michigan.

PROJECT DESCRIPTION

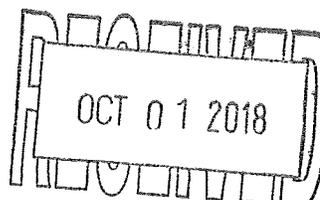
The proposed development will be located at the northeast corner of Grand River Avenue (M-43) and Powell Road. The parcel is approximately 3.5 acres and is currently zoned as Commercial (C-2). There is an existing 2,950 square foot building on the site, of which it is projected that 1,250 square feet will be used as a sales area. The purpose of this study is to show the trip generation for this parcel for the proposed development of a new car dealership. The proposed dealership will have a car sales office only. There will be no automobile service at this site.

TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for Automobile Sales (New) (Land Use Code 840), were selected as representing the 2,950 square foot dealership. The ITE description of Automobile Sales (New) is as follows:

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities; however, automobile services, parts sales, and used car sales may also be available. Some dealerships also include leasing options, truck sales, and servicing.

It is projected that the proposed dealership development will generate 6 vehicle trips during the AM peak hour, 7 vehicle trips during the PM peak hour, and a weekday total of 55 vehicle trips.



Vehicle Trip Generation Summary

| Description | Size | AM Peak Hour | | | PM Peak Hour | | | Weekday |
|-------------------------------------|------------------|--------------|-----|-------|--------------|-----|-------|---------|
| | | In | Out | Total | In | Out | Total | |
| Automobile Sales (New), Code 840 | 2,950 sq. ft. | 4 | 2 | 6 | 3 | 4 | 7 | 55 |

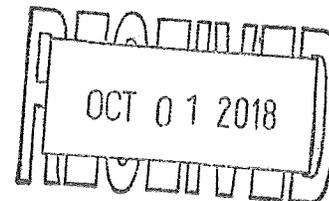
FINDINGS

In accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, if a proposed site is expected to generate at least 100 directional trips during the peak hour or at least 750 trips during an average day, a traffic impact statement is required. If the traffic generated by the site is expected to be between 50 and 99 directional trips during a peak hour, a traffic impact assessment shall be required. Using the Meridian Charter Township traffic impact guidelines, neither a traffic assessment nor traffic impact statement would be required for this development based on projected volumes.

If you have any questions, please write or call.

Sincerely,

Heather L. Zull
Heather L. Zull, PE



Memo

TO: Mr. Erick Friestrom; KEBS, Inc.

FROM: Bryana Guevara; Marx Wetlands, LLC

DATE: March 27, 2018

RE: Grand River Avenue Sites- Meridian Township, Ingham County, Michigan

Marx Wetlands LLC (MW) completed a tree survey on March 24, 2018 for two (2) parcels # 33-02-02-23-301-004 and 33-0202-23-301-011 totaling approximately 3.5 acres within Meridian Township, Ingham County, Michigan (hereafter referred to as "Site"). The Site is located directly northeast of the intersection of Powell Road and Grand River Avenue/M-43. The tree survey was conducted to document existing protected trees and determine tree condition.

Methods

MW conducted a tree survey following Meridian Township Tree Ordinance and recorded all protected trees—any tree 12.0 inches diameter at breast height (DBH) or larger. DBH is measured at approximately 4.5 feet above ground level. MW limited the survey to exclude dead and/or dying trees. Trees with multi-trunk(s) that total 12.0 DBH or larger were also recorded whenever the additional trunk(s) separation occurred at or below 4.5 feet above ground level. These trees were noted as "multi-trunk" trees. Each tree was measured using a DBH tape, identified to genus and/or species epithet whenever possible, tagged with a unique identifier tag number, flagged with orange tape, and was assessed for current health conditions. This survey included all trees on site that met the criteria explained above. The condition of each tree was recorded based on the following criteria:

1. **EXCELLENT:** A tree that has no observable structural defects. This tree likely is growing straight and vertical and has a full and/or balanced crown. The tree has no evidence of stress, pests, diseases and do not have the presence of any cankers or blemishes. The tree has living leaves and twigs.
2. **GOOD:** A tree that has few defects serious enough to warrant a fair rating. The tree may have minor defects, such as leaning trunk, some dead branches, minor stress indicators, superficial blemishes/cankers, etc. The minor defects are not likely serious enough to lead to tree death.
3. **FAIR:** A tree that is alive but exhibits some level of stress that may limit the longevity of the tree. Defects that warrant a fair rating include the following: inner bark trunk rot, some crown dieback, one dead major limb or several dead branches, and/or evidence of pests or disease, or damage, etc.

4. POOR: A tree that is alive; however, has a severe problem(s) that likely could result in tree death in the future. Defects that warrant a poor rating include severe inner trunk rot, unbalanced or significant crown dieback, extreme insect damage, or evidence of extensive decay, etc.
5. DEAD: A tree that appears to be dead (50% or greater) above breast height (4.5 ft). Not included in the enclosed *Tree Survey Data Table*.

Findings & Recommendations

MW recorded 93 protected trees within the Site, 12.0 inches DBH or larger. The average tree size was approximately 14 inches DBH, with a maximum tree size documented at 28 inches DBH. All surveyed trees were hardwood species, particularly weedy species or landscape trees, which include box-elder (*Acer negundo*), cottonwood (*Populus deltoides*), Norway maple (*Acer platanoides*), American elm (*Ulmus americana*), Siberian elm (*Ulmus pumila*), tree-of-heaven (*Ailanthus altissima*), paper birch (*Betula papyrifera*), silver maple (*Acer saccharinum*), honeylocust (*Gleditsia triacanthos*), common apple/crabapple (*Malus spp.*), and black walnut (*Juglans nigra*). Please refer to the enclosed *Tree Survey Data Table* for specific details on individual trees.

MW identified 41 trees (approximately 44%) that were categorized as GOOD and EXCELLENT. 40 trees (approximately 43%) were categorized as FAIR and exhibited stress and/or defects that may limit the longevity of the tree or require tree maintenance. Several FAIR trees categorized as such were due to the presence of visible stress indicators, dead branches, or inner bark rot. In addition, some fair trees were categorized due to structural defects, such as codominant trunks or multi-trunk forms, and/or leaning trees. Based on Marx Wetlands, LLC's preliminary tree health assessment of the surveyed trees, FAIR trees are considered low quality trees that may require additional maintenance work and/or may present liability issues if tree care is neglected. Trees categorized as POOR (12 trees; approximately 13% of surveyed trees) should not be preserved due to the high likelihood of tree failure, which could cause damage and/or injury. In conclusion, Marx Wetlands LLC determined that trees categorized as GOOD and EXCELLENT have minor defects and have a high likelihood of survival. Results of the survey are enclosed in the *Tree Survey Data Table*.

Tree Survey Results for Grand River Avenue, Okemos, Michigan

| Data Entry | Tree Tag # | Species Code | Common Name | Botanical Name | Diameter at Breast Height DBH (inches) | Tree Health/Condition | Notes/Comments |
|------------|------------|--------------|----------------|----------------------------|--|-----------------------|--|
| 1 | 3502 | ACNE | Box-elder | <i>Acer negundo</i> | 13.5 | Good | |
| 2 | 3503 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.5 | Good | |
| 3 | 3504 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.0 | Good | |
| 4 | 3505 | PODE | Cottonwood | <i>Populus deltoides</i> | 12.5 | Excellent | |
| 5 | 3506 | PODE | Cottonwood | <i>Populus deltoides</i> | 21.0 | Excellent | |
| 6 | 3507 | ACNE | Box-elder | <i>Acer negundo</i> | 9.0 | Poor | 2 Trunks (2T); 8" DBH; inner bark rot |
| 7 | 3508 | ACNE | Box-elder | <i>Acer negundo</i> | 16.5 | Fair | Dead lower branches |
| 8 | 3509 | ACNE | Box-elder | <i>Acer negundo</i> | 17.5 | Good | 2T; 12" DBH |
| 9 | 3510 | ACNE | Box-elder | <i>Acer negundo</i> | 18.5 | Fair | Leaning Tree |
| 10 | 3511 | ACNE | Box-elder | <i>Acer negundo</i> | 21.0 | Fair | Leaning Tree |
| 11 | 3512 | ACNE | Box-elder | <i>Acer negundo</i> | 14.0 | Fair | |
| 12 | 3513 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | |
| 13 | 3514 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Fair | Leaning Tree |
| 14 | 3515 | ACNE | Box-elder | <i>Acer negundo</i> | 19.0 | Poor | Dead inner bark & dead major limb |
| 15 | 3516 | ACPL | Norway Maple | <i>Acer platanoides</i> | 12.5 | Good | |
| 16 | 3517 | ULAM | American Elm | <i>Ulmus americana</i> | 14.0 | Good | |
| 17 | 3518 | ACPL | Norway Maple | <i>Acer platanoides</i> | 15.0 | Good | |
| 18 | 3519 | ACPL | Norway Maple | <i>Acer platanoides</i> | 15.5 | Good | |
| 19 | 3520 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Good | |
| 20 | 3521 | ULAM | American Elm | <i>Ulmus americana</i> | 12.5 | Good | |
| 21 | 3522 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Good | |
| 22 | 3523 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.5 | Good | |
| 23 | 3524 | PODE | Cottonwood | <i>Populus deltoides</i> | 14.0 | Good | |
| 24 | 3525 | PODE | Cottonwood | <i>Populus deltoides</i> | 12.5 | Good | |
| 25 | 3526 | AIAL | Tree-of-heaven | <i>Ailanthus altissima</i> | 12.5 | Good | |
| 26 | 3527 | ULPU | Siberian Elm | <i>Ulmus pumila</i> | 12.0 | Good | |
| 27 | 3528 | ACNE | Box-elder | <i>Acer negundo</i> | 8.5 | Poor | 3 Trunks (3T); 5" DBH, 5.5" DBH; dead inner bark |
| 28 | 3529 | ULPU | Siberian Elm | <i>Ulmus pumila</i> | 7.5 | Fair | 2T; 7" DBH |
| 29 | 3530 | ACSAN | Silver Maple | <i>Acer saccharinum</i> | 7.5 | Good | |
| 30 | 3531 | BEPA | Paper Birch | <i>Betula papyrifera</i> | 17.5 | Good | |
| 31 | 3532 | BEPA | Paper Birch | <i>Betula papyrifera</i> | 14.0 | Good | |
| 32 | 3601 | ACNE | Box-elder | <i>Acer negundo</i> | 17.5 | Fair | 2T; 13" DBH; inner bark rot |
| 33 | 3602 | ACNE | Box-elder | <i>Acer negundo</i> | 8.5 | Fair | 2T; 7.5" DBH; inner bark rot |
| 34 | 3603 | ACNE | Box-elder | <i>Acer negundo</i> | 8.5 | Good | 2T; 7.5" DBH |
| 35 | 3604 | ACNE | Box-elder | <i>Acer negundo</i> | 14.0 | Good | |
| 36 | 3605 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Good | |
| 37 | 3606 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Poor | Evidence of inner bark rot; dead limbs |
| 38 | 3607 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | Evidence of inner bark rot; dead limbs |
| 39 | 3608 | PODE | Cottonwood | <i>Populus deltoides</i> | 14.0 | Poor | Evidence of inner bark rot; dead limbs |
| 40 | 3609 | PODE | Cottonwood | <i>Populus deltoides</i> | 16.0 | Good | |
| 41 | 3610 | PODE | Cottonwood | <i>Populus deltoides</i> | 26.0 | Poor | Evidence of inner bark rot; dead limbs |
| 42 | 3611 | PODE | Cottonwood | <i>Populus deltoides</i> | 16.5 | Good | |

| Data Entry | Tree Tag # | Species Code | Common Name | Botanical Name | Diameter at Breast Height DBH (inches) | Tree Health/Condition | Notes/Comments |
|------------|------------|--------------|-----------------|------------------------------|--|-----------------------|--|
| 43 | 3612 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.5 | Fair | Unbalanced crown |
| 44 | 3613 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Fair | Unbalanced crown |
| 45 | 3614 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Fair | Unbalanced crown |
| 46 | 3615 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | Leaning tree |
| 47 | 3616 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Good | Leaning tree |
| 48 | 3617 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Good | Leaning tree |
| 49 | 3618 | ACNE | Box-elder | <i>Acer negundo</i> | 14.0 | Fair | Leaning tree |
| 50 | 3619 | ULAM | American Elm | <i>Ulmus americana</i> | 15.0 | Fair | 2T;13" DBH; fused trunks |
| 51 | 3620 | PODE | Cottonwood | <i>Populus deltoides</i> | 19.5 | Good | |
| 52 | 3621 | ACNE | Box-elder | <i>Acer negundo</i> | 14.5 | Poor | Dead inner bark & dead major limb |
| 53 | 3622 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Good | |
| 54 | 3623 | PODE | Cottonwood | <i>Populus deltoides</i> | 16.5 | Good | |
| 55 | 3624 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.0 | Good | |
| 56 | 3625 | PODE | Cottonwood | <i>Populus deltoides</i> | 12.2 | Good | |
| 57 | 3626 | PODE | Cottonwood | <i>Populus deltoides</i> | 28.0 | Poor | Evidence of inner bark rot; split trunk |
| 58 | 3627 | ACNE | Box-elder | <i>Acer negundo</i> | 13.5 | Fair | Leaning Tree |
| 59 | 3628 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Poor | 2T;7" DBH; dead limb |
| 60 | 3629 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Fair | Dead limb |
| 61 | 3630 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Good | |
| 62 | 3631 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Fair | Leaning tree |
| 63 | 3632 | ACNE | Box-elder | <i>Acer negundo</i> | 17.5 | Good | |
| 64 | 3633 | ACNE | Box-elder | <i>Acer negundo</i> | 13.5 | Good | |
| 65 | 3634 | ACNE | Box-elder | <i>Acer negundo</i> | 19.5 | Fair | Leaning Tree |
| 66 | 3635 | ACNE | Box-elder | <i>Acer negundo</i> | 23.0 | Fair | Evidence of inner bark rot & decay |
| 67 | 3636 | GLTR | Honey-locust | <i>Gleditsia triacanthos</i> | 14.0 | Fair | 2T;12.5" DBH |
| 68 | 3637 | MASP | Crabapple/Apple | <i>Malus spp.</i> | 12.5 | Fair | Fused trunk measurement |
| 69 | 3638 | ULPU | Siberian Elm | <i>Ulmus pumila</i> | 16.5 | Fair | Fused trunk measurement: vines |
| 70 | 3639 | ACNE | Box-elder | <i>Acer negundo</i> | 9.5 | Fair | 2T; 5" DBH |
| 71 | 3640 | ACNE | Box-elder | <i>Acer negundo</i> | 10.5 | Fair | 3T; 10" DBH;7" DBH; structural defect; vines |
| 72 | 3641 | ACPL | Norway Maple | <i>Acer platanoides</i> | 15.5 | Fair | Fused trunk measurement |
| 73 | 3642 | ACNE | Box-elder | <i>Acer negundo</i> | 6.0 | Poor | 3T; 5" DBH, 5.5" DBH, dead lower branches |
| 74 | 3643 | ACNE | Box-elder | <i>Acer negundo</i> | 6.5 | Fair | 2T; 6.5" DBH; dead lower branches |
| 75 | 3644 | ACNE | Box-elder | <i>Acer negundo</i> | 10.5 | Fair | 2t; 7.5; dead lower branches |
| 76 | 3645 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | Leaning tree; dead lower branches |
| 77 | 3646 | ACNE | Box-elder | <i>Acer negundo</i> | 9.5 | Fair | 2T;6" DBH; dead lower branches; leaning tree |
| 78 | 3647 | PODE | Cottonwood | <i>Populus deltoides</i> | 23.0 | Fair | Dead lower branches |
| 79 | 3648 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | Dead lower branches |
| 80 | 3649 | ACNE | Box-elder | <i>Acer negundo</i> | 19.0 | Fair | Dead lower branches |
| 81 | 3650 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | |
| 82 | 3651 | PODE | Cottonwood | <i>Populus deltoides</i> | 22.5 | Good | |
| 83 | 3652 | JUNI | Black Walnut | <i>Juglans nigra</i> | 12.0 | Good | |
| 84 | 3653 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | 2T;11.5"DBH; structural defect |
| 85 | 3654 | GLTR | Honey-locust | <i>Gleditsia triacanthos</i> | 9.5 | Fair | 2T; 9" DBH |
| 86 | 3655 | PODE | Cottonwood | <i>Populus deltoides</i> | 16.0 | Good | 2T; 14.5" DBH |

| Data Entry | Tree Tag # | Species Code | Common Name | Botanical Name | Diameter at Breast Height DBH (inches) | Tree Health/Condition | Notes/Comments |
|------------|------------|--------------|-------------|--------------------------|--|-----------------------|---|
| 87 | 3656 | ACNE | Box-elder | <i>Acer negundo</i> | 6.5 | Poor | 5T; 4.5" DBH, 5" DBH, 5" DBH, 6.5" DBH; Structural defect |
| 88 | 3657 | ACNE | Box-elder | <i>Acer negundo</i> | 9.5 | Poor | 3T; 5" DBH, 6.5" DBH; structural defect |
| 89 | 3658 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | 4T; 3.5" DBH, 5"DBH, 9.5" DBH; structural defect |
| 90 | 3659 | ACNE | Box-elder | <i>Acer negundo</i> | 6.0 | Fair | 5T; 5" DBH, 4.5"DBH, 6" DBH, 5" DBH |
| 91 | 3660 | ACNE | Box-elder | <i>Acer negundo</i> | 13.0 | Fair | 6T; 9" DBH, 7"DBH, 12" DBH, 7" DBH, 4" DBH, structural defect |
| 92 | 3661 | PODE | Cottonwood | <i>Populus deltoides</i> | 15.5 | Good | 2T; 9" DBH |
| 93 | 3662 | PODE | Cottonwood | <i>Populus deltoides</i> | 12.5 | Good | |

Memo

TO: Mr. Erick Friestrom; KEBS, Inc.

FROM: Bryana Guevara; Marx Wetlands, LLC

DATE: June 22, 2018

RE: 1448 Grand River Avenue- Meridian Township, Ingham County, Michigan

Marx Wetlands LLC (MW) completed a tree survey on June 20, 2018 for parcel #33-02-02-23-301-007 totaling approximately 2.0 acres within Meridian Township, Ingham County, Michigan (hereafter referred to as "Site"). The Site is located at 1448 Grand River Avenue/M-43, north of Grand River Avenue and approximately 0.10 mile east of its intersection with Powell Road. The tree survey was conducted to document existing protected trees and determine tree condition.

Methods

MW conducted a tree survey following Meridian Township Tree Ordinance and recorded all protected trees—any tree 12.0 inches diameter at breast height (DBH) or larger. DBH is measured at approximately 4.5 feet above ground level. MW limited the survey to exclude dead and/or dying trees. Trees with multi-trunk(s) that total 12.0 DBH or larger were also recorded whenever the additional trunk(s) separation occurred at or below 4.5 feet above ground level. These trees were noted as "multi-trunk" trees. Each tree was measured using a DBH tape, identified to genus and/or species epithet whenever possible, tagged with a unique identifier tag number, flagged with orange tape, and was assessed for current health conditions. This survey included all trees on site that met the criteria explained above. The condition of each tree was recorded based on the following criteria:

1. **EXCELLENT:** A tree that has no observable structural defects. This tree likely is growing straight and vertical and has a full and/or balanced crown. The tree has no evidence of stress, pests, diseases and do not have the presence of any cankers or blemishes. The tree has living leaves and twigs.
2. **GOOD:** A tree that has few defects serious enough to warrant a fair rating. The tree may have minor defects, such as leaning trunk, some dead branches, minor stress indicators, superficial blemishes/cankers, etc. The minor defects are not likely serious enough to lead to tree death.
3. **FAIR:** A tree that is alive but exhibits some level of stress that may limit the longevity of the tree. Defects that warrant a fair rating include the following:



inner bark trunk rot, some crown dieback, one dead major limb or several dead branches, and/or evidence of pests or disease, or damage, etc.

4. POOR: A tree that is alive; however, has a severe problem(s) that likely could result in tree death in the future. Defects that warrant a poor rating include severe inner trunk rot, unbalanced or significant crown dieback, extreme insect damage, or evidence of extensive decay, etc.
5. DEAD: A tree that appears to be dead (50% or greater) above breast height (4.5 ft). Not included in the enclosed *Tree Survey Data Table*.

Findings & Recommendations

MW recorded 56 protected trees within the Site, 12.0 inches DBH or larger. The average tree size was approximately 17.0 inches DBH, with a maximum tree size documented at 38.0 inches DBH. Majority of the surveyed trees were hardwood species (approximately 75%), particularly weedy species or and/or landscape trees, which include box-elder (*Acer negundo*), cottonwood (*Populus deltoides*), Norway maple (*Acer platanoides*), black cherry (*Prunus serotina*), American elm (*Ulmus americana*), Siberian elm (*Ulmus pumila*), hackberry (*Celtis occidentalis*), common pear (*Pyrus communis*), silver maple (*Acer saccharinum*), common apple/crabapple (*Malus spp.*), and black walnut (*Juglans nigra*). Approximately 25% of the surveyed trees were softwood species, including Scotch Pine (*Pinus sylvestris*), white pine (*Pinus strobus*), and blue spruce (*Picea pungens*). Please refer to the enclosed *Tree Survey Data Table* for specific details on individual trees.

MW identified 30 trees (approximately 54%) that were categorized as GOOD and EXCELLENT. 23 trees (approximately 41%) were categorized as FAIR and exhibited stress and/or defects that may limit the longevity of the tree or require tree maintenance. Several FAIR trees categorized as such were due to the presence of visible stress indicators, evidence of pests, dead branches, or inner bark rot. In addition, some fair trees were categorized due to structural defects, such as codominant trunks or multi-trunk forms, and/or leaning trees. Based on Marx Wetlands, LLC's preliminary tree health assessment of the surveyed trees, FAIR trees are considered low quality trees that may require additional maintenance work and/or may present liability issues if tree care is neglected. Trees categorized as POOR (3 trees; approximately 5% of surveyed trees) should not be preserved due to the high likelihood of tree failure, which could cause damage and/or injury. In conclusion, Marx Wetlands LLC determined that trees categorized as GOOD and EXCELLENT have minor defects and have a high likelihood of survival. Results of the survey are enclosed in the *Tree Survey Data Table*.



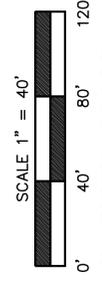
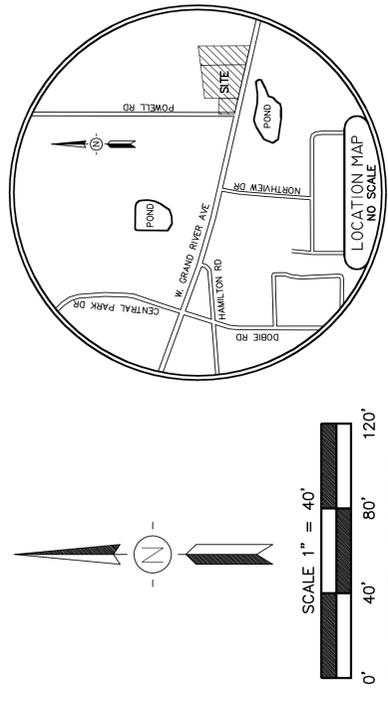
| Meridian Township-Tree Survey Results for 1448 W. Grand River Avenue, Okemos, Michigan | | | | | | | |
|--|------------|--------------|-------------------|----------------------------|--|-----------------------|--|
| Data Entry | Tree Tag # | Species Code | Common Name | Botanical Name | Diameter at Breast Height DBH (inches) | Tree Health/Condition | Notes/Comments |
| 1 | 3646 | ACNE | Box-elder | <i>Acer negundo</i> | 9.5 | Fair | 2 Trunks (2T); 6" DBH; dead lower branches; leaning tree |
| 2 | 3647 | PODE | Cottonwood | <i>Populus deltoides</i> | 23.0 | Fair | Dead lower branches |
| 3 | 3648 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | Dead lower branches |
| 4 | 3649 | ACNE | Box-elder | <i>Acer negundo</i> | 19.0 | Fair | Dead lower branches |
| 5 | 3650 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | |
| 6 | 3651 | PODE | Cottonwood | <i>Populus deltoides</i> | 22.5 | Good | |
| 7 | 3652 | JUNI | Black Walnut | <i>Juglans nigra</i> | 12.0 | Good | |
| 8 | 3653 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Fair | 2T;11.5"DBH; structural defect |
| 9 | 4201 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 14.0 | Fair | Dead lower branches |
| 10 | 4202 | ULAM | American Elm | <i>Ulmus americana</i> | 15.0 | Fair | 2T; 10" DBH |
| 11 | 4203 | ACSAN | Silver Maple | <i>Acer saccharinum</i> | 15.5 | Good | |
| 12 | 4204 | ACSAN | Silver Maple | <i>Acer saccharinum</i> | 33.5 | Good | |
| 13 | 4205 | ACSAN | Silver Maple | <i>Acer saccharinum</i> | 35.5 | Good | Codominant above 6.5' |
| 14 | 4206 | ACSA | Sugar Maple | <i>Acer sacharum</i> | 27.5 | Good | |
| 15 | 4207 | PIPU | Blue Spruce | <i>Picea pungens</i> | 18.0 | Good | |
| 16 | 4208 | PIPU | Blue Spruce | <i>Picea pungens</i> | 15.0 | Good | |
| 17 | 4209 | ACSA | Sugar Maple | <i>Acer saccharum</i> | 17.0 | Good | |
| 18 | 4210 | PIST | White Pine | <i>Pinus strobus</i> | 14.5 | Good | |
| 19 | 4211 | PIST | White Pine | <i>Pinus strobus</i> | 21.0 | Good | |
| 20 | 4212 | PIST | White Pine | <i>Pinus strobus</i> | 12.0 | Fair | Dead lower branches |
| 21 | 4213 | ULRU | Red Elm | <i>Ulmus rubra</i> | 28.0 | Good | |
| 22 | 4214 | PRSE | Black Cherry | <i>Prunus serotina</i> | 17.0 | Good | |
| 23 | 4215 | PIST | White Pine | <i>Pinus strobus</i> | 13.0 | Fair | |
| 24 | 4216 | PRSE | Black Cherry | <i>Prunus serotina</i> | 16.5 | Poor | Topped due to electric distribution line; resprouting |
| 25 | 4217 | CEOC | Hackberry | <i>Celtis occidentalis</i> | 16.5 | Excellent | |
| 26 | 4218 | JUNI | Black Walnut | <i>Juglans nigra</i> | 20.0 | Good | |
| 27 | 4219 | CACO | Bitternut Hickory | <i>Carya coralliformis</i> | 9.5 | Fair | 3 Trunks (3T); 9" , 5.5" DBH |
| 28 | 4220 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 14.0 | Fair | Dead lower branches |
| 29 | 4221 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 13.5 | Good | |
| 30 | 4222 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 15.0 | Fair | Dead lower br+H32;H43anches |
| 31 | 4223 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 13.0 | Fair | Dead lower branches |

| | | | | | | | |
|----|------|-------|-----------------|-------------------------|------|-----------|--|
| 32 | 4224 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 15.0 | Fair | Dead lower branches |
| 33 | 4225 | ACNE | Box-elder | <i>Acer negundo</i> | 12.0 | Fair | |
| 34 | 4226 | JUNI | Black Walnut | <i>Juglans nigra</i> | 14.0 | Good | Fused trunk measurement |
| 35 | 4227 | JUNI | Black Walnut | <i>Juglans nigra</i> | 23.0 | Excellent | |
| 36 | 4228 | ULAM | American Elm | <i>Ulmus americana</i> | 38.0 | Excellent | |
| 37 | 4229 | PYCO | Common Pear | <i>Pyrus communis</i> | 8.0 | Fair | 3T; 7", 6" DBH; inner bark rot |
| 38 | 4230 | PYCO | Common Pear | <i>Pyrus communis</i> | 9.0 | Poor | 2T; 8.5" DBH; inner bark rot |
| 39 | 4231 | PYCO | Common Pear | <i>Pyrus communis</i> | 13.0 | Good | |
| 40 | 4232 | ACNE | Box-elder | <i>Acer negundo</i> | 23.0 | Fair | inner bark rot |
| 41 | 4233 | ACNE | Box-elder | <i>Acer negundo</i> | 24.0 | Fair | leaning tree |
| 42 | 4234 | PRAV | Sweet Cherry | <i>Prunus avium</i> | 21.0 | Poor | split trunk |
| 43 | 4235 | ACNE | Box-elder | <i>Acer negundo</i> | 8.5 | Fair | 2T; 4.5" leaning tree |
| 44 | 4236 | ACNE | Box-elder | <i>Acer negundo</i> | 8.0 | Good | 4Trunks (4T); 7.5", 7.0", and 6.5" |
| 45 | 4237 | ACNE | Box-elder | <i>Acer negundo</i> | 26.0 | Good | |
| 46 | 4238 | ACNE | Box-elder | <i>Acer negundo</i> | 12.5 | Good | leaning tree |
| 47 | 4239 | ACSAN | Silver Maple | <i>Acer saccharinum</i> | 13.5 | Good | within dripline |
| 48 | 4240 | PRSE | Black Cherry | <i>Prunus serotina</i> | 15.0 | Good | 2T; 15" DBH |
| 49 | 4241 | PRSE | Black Cherry | <i>Prunus serotina</i> | 14.0 | Good | |
| 50 | 4242 | ACPL | Norway Maple | <i>Acer platanoides</i> | 15.5 | Good | 2T; 5" DBH |
| 51 | 4243 | PIPU | Blue Spruce | <i>Picea pungens</i> | 24.0 | Good | |
| 52 | 4244 | MASP | Apple/Crabapple | <i>Malus species</i> | 15.0 | Fair | 4T; 15", 14", and 12" DBH; inner bark decay and in fenceline |
| 53 | 4245 | MASP | Apple/Crabapple | <i>Malus species</i> | 15.0 | Fair | 2T; 14.5" DBH |
| 54 | 4246 | PISY | Scotch Pine | <i>Pinus sylvestris</i> | 16.5 | Fair | Poison-ivy vines |
| 55 | 4247 | MASP | Apple/Crabapple | <i>Malus species</i> | 12.0 | Good | |
| 56 | 4248 | ULPU | Siberian Elm | <i>Ulmus pumila</i> | 17.0 | Good | 2T; 14.5" DBH; |

S.U.P. FOR:
1448 Grand River Ave.
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

CLIENT:
 L'Orfaine Automotive Group
 4000 W. HIGHLAND
 HIGHLAND, MI. 48840
 PH: (517) 714-1502
 FAX: (248) 687-5293

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



LEGAL DESCRIPTION AS SURVEYED:
 (The following legal description describes the same parcel of land as the provided description.)

PARCEL A:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R17W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 810.15 feet to the point of beginning of this description; thence N89°40'56"E along the North line of said Section 23 a distance of 158.00 feet to the point of beginning of this description; thence N76°59'56"W along said Northern line 158.00 feet to said West line; thence N00°19'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less; including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

PARCEL B:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R17W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northern right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northern line 156.00 feet to the point of beginning of this description; thence N00°45'57"W 443.55 feet to the point of beginning; thence N00°19'28"E 510.46 feet to said Northern line; thence N76°59'56"W 152.90 feet to the point of beginning; said parcel containing 2.87 acres more or less; said parcel subject to all easements and restrictions if any.

PARCEL C:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R17W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northern right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northern line 156.00 feet to the point of beginning of this description; thence N00°45'57"W 443.55 feet to the point of beginning; thence N00°19'28"E 510.46 feet to said Northern line; thence N76°59'56"W 152.90 feet to the point of beginning; said parcel containing 2.04 acres more or less; said parcel subject to all easements and restrictions if any.

SITE DATA:
 ZONED C-2
 EX. USE VACANT

BUILDING DATA:
 BUILDING A (3,136 S.F.)
 BUILDING B (1,285 S.F.)
 OUT BUILDING (2,050 S.F.) TO BE DEMOLISHED WITH PHASE II

PARKING REQUIRED:
 MOTOR VEHICLE, RECREATIONAL VEHICLE, BOAT, OR MOBILE HOME SALES OR SERVICE ESTABLISHMENTS
 1/200 S.F. MIN. MINIMUM VEHICLE ON DISPLAY
 1,200/200 x 1 = 6 SPACES
 TOTAL REQUIRED 6 SPACES (PROVIDED WITH PHASE I)
 DISPLAY VEHICLES:
 367 X 1 = 365 SPACES (80'-PHASE I, 287'-PHASE II)
 373 SPACES PROVIDED (86'-PHASE I, 287'-PHASE II)

PERVIOUS/IMPERVIOUS CALCULATIONS:
 GROSS PROPERTY 240,922 S.F.
 TOTAL PROPERTY WITHOUT ROAD R.O.W. = 235,747 S.F.
 OPEN SPACE (DEVELOPED AREA ONLY) = 10,928 S.F.
 PHASE I (TOTAL SITE) = 95,323 S.F. = 40%
 IMPERVIOUS AREA
 PHASE I (DEVELOPED AREA ONLY) = 45,972 S.F.
 PHASE II (TOTAL SITE) = 140,424 S.F. = 60%

SITE ADDRESS: 1448 W. GRAND RIVER AVE.,
 OKEMOS, MI. 48864
 PARCEL ID = 33-02-02-23-301-004
 PARCEL ID = 33-02-02-23-301-011
 PARCEL ID = 33-02-02-23-301-011
 PARCEL ID = 33-02-02-23-301-007

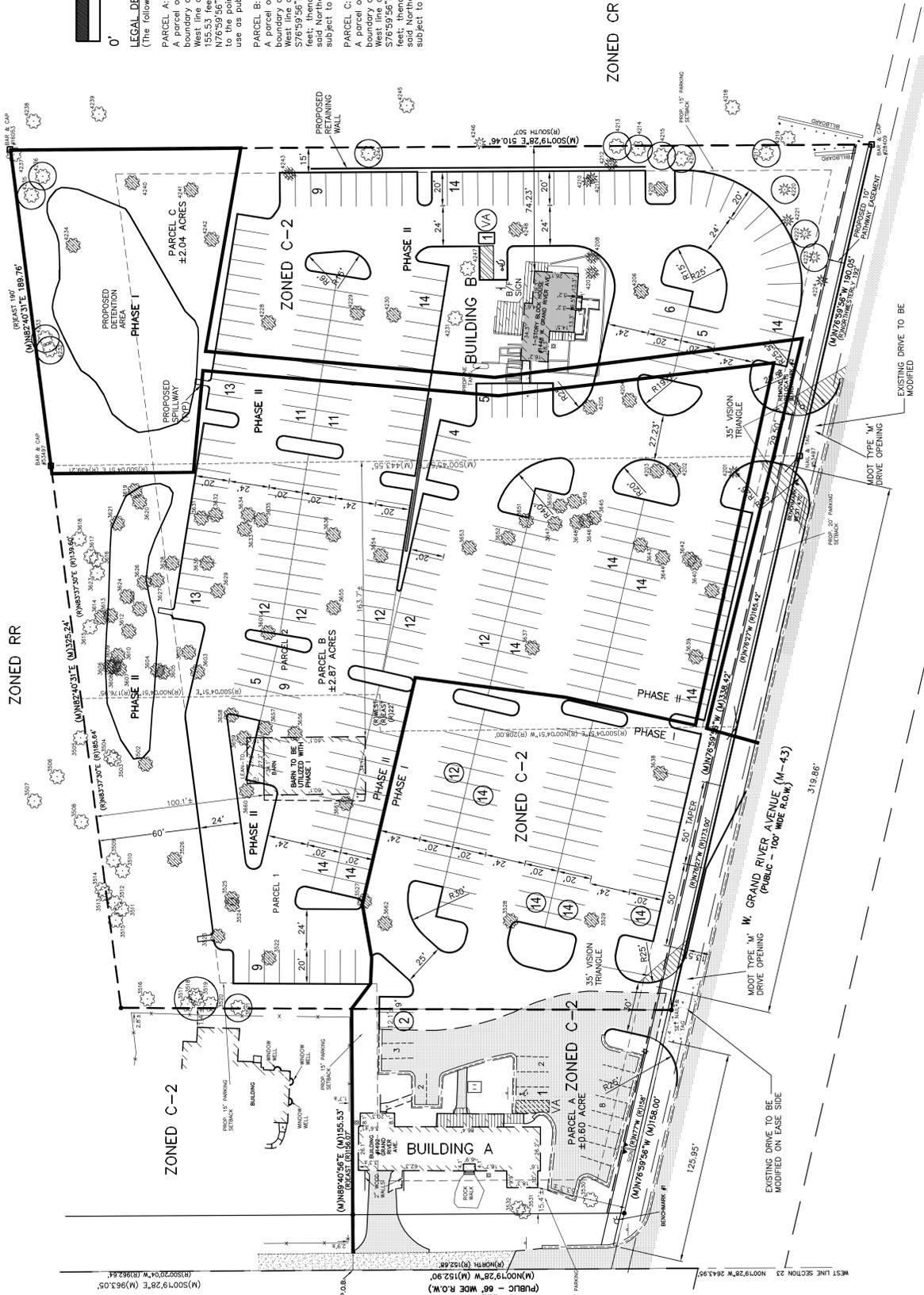
PERMITS REQUIRED:
 1/10 SPACES
 5/10 = .5 = 1 SPACES
 4 PROVIDED WITH PHASE I

- 1 DENOTES NUMBER OF P/F SPACES
 - VA DENOTES VAN ACCESS P/F SPACES
 - U DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES
 - 0 DENOTES PHASE II NUMBER OF 9' x 20' PARKING SPACES
- SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI. 48864

| | |
|----------------|----------------------------|
| REVISIONS | 9-26-18 SUB |
| DESIGNER: | JMK |
| PROJECT MGR: | JMK |
| APPROVED BY: | JMK |
| DATE: | 7-25-18 |
| SHEET: | 1 OF 6 |
| AUTHORIZED BY: | L'Orfaine Automotive Group |
| JOB #: | 95897 |

SURVEY#93897.ALT

- SHEET INDEX**
1. COVER SHEET
 2. UTILITY PLAN
 3. STORM & GRADING PLAN
 4. PERVIOUS/IMPERVIOUS PLAN
 5. LANDSCAPE PLAN
 6. ALTA/ACSLAND TITLE



EX. SEWER INVENTORIES

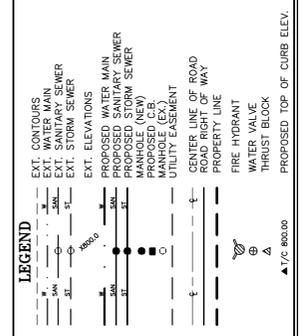
| | |
|--------------------------|-------------------|
| CATCH BASIN #100 | RM ELEV. = 869.99 |
| 12" RCP W INV. = 869.28 | |
| 12" CMP NE INV. = 868.47 | |
| 12" VCP E INV. = 861.94 | |
| 24" RCP S INV. = 853.53 | |
| E PIPE TOO FAR RECESSED | |
| 15" RCP W INV. = 867.74 | |
| SUMP ELEV. = 866.63 | |
| CATCH BASIN #102 | RM ELEV. = 866.98 |
| 24" RCP N INV. = 853.66 | |
| 24" RCP S INV. = 853.66 | |
| SUMP ELEV. = 868.54 | |
| CATCH BASIN #103 | RM ELEV. = 865.85 |
| 12" RCP S INV. = 865.85 | |
| 18" RCP E INV. = 864.80 | |
| SUMP ELEV. = 862.69 | |
| CATCH BASIN #104 | RM ELEV. = 870.48 |
| 15" RCP W INV. = 864.93 | |
| 18" RCP W INV. = 863.93 | |
| SUMP ELEV. = 863.98 | |
| CATCH BASIN #105 | RM ELEV. = 870.94 |
| 24" RCP NE INV. = 862.65 | |
| 12" RCP E INV. = 862.70 | |
| 18" RCP W INV. = 864.94 | |
| SUMP ELEV. = 862.65 | |

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
 NORTHEAST FLANGE BOLT, UNDER "E" IN "E.I.W.", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
 PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

- EX. LEGEND**
- SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - DECK
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - BUILDING OVERHANG
 - OVERHEAD WIRES
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - GROUND LIGHT
 - STORM MANHOLE
 - CATCH BASIN
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - UTILITY PEDESTAL
 - ELECTRIC METER
 - GAS METER
 - WELL
 - MONITORING WELL
 - SIGN
 - POST
 - AIR CONDITIONING UNIT
 - DOWNSPOUT

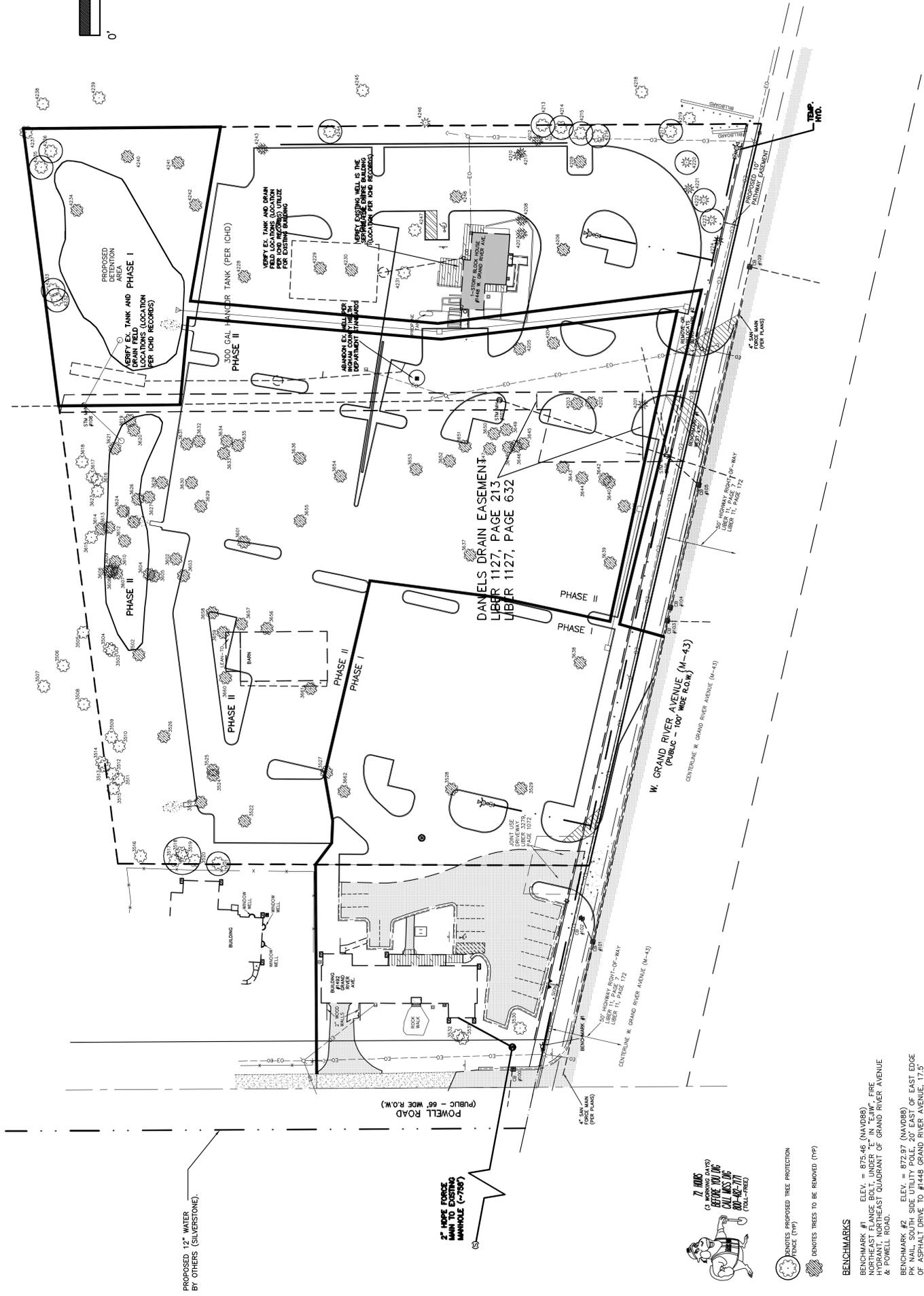
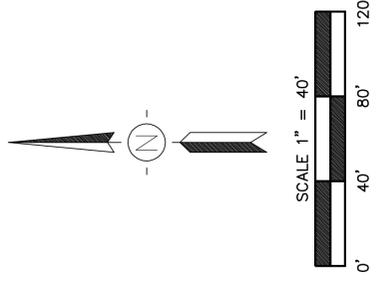
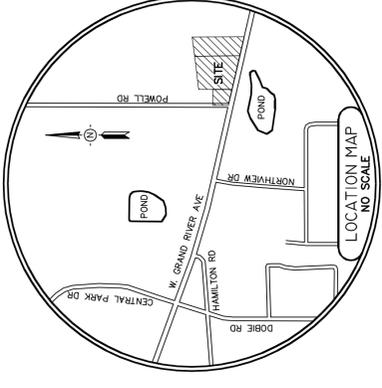


▲ 1/4" BBL.00

PROPOSED TOP OF CURB ELEV.

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S.U.P. FOR:
1448 Grand River Ave.
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. SEWER INVENTORIES

| | |
|--------------------------|-------------------|
| CATCH BASIN #100 | RM ELEV. = 869.99 |
| 12" RCP W INV. = 869.28 | |
| 10" CMP NE INV. = 868.47 | |
| 12" VCP E INV. = 861.94 | |
| RM ELEV. = 872.38 | |
| 24" RCP S INV. = 853.53 | |
| E PIPE TOO FAR RECESSED | |
| 15" RCP W INV. = 867.74 | |
| SUMP ELEV. = 866.63 | |
| STORM MANHOLE #107 | |
| RM ELEV. = 866.98 | |
| 24" RCP N INV. = 853.66 | |
| 24" RCP S INV. = 853.66 | |
| STORM MANHOLE #108 | |
| RM ELEV. = 872.25 | |
| 24" RCP N INV. = 853.66 | |
| SUMP ELEV. = 868.54 | |
| CATCH BASIN #109 | |
| 12" RCP S INV. = 865.85 | |
| 18" RCP E INV. = 864.80 | |
| 18" RCP W INV. = 864.90 | |
| SUMP ELEV. = 862.69 | |
| CATCH BASIN #104 | |
| RM ELEV. = 870.48 | |
| 15" RCP W INV. = 864.93 | |
| 18" RCP W INV. = 864.93 | |
| SUMP ELEV. = 863.98 | |
| CATCH BASIN #105 | |
| RM ELEV. = 870.94 | |
| 24" RCP NE INV. = 862.65 | |
| 12" RCP E INV. = 862.70 | |
| 12" RCP W INV. = 862.70 | |
| SUMP ELEV. = 862.65 | |

EX. LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- CATCH BASIN
- FIRE HYDRANT
- VALVE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- UTILITY PEDESTAL
- ELECTRIC METER
- GAS METER
- WELL
- MONITORING WELL
- SIGN
- POST
- AIR CONDITIONING UNIT
- DOWNSPOUT

LEGEND

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

NOTE: ALL PUBLIC WATER OUTSIDE OF R.O.W. SHALL BE WITHIN A 20' PUBLIC EASEMENT

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

DESIGNER: KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

1448 Grand River Ave.

DESIGNED BY: JMK
 PROJECT MGR: JMK
 APPROVED BY: JMK

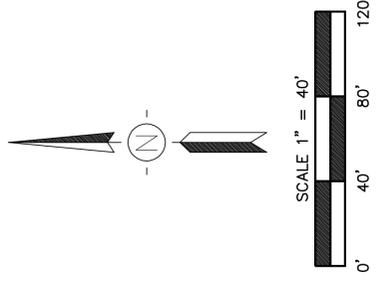
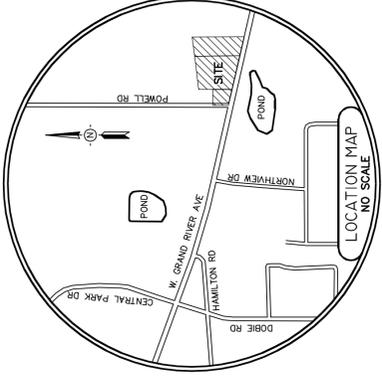
DATE: 7-25-18
 SHEET 2 OF 6

AUTHORIZED BY: LaFontaine Automotive Group
 JOB #: 93897

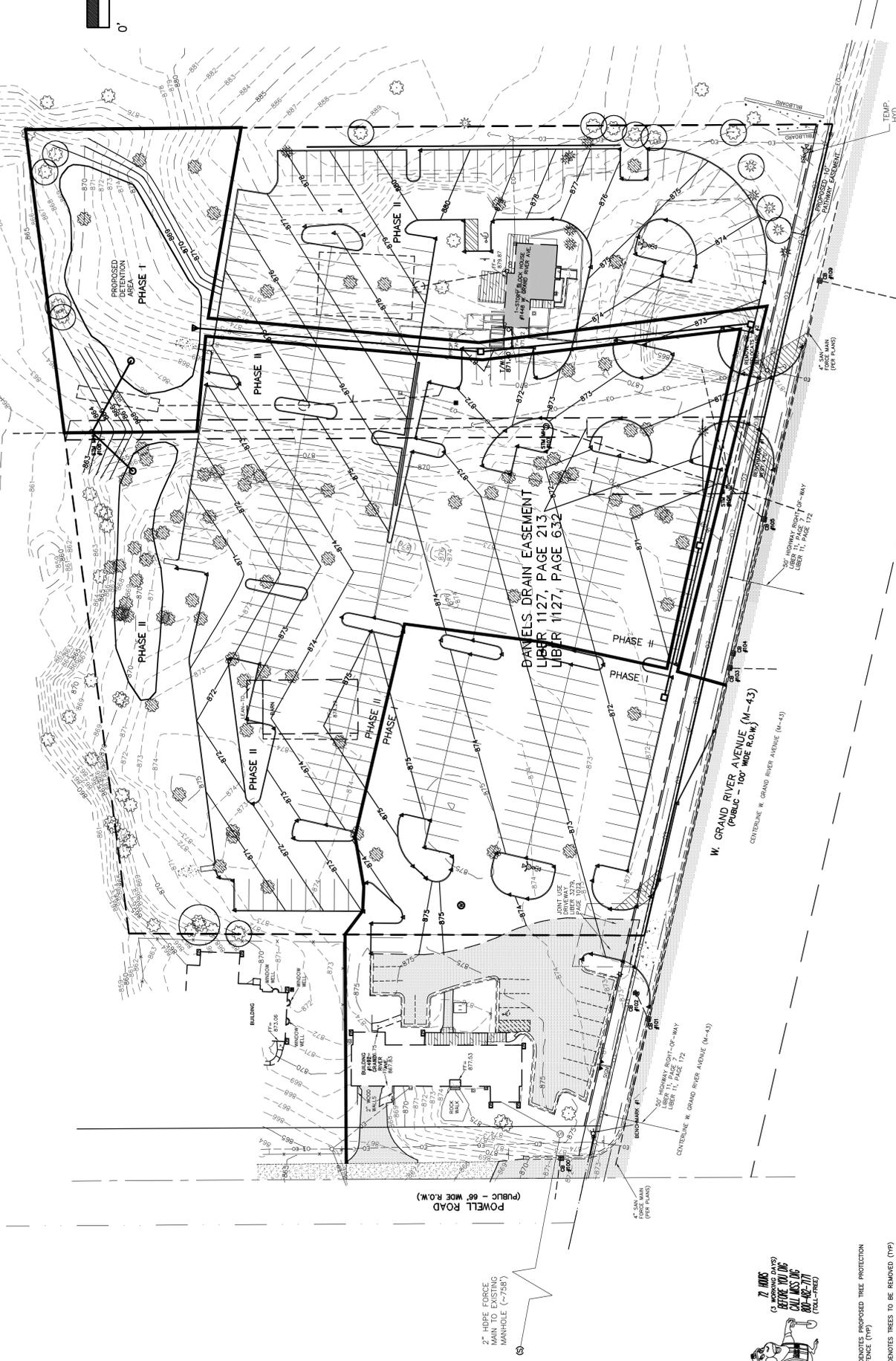
REVISIONS
 9-26-18 SUP
 SUBMITTAL

SURVEY#93897.ALT

S.U.P. FOR:
1448 Grand River Ave.
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPILLS, TOPSOILS ETC....



EX. SEWER INVENTORIES

| | |
|-------------------------|-------------------|
| CATCH BASIN #100 | RM ELEV. = 869.99 |
| 12" RCP W INV. | = 869.28 |
| 10" CMP NE INV. | = 868.47 |
| CATCH BASIN #101 | RM ELEV. = 861.94 |
| 12" VCP E INV. | = 853.53 |
| 24" RCP S INV. | = 853.53 |
| E PIPE TOO FAR RECESSED | |
| 15" RCP W INV. | = 867.74 |
| SUMP ELEV. | = 866.63 |
| STORM MANHOLE #107 | RM ELEV. = 866.98 |
| 24" RCP N INV. | = 853.66 |
| 24" RCP S INV. | = 853.66 |
| STORM MANHOLE #108 | RM ELEV. = 872.25 |
| 24" RCP S INV. | = 853.66 |
| SUMP ELEV. | = 868.54 |
| CATCH BASIN #103 | RM ELEV. = 865.85 |
| 12" RCP S INV. | = 865.85 |
| 18" RCP E INV. | = 864.80 |
| 18" RCP W INV. | = 864.90 |
| SUMP ELEV. | = 862.69 |
| CATCH BASIN #104 | RM ELEV. = 870.48 |
| 15" RCP W INV. | = 864.09 |
| 18" RCP W INV. | = 864.93 |
| SUMP ELEV. | = 863.98 |
| CATCH BASIN #105 | RM ELEV. = 870.94 |
| 24" RCP NE INV. | = 862.65 |
| 12" RCP E INV. | = 862.70 |
| 12" RCP W INV. | = 862.74 |
| SUMP ELEV. | = 862.65 |

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
 NORTHEAST FLANGE BOLT, UNDER "E" IN "E.I.W.". FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
 PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF GRAND RIVER AVENUE. CENTERLINE OF CURB NORTH OF CURB OF GRAND RIVER AVENUE.

EX. LEGEND

| | |
|---|----------------------------|
| ● | SET 1/2" BAR WITH CAP |
| ■ | FOUND IRON AS NOTED |
| ○ | CATCH BASIN |
| ○ | FIRE HYDRANT |
| ○ | VALVE |
| ○ | UTILITY POLE |
| ○ | LIGHT POLE |
| ○ | GUY WIRE |
| ○ | ELECTRIC METER |
| ○ | GAS METER |
| ○ | WELL |
| ○ | MONITORING WELL |
| ○ | SIGN |
| ○ | POST |
| ○ | AIR CONDITIONING UNIT |
| ○ | DOWNSPOUT |
| ○ | DRAINAGE MANHOLE |
| ○ | CATCH BASIN |
| ○ | FENCE |
| ○ | ASPHALT |
| ○ | CONCRETE |
| ○ | GRAVEL |
| ○ | DECK |
| ○ | EXISTING SPOT ELEVATION |
| ○ | EXISTING CONTOUR ELEVATION |
| ○ | BUILDING OVERHANG |
| ○ | OVERHEAD WIRES |
| ○ | DECIDUOUS TREE |
| ○ | CONIFEROUS TREE |
| ○ | GROUND LIGHT |

LEGEND

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

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

REVISIONS

| | |
|-------------|--|
| 9-26-18 SUP | |
| SUBMITTAL | |

KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

DESIGNER: JMK
 PROJECT MGR: JMK
 APPROVED BY: JMK

1448 Grand River Ave.
 STORM & GRADING PLAN

DATE: 7-25-18
 SHEET 3 OF 6

AUTHORIZED BY: JMK
 JOB #: 95897

LaFontaine Automotive Group

ALTA/NSPS LAND TITLE SURVEY

"1476 & 1478 GRAND RIVER AVENUE, OKEMOS, MI 48864"

- ### LEGEND
- SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DEED LINE
 - FENCE
 - DISTANCE NOT TO SCALE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - BUILDING OVERHANG
 - STORM SEWER
 - OVERHEAD WIRES
 - DECIDUOUS TREE
 - CONFEROUS TREE
 - ⊙ DRAINAGE MANHOLE
 - ⊕ CATCHBASIN
 - ⊖ FIRE HYDRANT
 - ⊘ VALVE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - GUY WIRE
 - ⊙ UTILITY PEDESTAL
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - ⊙ WELL
 - ⊙ MONITORING WELL
 - ⊙ SIGN
 - ⊙ POST
 - ⊙ AIR CONDITIONING UNIT
 - ⊙ DOWNSPOUT

SEWER INVENTORIES

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.95

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

BENCHMARKS

BENCHMARK #1
ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT UNDER "E" IN "EJUV"
FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2
ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350030, dated February 21, 2016)

Parcel 1:
That part of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the West 1/4 corner of Section 23, Town 4 North, Range 1 West, thence South 00 degrees 20 minutes 04 seconds West 962.64 feet on the West line of said Section 23 to the Northernly right of way line of Highway M-43, measured at 50.0 feet at a right angle from the centerline of the highway, thence South 76 degrees 27 minutes East 158.00 feet on said right of way line to the point of beginning, thence North 00 degrees 54 minutes 37 seconds East 323.84 feet to a point 158.00 feet North 83 degrees 00 minutes East 323.84 feet to a point 20.0 feet North 83 degrees 00 minutes East 30 seconds East 185.64 feet; thence South 00 degrees 04 minutes 51 seconds East 176.95 feet; thence West 22.00 feet; thence South 00 degrees 04 minutes 51 seconds East 208.00 feet to the right of way of said Highway M-43; thence North 76 degrees 27 minutes West 173.00 feet on said right of way to the point of beginning.

Parcel 2:
That part of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the West 1/4 corner of Section 23, Town 4 North, Range 1 West, thence South 00 degrees 20 minutes 04 seconds West 962.64 feet on the West line of said Section 23 to the Northernly right of way line of Highway M-43, measured at 50.0 feet at a right angle from the centerline of the highway, thence South 76 degrees 27 minutes East 331.00 feet on said right of way line to the point of beginning, thence North 00 degrees 04 minutes 51 seconds West 208.00 feet; thence East 22.00 feet; thence North 00 degrees 04 minutes 51 seconds West 176.95 feet; thence North 83 degrees 37 minutes East 158.00 feet; thence South 00 degrees 04 minutes 51 seconds East 323.84 feet to the right of way of said Highway M-43, thence North 76 degrees 27 minutes West 165.42 feet on said right of way to the point of beginning.

AS SURVEYED:

The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northernly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N00°12'59"E 325.91 feet; thence N82°40'31"E 325.24 feet; thence S00°45'57"E 443.55 feet to said Northernly line; thence N76°59'56"W along said Northernly line 338.42 feet to the point of beginning; said parcel containing 2.87 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B - SECTION II - EXCEPTIONS:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350030, dated February 21, 2016)

Item 12: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 7, abuts parcel, is plottable and shown hereon.

Item 13: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 172, abuts parcel, is plottable and shown hereon.

Item 14: Release of Right of Way in favor of the County of Ingham recorded in Liber 63, Page 519, may cross parcel, document is illegible, therefore not shown hereon.

Item 15: Release of Right of Way in favor of the County of Ingham recorded in Liber 73, Page 12, may cross parcel, references document in Liber 73MR, Page 6, but no description is provided in said document, therefore not shown hereon.

Item 16: Grant of Drain Easement in favor of the Daniels Drainage District recorded in Liber 1127, Page 213 and re-recorded in Liber 1127, Page 632, crosses parcel, is plottable and shown hereon.

Item 17: Terms, conditions, provisions and easements set forth in Joint Driveway Agreement recorded in Liber 3279, Page 1072, cross parcel, are plottable and shown hereon.

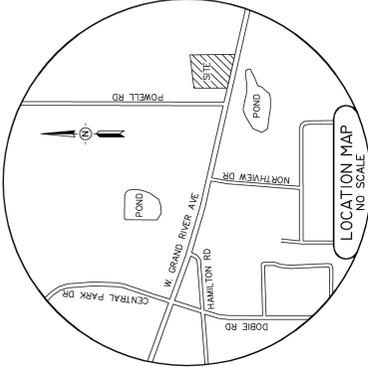
Item 18: Items as disclosed by current survey are shown hereon.

CERTIFICATION:

To LAG Wixom, LLC; Stewart Title Guaranty Company; and AMERICREDIT FINANCIAL SERVICES, INC., doing business as OM FINANCIAL, and to any of their affiliates, successors, and assigns:

This is to certify that this map or plat or map and the survey on which it is based were made in accordance with the 2016 "Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 23, 2018.

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
erfriestrom@kebs.com



SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in March, 2018.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Grand River Avenue.
- Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on March 24, 2018.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

ALTA/NSPS LAND TITLE SURVEY — TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Addresses of the surveyed property: 1476 & 1478 Grand River Avenue, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0159 D, dated August 16, 2011.

Item 4: 2.87 Acres (125,438 square feet)

Item 5: Shown on the survey map.

Item 6b: Setback information was not provided by the insurer as required.

Item 7a: Shown on the survey map.

Item 7b: Shown on the survey map.

Item 7c: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10a: There are no party walls on-site.

Item 13: Shown on the survey map.

Item 14: Shown on the survey map.

Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.

Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.

Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on March 24, 2018. No wetlands were determined to be within the property boundaries.

Item 19: There is a joint driveway easement that benefits and burdens the subject parcel per the exceptions shown in Schedule B-II of said provided title commitment. Said easement is shown hereon.

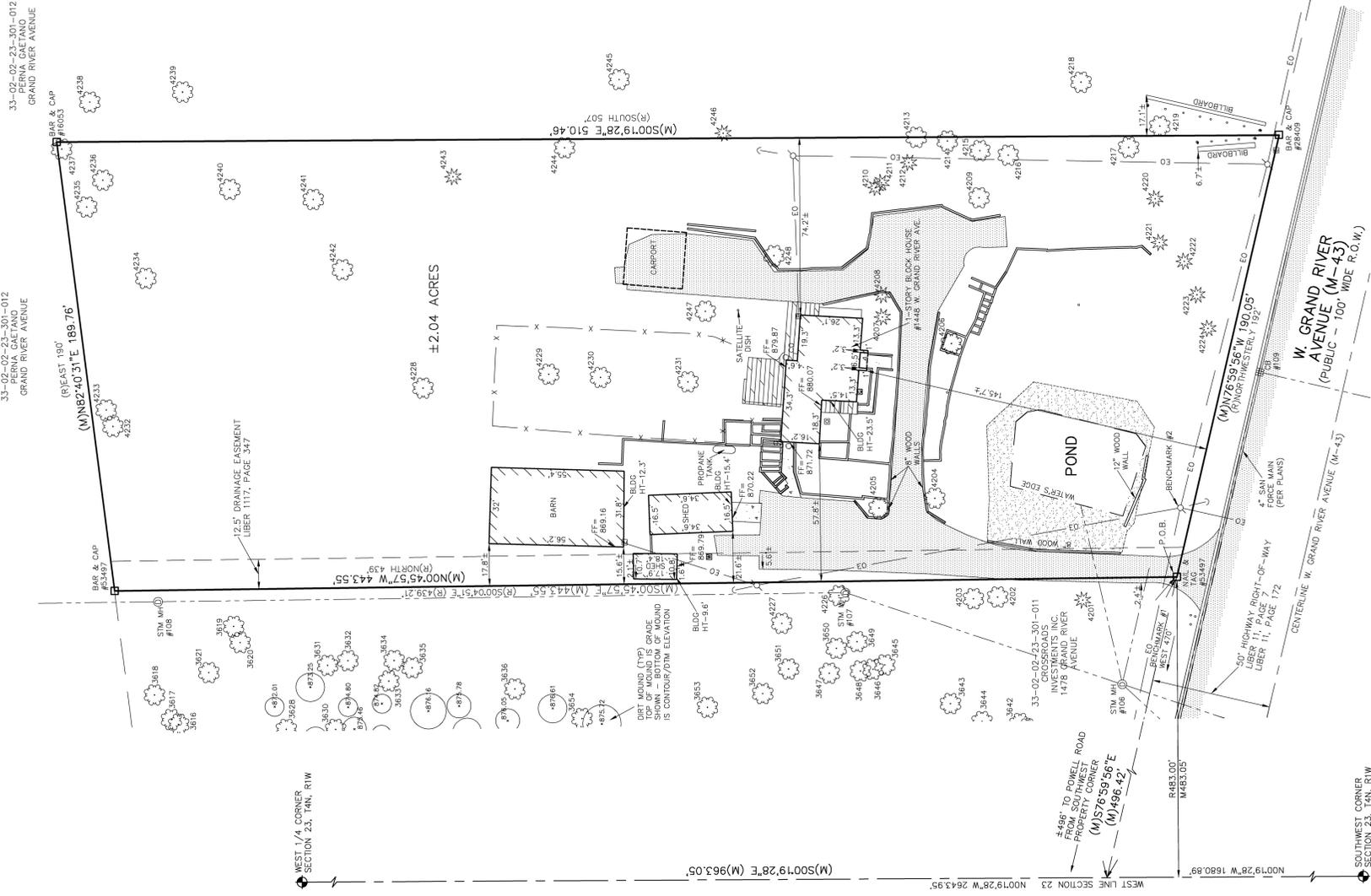
Item 20: KEBS Inc. carries Professional Liability Insurance.



| REVISIONS | COMMENTS | ENGINEERING AND LAND SURVEYING |
|------------|---------------------------|--|
| 04/17/2018 | PRELIMINARY | KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-7777 WWW.KEBS.COM |
| 07/25/2018 | UPDATES TO CERTIFICATIONS | |
| 07/27/2018 | REVISE PER COMMENTS | |
| 07/27/2018 | SIGNED FINAL | Manual Office — Ph. 269-781-9800 DRAWN BY: SSF SECTION: 23, T4N, R1W FIELD WORK BY: SL/RR JOB NUMBER: 93384.ALT SHEET: 6 OF 6 |

ALTA/NSPS LAND TITLE SURVEY

"1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864"



BENCHMARKS

- BENCHMARK #1** ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJUV" FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.
- BENCHMARK #2** ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

SEWER INVENTORIES

- STORM MANHOLE #106**
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41
- STORM MANHOLE #107**
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66
- STORM MANHOLE #108**
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25
- CATCH BASIN #109**
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.46
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

SURVEYOR'S NOTES:

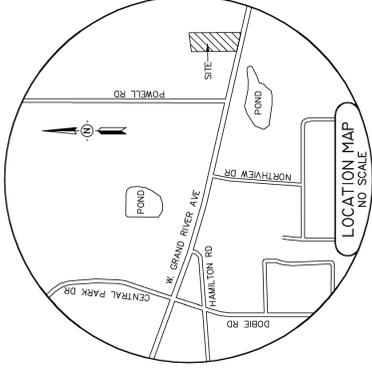
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Grand River Avenue.
- Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on June 26, 2018.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address of the surveyed property: 1448 Grand River Avenue, Okemos, MI 48864.
- Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0159 D, dated August 16, 2011.
- Item 4: 2.04 Acres (89,008 square feet)
- Item 5: Shown on the survey map.
- Item 6a: Setback information was not provided by the insurer as required.
- Item 7a: Shown on the survey map.
- Item 7b: Shown on the survey map.
- Item 7c: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0
- Item 10a: There are no party walls on-site.
- Item 13: Information for adjoining properties is shown on the survey map per original Geographic Information System mapping for Ingham County and is subject to verification by the appropriate authorities.
- Item 14: Shown on the survey map.
- Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.
- Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.
- Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on June 26, 2018. No wetlands were determined to be within the property boundaries.
- Item 19: Adjacent road right-of-way location abutting property is shown. There were no other easements or rights-of-way per documents provided by client or observed while conducting the field survey.
- Item 20: Kebs, Inc. carries Professional Liability Insurance.

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = STORM SEWER
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = DRAINAGE MANHOLE
- ⊕ = CATCHBASIN
- ⊖ = FIRE HYDRANT
- ⊘ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WELL
- ⊙ = MONITORING WELL
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = DOWNSPOUT
- ⊙ = GROUND LIGHT



LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)

That part of the West 1/2 of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, lying North of M-43 (formerly highway US-16) described as beginning on the North line of said M-43 at a point 483 feet due East of the West line of Section 23; thence North 439 feet; thence East 190 feet to a fence; thence South along said fence 507 feet to the North line of M-43; and thence Northwesterly 192 feet to the POINT OF BEGINNING.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: commencing at the West 1/4 corner of Section 23, T4N, R1W, Meridian Township, beginning on the North line of said M-43 at a point 483 feet due East of the West line of Section 23; thence North 439 feet; thence East 190 feet to a fence; thence South along said fence 507 feet to the North line of M-43; and thence Northwesterly 192 feet to the POINT OF BEGINNING.

SCHEDULE B, SECTION II, EXCEPTIONS:

- (As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)
- Item 12: Drain Easement as recorded in Liber 1117, Page 347, crosses parcel, is plottable and shown hereon.
- Item 13: Right-of-way as recorded in Liber 50, Page 379, crosses parcel; no exact location is described therefore it is not plottable and not shown hereon.
- Item 14: Right-of-way as recorded in Miscellaneous Records 11, Page 172, abuts parcel, is plottable and shown hereon.
- Item 15: Right-of-way as recorded in Miscellaneous Records 11, Page 136, does not cross or abut parcel, therefore not shown hereon.
- Item 16: Right-of-way as recorded in Miscellaneous Records 11, Page 7, abuts parcel, is plottable and shown hereon.

CERTIFICATION:

I, LUCAS WEXLEY, L.L.C., Stewart Title Guaranty Company, and AMERICREDIT FINANCIAL SERVICES, INC., doing business as CM FINANCIAL, and to any of their affiliates, successors, and assigns:

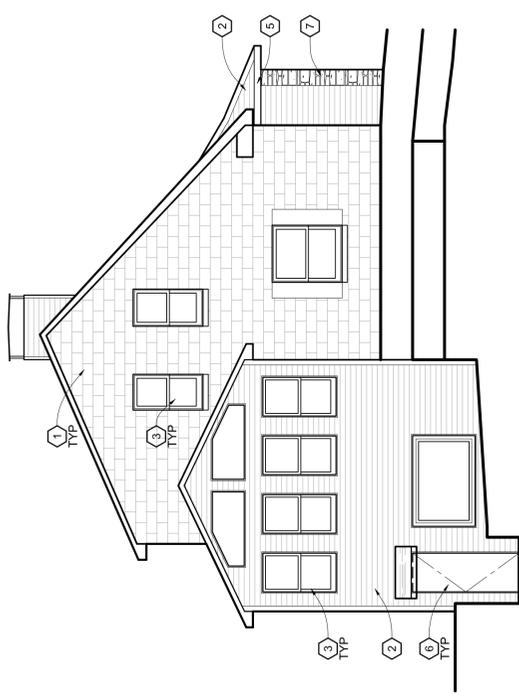
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 26, 2018.

Erick R. Friestrom Date of Plot or Map:
Professional Surveyor No. 53497
erfriestrom@kebs.com

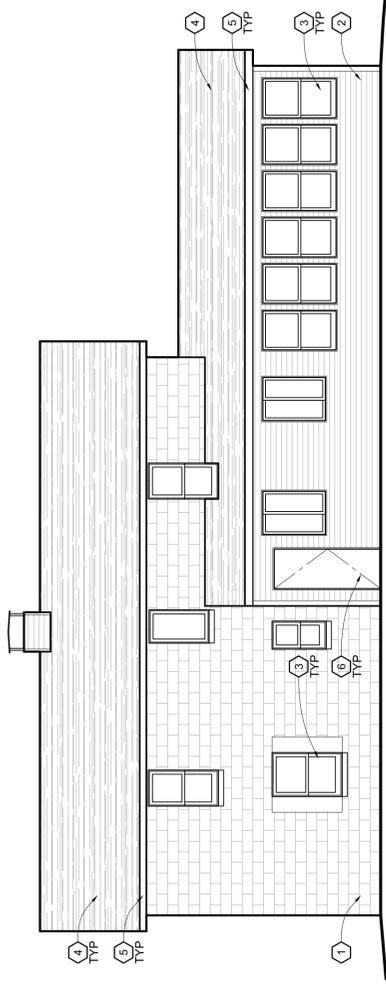
| REVISIONS | COMMENTS | ENGINEERING AND LAND SURVEYING |
|----------------------|---------------------|---|
| 08/03/2018 | PRELIMINARY | KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-7777 WWW.KEBS.COM |
| 08/06/2018 | REVISED PRELIMINARY | |
| 08/07/2018 | SIGNED FINAL | |
| DRAWN BY: SSF | | SECTION: 23, T4N, R1W |
| FIELD WORK BY: SL/RR | | JOB NUMBER: 93897.ALT |
| SHEET: 6C OF 6 | | |

EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)

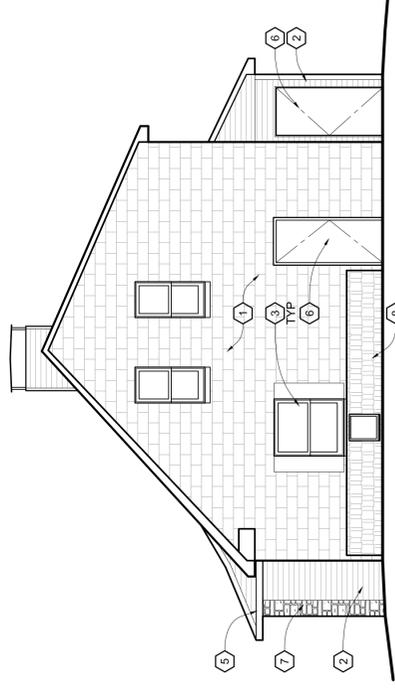
- 1 EXISTING CMU
- 2 EXISTING VINYL SIDING
- 3 EXISTING VINYL WINDOW TO REMAIN
- 4 EXISTING ASPHALT SHINGLE ROOF
- 5 EXISTING GUTTER AND DOWNSPOUTS TO REMAIN, TYP
- 6 EXISTING DOOR AND FRAME
- 7 EXISTING STONE VENEER
- 8 EXISTING SHAKE SHINGLE ROOF



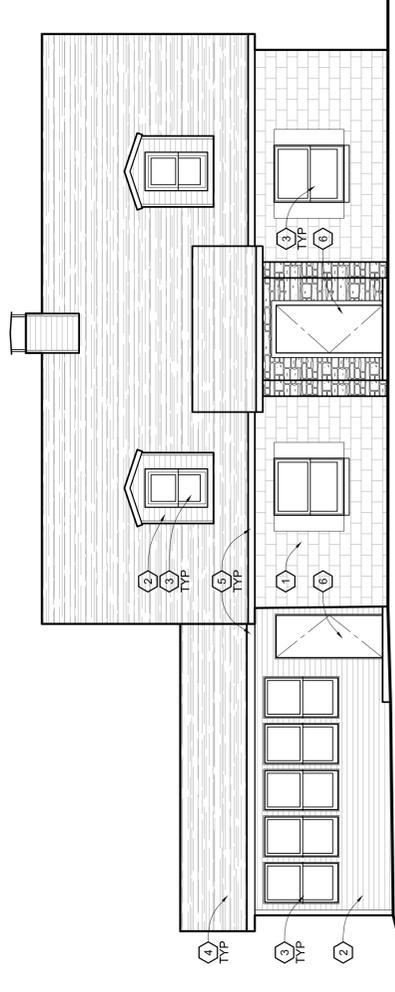
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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DO NOT SCALE DRAWINGS

| ISSUED | OWNER REVIEW |
|----------|--------------|
| 10.05.18 | |
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| | |

FILE 1760_201_ExtElevations
DRAWN PJP
CHECKED SJB
SEAL

CLIENT
RYAN LEFONTAINE
LAFONTAINE AUTOMOTIVE GROUP
4001 W. HIGHLAND RD.
HIGHLAND, MI

PROJECT
LAFONTAINE CHRYSLER
DODGE JEEP RAM
1492 GRAND RIVER AVE
OREMOS, MICHIGAN

JOB NO.
1760

SHEET
EXTERIOR ELEVATIONS

SHEET NO.
A2.2

- DEALERSHIP ZONES
- SHOWROOM AND SALES
 - F&I OFFICES
 - SERVICE / SUPPORT
 - CUSTOMER AMENITIES
 - PARTS DEPARTMENT



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DO NOT SCALE DRAWINGS
 ISSUED 08.30.18 REVIEW

| | |
|---------|--------------------|
| FILE | 1760_A11_Rev01.rvt |
| DRAWN | PH |
| CHECKED | PH |
| SEAL | |

CLIENT
 RYAN LEFONTAINE
 LEFONTAINE AUTOMOTIVE GROUP
 4000 W. HIGHLAND RD.
 HIGHLAND, MI

PROJECT
 LEFONTAINE CHRYSLER
 DODGE JEEP RAM
 1510 GRAND RIVER AVE
 OREMOS, MICHIGAN

JOB NO.
1760

SHEET
 FIRST FLOOR PLAN - NEW WORK

SHEET NO.
A1.1

N
 SCALE: 1/4"=1'-0"
FIRST FLOOR PLAN - NEW WORK



To: Planning Commission

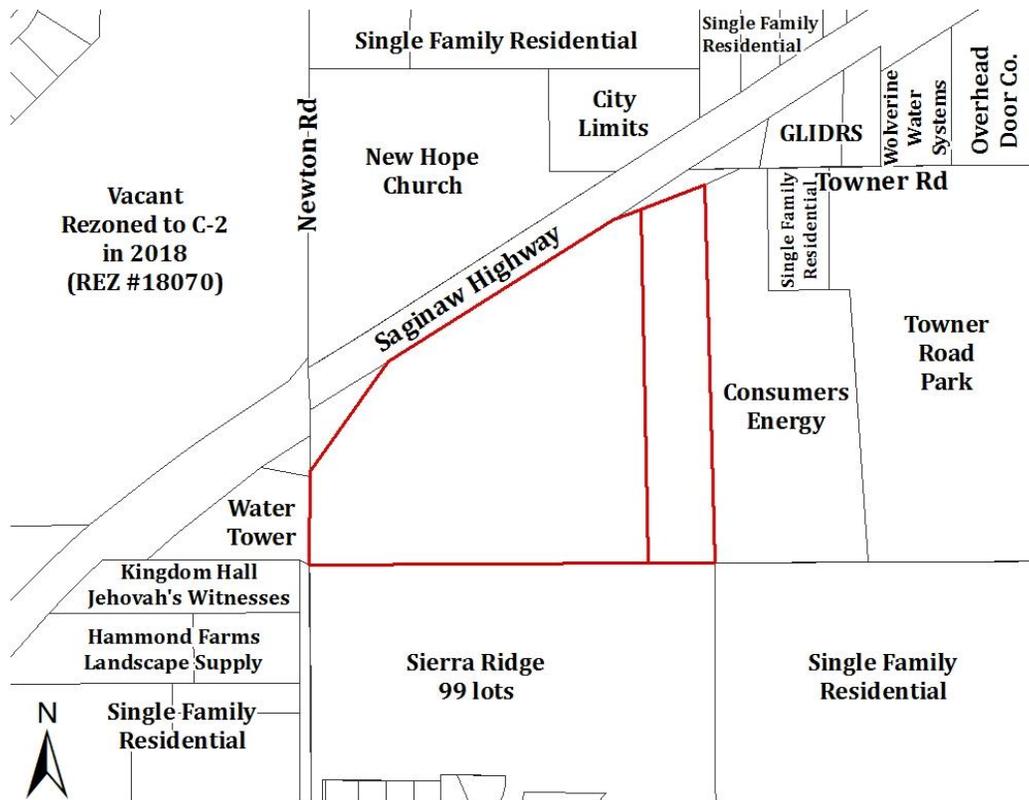
From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: October 31, 2018

Re: Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC),
construct mixed use project at the southeast corner of Saginaw Highway and
Newton Road.

Newton Pointe, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project identified as Newton Park. The approximate 23.97 acre project site is located at the southeast corner of Saginaw Highway and Newton Road and consists of two parcels, a property addressed as 6276 Newton Road (17.97 acres) and a property recognized as Tax I.D. #04-252-005 (six acres). The site is zoned C-2 (Commercial). The proposal includes the construction of a new 86,468 square foot mixed use building with 85 multiple family dwelling units and 19,367 square feet of commercial space, 10, 10-unit multiple family buildings, six, four-unit single family attached buildings, nine single family dwellings, and a 4,778 square foot clubhouse. The map below depicts the site location and surrounding land uses.



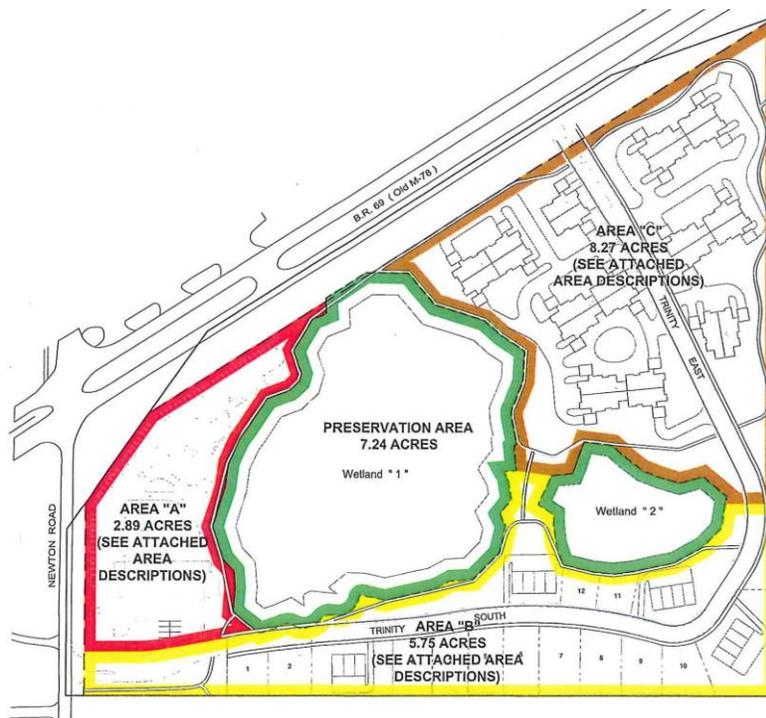
**Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC)
Planning Commission (November 5, 2018)
Page 2**

In addition to the MUPUD, a special use permit (SUP) is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area (SUP #18091). The special use permit is being processed concurrently with the MUPUD request.

In 2006 the property was rezoned (Rezoning #06050) to C-2 with a condition offered by the applicant at the time to develop the property as a MUPUD. The condition also placed limitations on the types and sizes of uses allowed on the property, as well as residential density. Three areas of development were identified; Area A, Area B, and Area C. Overall, the entire property was limited to no more than 10 dwelling units per acre. The exhibits approved as part of Rezoning #06050 (attached) detail the uses allowed for each of the three areas of the property. A general description of each is included below.

- Area A: limits the types of allowed land uses, restricting uses such as bowling alleys, gasoline stations, and brewpubs, among others. It also limits first-floor commercial space to no more than 25,000 square feet.
- Area B: is limited to single family detached (free-standing) units and single family attached brownstone-type townhouses. The townhouses are limited to three or four units. The density of Area B cannot exceed six dwelling units per acre.
- Area C: is limited to multiple family apartments (and/or condominium units) at a density of no more than 14 dwelling units per acre.

The map below depicts Areas A, B, and C as established by Rezoning #06050.



**Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC)
Planning Commission (November 5, 2018)
Page 3**

As proposed, Area A would consist of a mixed use building with a total of 85 apartments divided among the mezzanine level, first, second, and third floors. The first floor contains 13,280 square feet of commercial space and the mezzanine contains 6,087 square feet of commercial space; total commercial square footage is approximately 19,367 square feet in size, which complies with the condition of Rezoning #06050 limiting first-floor commercial space to no more than 25,000 square feet. The apartments consist of 24 studio units, 20 one bedroom units, 25 one bedroom lofts, and 16 two bedroom units.

Area B would consist of six, four-unit single family attached buildings (referred to as quadplexes, but more commonly known as townhouses) and nine single family detached homes. 12 of the quadplex units would be two bedroom units and 12 would be three bedroom units. All nine of the single family detached homes would be three bedroom dwellings. Residential density in this area would be 5.74 units per acre, which complies with the maximum density established for Area B in Rezoning #06050.

As established in Rezoning #06050, Area C is limited to multiple family apartments (and/or condominiums). The applicant is proposing 100 apartments in Area C, which would be divided among 10, 10-unit buildings consisting of 40 one bedroom units, 44 two bedroom units, and 16 three bedroom units. Residential density in this area would be 12.09 units per acre, which complies with the maximum density established for Area C in Rezoning #06050.

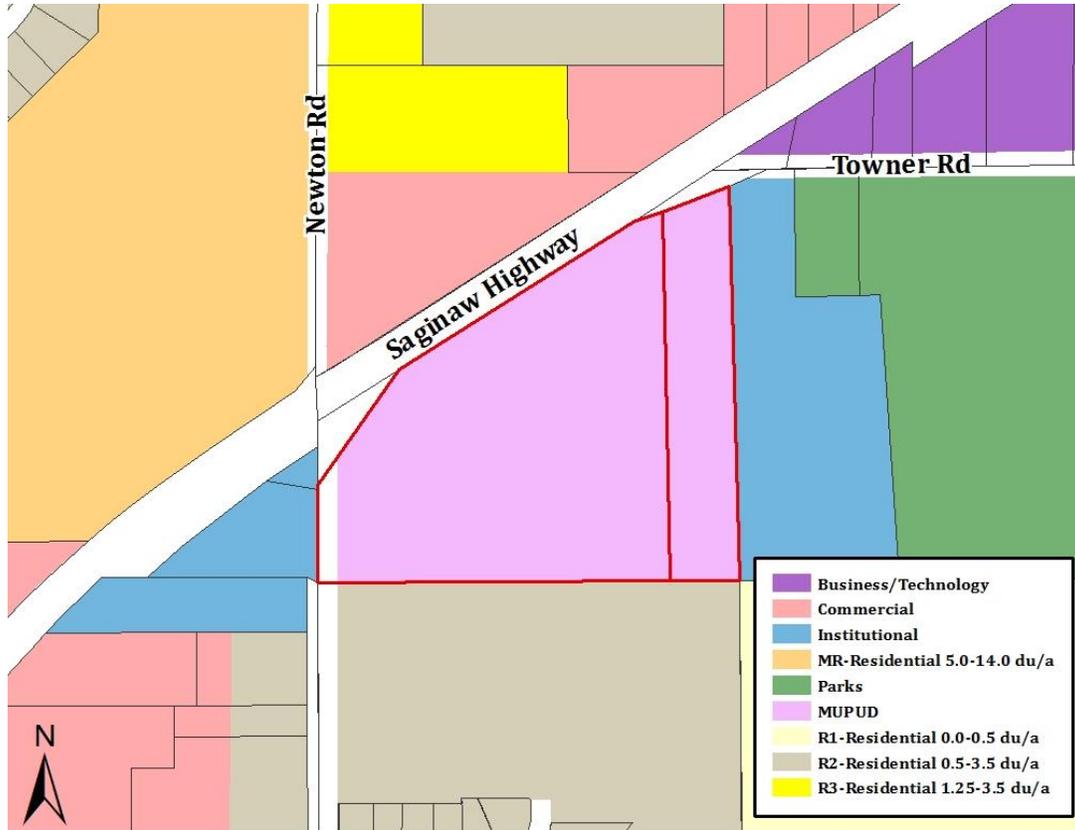
Common areas are located along the south side of the property, on the west end of Area B. A pool and hot tub, 4,778 square foot clubhouse, 1,586 square foot maintenance garage and pool house, and 228 square foot mail pavilion comprise the common areas.

Master Plan

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

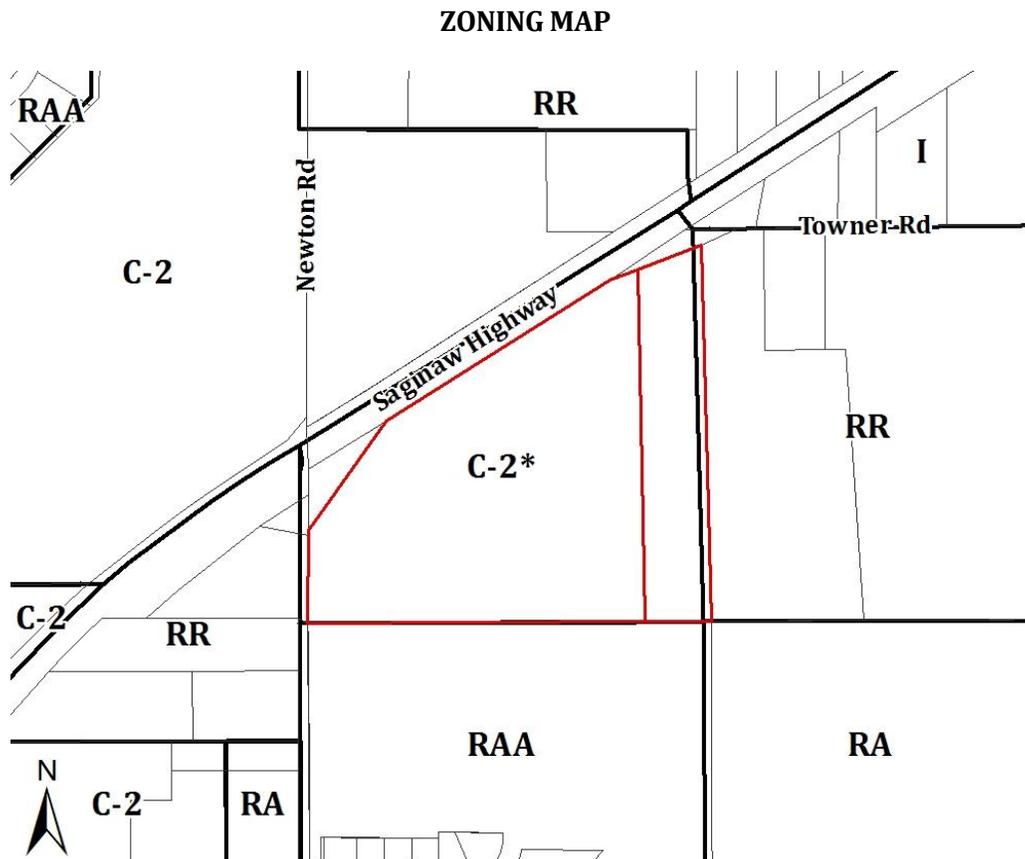


FUTURE LAND USE MAP



Zoning

The proposed project is located in the C-2 (Commercial) zoning district. A MUPUD is permitted in the C-2, C-3 (Commercial), CR (Commercial Recreation), and CS (Community Service) zoning districts and is also permitted in C-1 (Commercial) and PO (Professional and Office) when public water and sewer are available. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a MUPUD. Rezoning #06050 placed restrictions on the uses allowed on the subject site.



Physical Features

The subject property is currently undeveloped. The topography of the site slopes from 877 feet above mean sea level near the northeastern and southeastern portions of the property to a low point of 869 feet above mean sea level near the central region of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

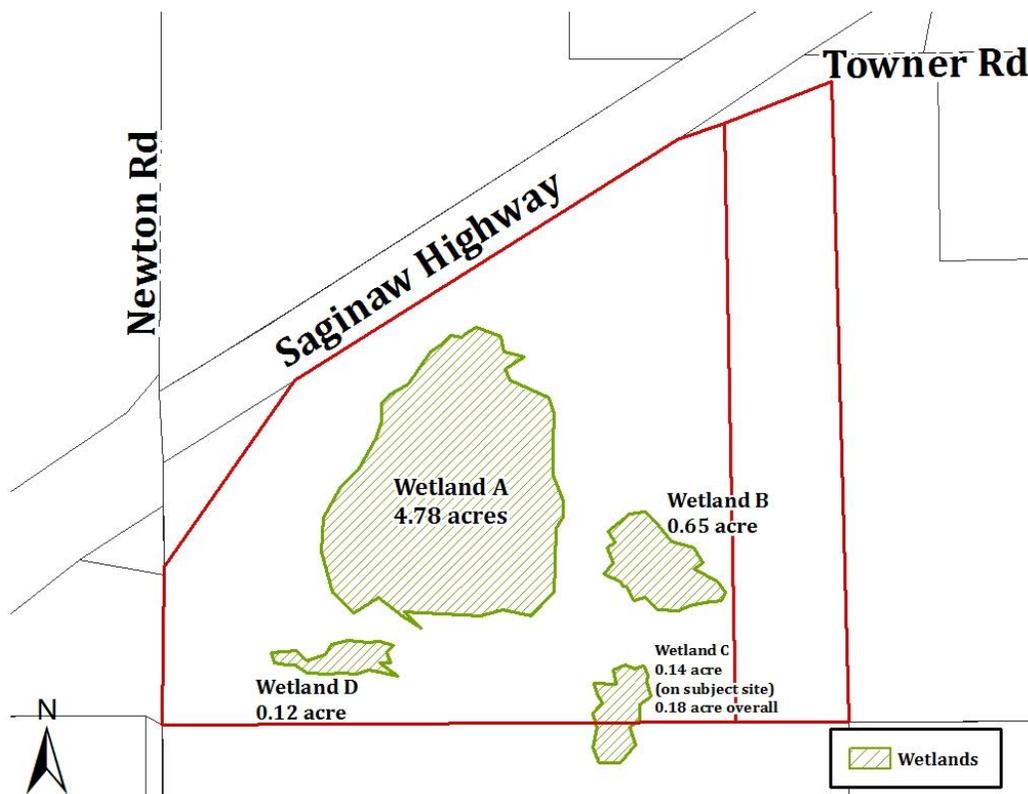
Four wetlands are located on the subject property. A wetland delineation was conducted by the applicant's wetland consultant to determine the boundary, regulatory status, and size of the wetlands. The delineation was verified by the Township's wetland consultant in July of 2018. Township Wetland #4-19, labeled as Wetland A on the submitted plans, is 4.78 acres in size and is regulated by the Township. Township Wetland #4-20, labeled as Wetland B on the submitted plans, is 0.65 acres in size and is potentially subject to regulation by the Township. Section 22-156 of the Code of Ordinances requires the Township Board to determine whether a wetland greater than 0.25 acre in size but less than two acres in size is essential to the preservation of the natural resources of the Township. If the wetland is determined to be essential, the applicant will be required to obtain a wetland use permit from the Township prior to performing a regulated activity in the wetland.

Township Wetland #4-21, labeled as Wetland C on the submitted plans, is 0.18 acre in size and is not subject to Township regulation. The fourth wetland does not appear on the Township Wetland Map; labeled as Wetland D on the submitted plans, it is 0.12 acre in size and not subject to Township regulation.

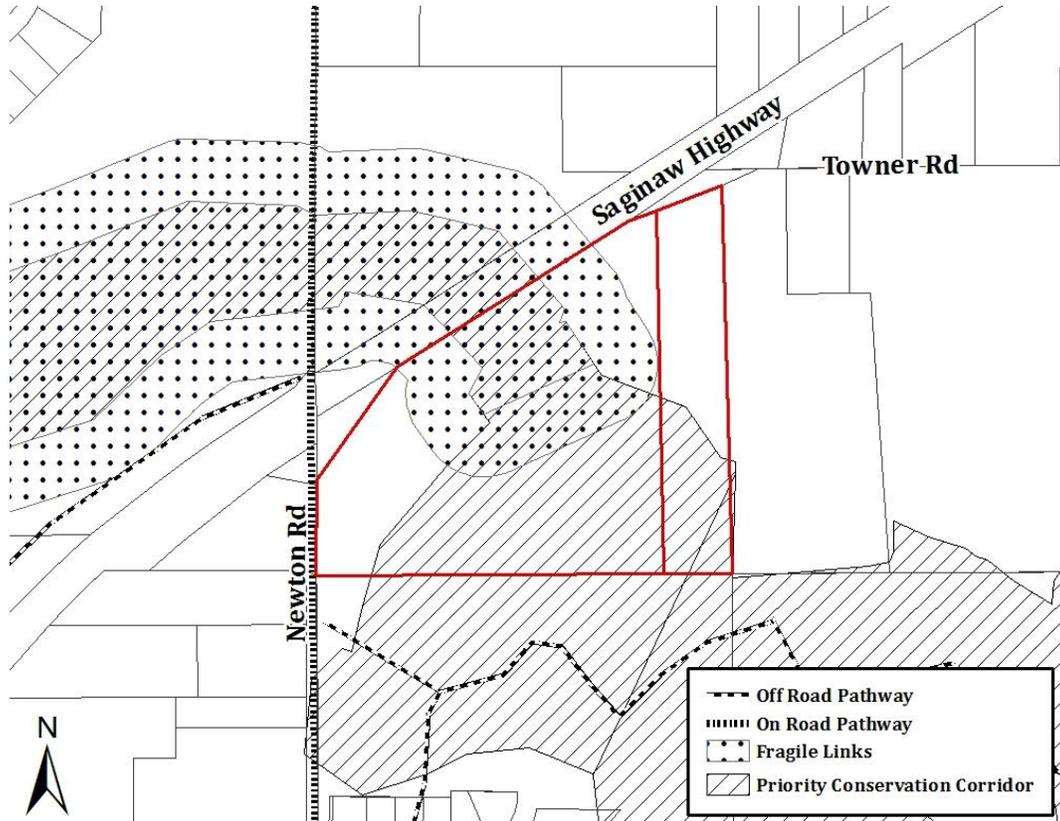
Section 86-471 of the Code of Ordinances requires all structures and grading activities be set back 20 feet (Wetland B) or 40 feet (Wetland A) from a delineated wetland boundary depending on the size of the wetland, and that a natural vegetation strip be maintained within 20 feet of the wetland boundary. As proposed, walking trails would extend into the wetland setback, which would require a waiver as part of the MUPUD.

The applicant proposes to discharge stormwater to Wetlands A and B. As Wetland A is regulated by the Township and Wetland B could potentially be regulated by the Township, a wetland use permitted is required. The wetland use permit (WUP #18-03) is being processed concurrently with the MUPUD and SUP requests. Wetland use permit applications submitted in conjunction with a related land development activity are decided by the same entity that decides the related land development activity, therefore the Township Board will make the decision regarding the wetland use permit. Once the Planning Commission makes its recommendation on the MUPUD the Township Board will hold a public hearing on the wetland use permit request at the same time it holds its public hearing for the MUPUD request.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Fragile Link and Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

Streets and Traffic

The subject site is located at the southeast corner of Saginaw Highway and Newton Road. Saginaw Highway is a four-lane divided highway, without curb and gutter, classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. The posted speed limit is 55 miles per hour in the project area. Newton Road is a two lane road, without curb and gutter, classified as a local street in the zoning ordinance. The posted speed limit is 45 miles per hour in the project area. The Pedestrian and Bicycle Pathway Map shows a required 10 foot wide pathway along Saginaw Highway and a required seven foot wide pathway along Newton Road. The applicant will be required to install the pathway along the Saginaw Highway and Newton Road property frontages.

Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC)
Planning Commission (November 5, 2018)
Page 8

The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Newton Road, between Lake Lansing Road and Saginaw Highway, showed a total of 669 vehicles in a 24 hour period. The most recent (2017) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway, between Lake Lansing Road and the Ingham/Clinton County line, showed a total of 12,835 vehicles in a 24 hour period.

Three proposed driveways provide access to the subject site, one from Newton Road and two from Saginaw Highway. The Saginaw Highway driveways are designed to have one right-in and right-out lanes.

A traffic impact study is required for MUPUDs which would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. The applicant submitted a traffic impact study prepared by Traffic Engineering Associates, Inc. dated February 2018 that provides information on traffic generated by the proposed MUPUD. The study looks at existing, background (future traffic volumes without the traffic generated by the proposed development), and future level of service (LOS) during the AM (7:15-8:15 a.m.) and PM (4:45-5:45 p.m.) peak hours at the following three intersections around the project site:

- Saginaw Highway and Newton Road
- Saginaw Highway and East Median Opening (proposed, see following paragraph)
- Saginaw Highway and Towner Road

The Michigan Department of Transportation (MDOT) has plans to restructure Saginaw Highway between Newton Road and Towner Road beginning in 2019. The new roadway design will close off the existing boulevard (pass-through) openings at Newton Road and Towner Road. There are proposed median openings east and west of the existing intersections. All traffic on Newton Road and Towner Road will be required to make a right turn, then use one of the median openings to either complete their route on Newton Road or Towner Road or to make a left turn. The traffic impact study incorporated the proposed redesign of Saginaw Highway into the background and future traffic information as the proposed improvements are not scheduled to be completed until the beginning of 2021.

The traffic study notes existing traffic at the studied intersections all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. The study shows background traffic at the studied intersections will operate at an acceptable level of service (LOS D or better) during AM and PM peak hours. Under future conditions, it is projected all movements will continue to operate at an acceptable level of service (LOS C or better), except for the southbound right turn movement from Newton Road to westbound Saginaw Highway during the AM peak hour. This movement is expected to operate at a LOS E with a vehicle delay of 37.4 seconds, a 6.3 second increase from background traffic.



The traffic impact study estimated traffic generation for the proposed project based on 85 *Multifamily Housing (Mid Rise)* apartment units in Area A (Land Use Code 221 in the Institute of Transportation Engineers (ITE) trip generation manual), 13,280 square feet of *Medical-Dental Office Building* in Area A (Land Use Code 720 in the ITE trip generation manual), 16 *Single-Family Detached Housing* units in Area B (Land Use Code 210 in the ITE trip generation manual), 16 townhomes (Area B) and 100 apartment units of *Multifamily Housing (Low-Rise)* in Area C (Land Use Code 220 in the ITE trip generation manual). The following table estimates traffic generation for the proposed project.

| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | Weekday |
|---|----------------|--------------|-----------|------------|--------------|-----------|------------|--------------|
| | | In | Out | Total | In | Out | Total | |
| Multifamily Housing (Mid-Rise), Land Use Code 221 | 85 Units | 8 | 23 | 31 | 23 | 15 | 38 | 462 |
| Medical-Dental Office Building, Land Use Code 720 | 13,289 sq. ft. | 29 | 8 | 37 | 13 | 34 | 47 | 423 |
| Multifamily Housing (Low-Rise) Land Use Code 220 | 116 Units | 13 | 42 | 55 | 42 | 25 | 67 | 836 |
| Single-Family Detached Housing, Land Use Code 210 | 16 Units | 4 | 12 | 16 | 11 | 6 | 17 | 193 |
| Total Trips | | 54 | 85 | 139 | 89 | 80 | 169 | 1,914 |

The applicant’s traffic consultant recommends consideration be given to upgrading Newton Road with dual southbound right turn lanes at the intersection of Newton Road and Saginaw Highway to improve the level of service and reduce vehicle delays during the AM peak hour. If the existing southbound right turn lane was changed to a dual southbound right turn lane, turning movements at this intersection are projected to operate at an acceptable level of service (LOS C or better) during the peak hours, as opposed to a LOS E with a single southbound right turn lane. Additionally, the traffic study notes projected traffic volumes at the two proposed new driveways on eastbound Saginaw Highway meet the MDOT guidelines to require installation of a right turn taper.

Utilities

Municipal water is available in the vicinity of the project site and sanitary sewer is not currently in the vicinity and would have to be extended to serve the subject site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail during site plan review if the MUPUD and SUP are approved.



Parking

The Township Code of Ordinances requires two parking spaces for each dwelling unit plus an additional 25% expansion capacity. Five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area are required for the commercial space. With 218 dwelling units and 19,367 square feet of commercial space, plus parking for the 4,778 square foot clubhouse, a total of 667 parking spaces would be required for the project.

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 30 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 637 spaces.

In addition to the required motor vehicle parking, one bicycle parking space for every 10 required vehicle parking spaces must also be provided. The maximum number of required bicycle parking spaces cannot exceed 50, however more bicycle parking can be provided. With 637 motor vehicle parking spaces, the maximum of 50 bicycle parking spaces are required for the project. 60 bicycle parking spaces (30 bicycle racks) are proposed in different areas on the property.

The submitted site plan proposes 414 parking spaces on the site. With 637 required parking spaces and 414 proposed spaces the applicant will be seeking a 223 space waiver from the Township Board as part of the MUPUD approval.

Staff Analysis

The applicant has requested to construct a new 86,468 square foot mixed use building with 85 multiple family dwelling units and 19,367 square feet of commercial space, 10, 10-unit multiple family buildings, six, four-unit single family attached buildings, nine single family dwellings, and a 4,778 square foot clubhouse using the MUPUD process for a project identified as Newton Park. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying C-2 zoning district will be compared to what is proposed on the submitted site plan.



Land Use: All uses permitted by right and by special use permit in the underlying zoning district are allowed in a MUPUD. When the property was rezoned to C-2 the rezoning was conditioned on developing the property as a MUPUD. The condition also placed limitations on the types and sizes of commercial and residential uses. The applicant has not indicated a tenant(s) for the commercial space. Restrictions to commercial land uses include the prohibition of bowling alleys, gasoline stations, and brewpubs, among others. First-floor commercial space is limited to no more than 25,000 square feet.

Density: The submitted plan proposes 218 dwelling units on 23.95 acres for a density of 9.10 dwelling units per acre (du/a). The conditional rezoning of the property limits overall density to no more than 10 du/a. Area B of the property is limited to single family detached units and single family attached townhouses. The townhouses are limited to three or four units. The density of Area B cannot exceed six dwelling units per acre. Nine single family homes and six, four-unit townhomes are proposed in Area B, at a density of 5.74 du/a, which complies with the maximum density established for Area B in Rezoning #06050. Area C is limited to multiple family apartments (and/or condominiums). The density of Area C cannot exceed 14 du/a. The applicant is proposing 100 apartments in Area C, which would be divided among 10, 10-unit buildings, at a density of 12.09 du/a, which complies with the maximum density established for Area C in Rezoning #06050.

Phasing: The applicant has indicated the entire project will be completed in one phase.

Amenities: One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance.

The submitted site plan lists the following amenities: pocket park/public seating plaza, uncovered bike racks, clubhouse, dog park, walking paths, raised garden areas, dog waste cans/relief area, trash can receptacles, sports/rec area, and walking path connector to Towner Road Park. The Planning Commission and Township Board should note bicycle racks are a requirement and therefore are not considered an amenity for the project.

Building height: The maximum building height allowed in a MUPUD is 45 feet. Building elevations are provided in the MUPUD application materials. The building elevations indicate all building types comply with the maximum height requirement.

Building materials: Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project are a mix of stone and exterior insulation and finish system (EIFS) siding. EIFS siding is a composite material that provides exterior walls with an insulated and water-resistant finished surface. Elevations of the buildings were submitted that show the different building materials for the project. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.

Architectural design: The MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the facade. Scaled building elevations have been provided which indicate the buildings as proposed provides the required facade articulation. The MUPUD ordinance also requires that windows cover no less than 50% of nonresidential street level facades. Based on the submitted floor plans a portion of the 19,367 commercial space is located on the mixed use building's west building facade along Newton Road and northwest building facade facing Saginaw Highway. The submitted building elevations show windows along Newton Road and Saginaw Highway that cover at least 50% of facade at the street level.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. The submitted architectural renderings of the building shows railings for the balcony units and benches but details were not provided to indicate the materials of these items. The submitted site plan shows 30 bicycle racks on the site. The Township requires the use of an inverted "U" shaped bicycle rack. The amenities plan indicates the proposed bicycle racks will be the inverted "U" shaped style.

Trash and recycling: One commercial dumpster, compactor, and recycle center is shown on the submitted site plan at the southwest corner of the subject property. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Parking: The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 637 parking spaces are required for the project and the applicant is proposing 414 spaces.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A minimum of four feet of landscaped area is required around the perimeter of the mixed use building. While not required as part of the MUPUD application, a landscape plan for the project was submitted. Landscaping will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

Lighting: The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was provided and will be reviewed in detail during site plan review if the project proceeds.

Signs: A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved by the Township Board as part of the MUPUD. The submitted plans show three 68.3 square foot (8' 4" tall) monument signs proposed on the property, one located on the south side of the driveway at Newton Road, and one each on the southwest side of both Saginaw Highway driveways. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The mixed use building is set back approximately 1.5 feet from the Newton Road ROW and approximately 5 feet from the Saginaw Highway ROW. The freestanding signs are required to be at least 10 feet back from the Newton Road and Saginaw Highway ROW. The signs proposed on the south side of the driveway at Newton Road and on the southwest side of the west Saginaw Highway driveway meet the 10 foot setback. A third monument sign located southwest of the east Saginaw Highway driveway, north of Building C1, also meets the 10 foot setback. Building C1 is approximately 80 feet from the Saginaw Highway ROW.

The submitted building elevations show wall signs on the mixed use building. Each business is permitted one wall sign. Seven, seven square foot wall signs are located on the front elevation (street side) of the mixed use building. The elevations also show eight, seven square foot wall signs located on the rear elevation (parking lot side) of the mixed use building. As proposed, the eight wall signs on the rear building elevation would not be permitted without a waiver, which was not requested by the applicant, as each business is permitted one wall sign.

Sidewalks: Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows seven foot wide sidewalks connecting parking areas to the mixed use building and clubhouse, and both four and five foot wide sidewalks throughout Areas B and C, generally around the buildings. A waiver cannot be granted for construction of four foot wide sidewalks. All four foot sidewalks proposed must be expanded to a minimum of five feet in width.

Waiver requests

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, lot frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the Newton Park project.

Front yard setback

A 100 foot front yard setback from the centerline along Saginaw Highway is required. At its closest point the proposed mixed use building is located 75.5 feet from the centerline of Saginaw Highway. A waiver of 24.50 feet is requested for the front yard building setback.

The applicant requested a waiver from the Newton Road front yard building setback, but incorrectly requested a waiver based on a setback from the centerline of the road. For Newton Road the required setback is 25 feet from the street right-of-way line. At its closest point the proposed mixed use building is located 1.5 feet from the street right-of-way line of Newton Road. Therefore a waiver of 23.50 feet is required for the front yard building setback.

Setback from residential zoning district

In the C-2 zoning district no structure is permitted within 100 feet of any residential zoning district boundary line. As proposed, Building B15 (a single family home) is located 20 feet from the RAA (Single Family) property to the south, therefore a waiver of 80 feet is requested for the setback from the residential zoning district boundary.

Buildings C4, C5, and C6 (10-unit apartment buildings) are located 20 feet from the RR (Rural Residential) property to the east, therefore a waiver of 80 feet is requested for the setback from the residential zoning district boundary.

Parking lot setback

Where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drives, adjoins a residential district a landscaped buffer at least 40 feet wide must be provided between the parking area and the adjoining property line. At its closest point the parking lot on the west side of the property is located 10 feet from the RAA zoning district line. A waiver of 30 feet is requested for the parking lot setback from a residential zoning district.

Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide must be provided between the parking area and the adjacent right-of-way. At its closest point the parking area on the south side of the mixed use building is located 1.5 feet from the Newton Road right-of-way. A waiver of 18.5 feet is requested for the parking lot setback from a public street.

Parking

The applicant did not factor the bicycle parking reduction into their calculation of the required number of motor vehicle parking spaces. The submitted plan notes 667 vehicle parking spaces are required, with 414 parking spaces proposed. 637 parking spaces are required for the project based on the number of residential units, commercial space in the mixed use building, and the allowed reduction granted for bicycle parking. 414 parking spaces are proposed by the applicant. A waiver of 223 parking spaces is required.

Signs

The submitted building elevations show seven, seven square foot wall signs located on the front elevation (street side) of the mixed use building and eight, seven square foot wall signs on the rear elevation (parking lot side) of the mixed use building. As proposed, the eight wall signs on the rear building elevation would not be permitted without a waiver, as each business is permitted one wall sign.

Wetland setback

All structures and grading activities shall be setback at least 20 feet (Wetland B) or 40 feet (Wetland A) from the delineated boundary of a wetland. As indicated on the list of waivers submitted by the applicant, walking paths would extend into the wetland setback at numerous locations around Wetlands A and B. The submitted amenities plan does not depict the wetlands and wetland setbacks in relation to the walking paths, therefore staff cannot determine the distance from the wetlands to the closet point of the walking paths.

The applicant has requested a waiver from the 20 foot natural vegetation strip to discharge stormwater to Wetlands A and B. This requires a wetland use permit, therefore the waiver from the natural vegetation strip is not applicable. The applicant has applied for a wetland use permit.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. A resolution will be provided at a future meeting.

Attachments

1. Application and attachments.
2. Site plan prepared by Kebs, Inc. dated October 5, 2018 and received by the Township on October 5, 2018.
3. Architectural renderings, floor plans, building elevations, and sign plan prepared by The Peabody Group dated September 17, 2018 and received by the Township October 5, 2018.
4. Landscape plan and amenities plan prepared by Luke Landscape dated September 18, 2018 and received by the Township on October 5, 2018.
5. Rezoning #06050 conditions approved by the Township Board on March 20, 2007.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2018\MUPUD 18044 (Newton Pointe LLC) Newton Park\MUPUD 18044.pc1.docx



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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant _____
Address of Applicant _____
Telephone - Work _____ E-Mail _____ Fax _____
Interest in property (circle one): Owner Tenant Option Other _____
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number _____
Legal description (please attach if necessary) _____
Current zoning _____
Project name _____
- C. Developer (if different than applicant) _____
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name _____
Address _____
Telephone(s) _____ E-Mail _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type _____
 - b. Percent of project area _____
 - c. Total square feet for non-residential uses _____
 - d. Usable floor area _____
 - e. Number of employees _____
 - f. Hours of operation _____

 2. Residential Uses:
 - a. Percent of project area _____
 - b. Total dwelling units _____
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent _____ Condo _____

3. Parking:
 - a. Non-residential uses _____
 - b. Residential uses _____

4. Proposed Amenities: Type _____
 (General) Type _____
 Type _____
 Type _____

- Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

10. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 11. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
 12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 13. A sign program illustrating size and location of each proposed sign type.
 14. A lighting plan (see Chapter 38, Article VII).
 15. Copies of comments from reviewing agencies such as, but not limited to, the following:
 - Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)
 - The appropriate school board (as applicable)
- H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

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

Yes No (Please check one)

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

Signature of Applicant

Date

Type/Print Name

Fee: _____

Received by: _____

Date: _____

Pre-Application Meeting Held: _____
Date

Application Complete: _____
Date

By: _____
Staff



October 5, 2018

Mr. Mark Kieselbach

Community Planning & Development Director
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: **Newton Park**

**6276 Newton Road
MUPUD Application**

Dear Mr. Kieselbach,
Newton Pointe, LLC is pleased to submit the MUPUD Application package for the referenced project.

Project Summary –

This site received approved for rezoning (#06050) to Commercial (C-2) by the Meridian Township Board on March 20, 2007. The approval for rezoning is conditioned on the site being developed under the Township's mixed use planned unit development ordinance and limiting the types of permitted uses and the residential density of the development. This MUPUD Application complies with these conditions and contains site data for the different types of proposed uses, along with the proposed waiver list. We presented the project at the Concept Plan Review stage to the Meridian Township Planning Commission and the Board of Trustees earlier this year, at which time it received enthusiastic support.

This package includes the following applications and supporting documentation -

- Mixed Use Planned Unit Development Application
- Special Use Permit Application
- Wetland Use Permit Application

Please let us if we need to take any further action or you require further information to process these applications. We look forward to receiving Meridian Township approval to proceed with our development.

Thank you,
Chuck Holman
Vice President, Development & Construction
DTN Management Company

NEWTON PARK 6276 NEWTON ROAD, HASLETT, MI 48840

LEGAL DESCRIPTION:

(As provided)

TAX ID: 33-02-02-04-252-004

THAT PT. OF SW 1/4 OF NE 1/4 S. OF M-78 HWY., EXC BEG AT INTER OF CEN LINE OF E BOUND RDWY OF M-78 STATE HWY & NS 1/4 LINE OF SEC 4 -N 59 DEG. 40' E 300 FT -S 35 DEG. 44'30" W 433.44 FT TO PT ON NS 1/4 LINE OF SEC 4 A DISTANCE OF 200 FT FROM BEG N 200 FT TO BEG ALSO EXC BEG AT INTER OF CEN LINE OF E BOUND RDWY OF M-78 STATE HWY & CEN LINE OF TOWNER RD -S 59 DEG. 40' W 300 FT S 72 DEG 07' 20" E TO E 1/8. LINE OF SEC 4 N ALONG E 1/8 LINE TO CEN LINE OF TOWNER RD W'LY ALONG SAID CEN. LINE TO BEG.- ALSO EXCEPT COM. AT CEN. OF SEC. 4, S 88 DEG 13' 47" E ALONG E-W 1/4 LINE OF SEC. 4, 1079.47 FT TO PT. OF BEG: N 01 DEG 24' 16" E 1156.35 FT TO PT. ON S'LY R/W LINE OF HWY M-78, N 71 DEG 57' 55" E ALONG SAID R/W LINE 231.81 FT, S 01 DEG 24' 16" W 1234.90 FT TO PT. ON E-W 1/4 LINE OF SEC. 4, N 88 DEG 13' 47" W 218.60 FT ALONG SAID E-W 1/4 LINE TO PT. OF BEG., SEC. 4 T4N R1W.

TAX ID: 33-02-02-04-252-005

COM. AT CEN. OF SEC. 4, S 88 DEG 13' 47" E ALONG E-W 1/4 LINE OF SEC. 4 1079.47 FT TO PT. OF BEG: N 01 DEG 24' 16" E 1156.35 FT TO PT. ON S'LY R/W LINE OF HWY M-78, N 71 DEG 57' 55" E ALONG SAID R/W LINE 231.81 FT, S 01 DEG 24' 16" W 1234.90 FT TO PT. ON E-W 1/4 LINE OF SEC. 4, N 88 DEG 13' 47" W 218.60 FT ALONG SAID E-W 1/4 LINE TO PT. OF BEG., SEC. 4, T4N R1W.



October 4, 2018

Mr. Mark Kieselbach
Community Planning & Development Director
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Newton Property Partnership, a Michigan co-partnership, now known as Newton Property, L.L.C., a Michigan limited liability company, by merger ("Owner")

Dear Mr. Kieselbach:

The above referenced entity is the Owner of the subject property. The Owner hereby authorizes Newton Pointe, LLC, on its behalf, to submit and execute the Mixed Use Planned Unit Development Application and the Special Use Permit Application.

If you have any comments, questions or concerns, please do not hesitate to contact me.

A handwritten signature in blue ink, which appears to read 'Thomas F. Kuschinski'. The signature is fluid and cursive.

Very truly yours,

Newton Property, L.L.C.
By: DTN Holdings, LLC
Its: Member

By: Thomas F. Kuschinski
Its: Manager



KEBS, INC

Engineering • Surveying

October 5, 2018

Mr. Larry Thelen
Michigan Department of Transportation (MDOT)
2700 Port Lansing Road
Lansing, Michigan 48906

Re: Newton Park MUPUD, SUP and WUP submittal

Dear Larry:

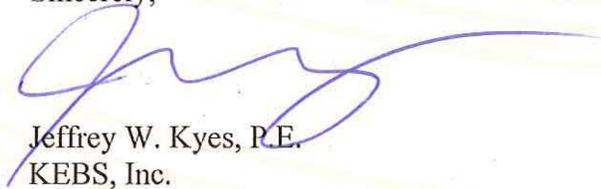
Please find attached a pdf set of Mixed Use Planned Unit Development plans for your preliminary review and comment of the property located at the se corner of Newton Road and Saginaw Highway in Meridian Township.

The project is in the early stages of design as part of the Meridian Township MUPUD process. Your written comments back to Meridian Township would be greatly appreciated.

We are currently showing (2) right in – right out drives onto Saginaw Highway along with a drive connecting to Newton Road.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at jkyes@kebs.com.

Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.



KEBS, INC

Engineering • Surveying

October 5, 2018

Mr. Robert Peterson, P.E., Director of Engineering
Ingham County Road Department
301 Bush Street
P.O. Box 38
Mason, MI 48854-0038

Re: Newton Park MUPUD, SUP and WUP submittal

Dear Bob:

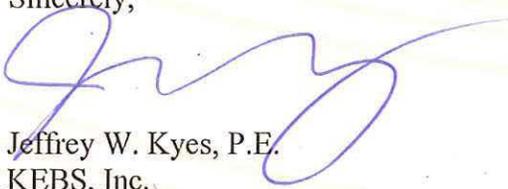
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Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.



KEBS, INC

Engineering • Surveying

October 5, 2018

Mr. David Love
Ingham County Drain Commission ("ICDC")
P.O. Box 220
Mason, Michigan 48854-0220

Re: Newton Park MUPUD, SUP and WUP submittal

Dear Dave:

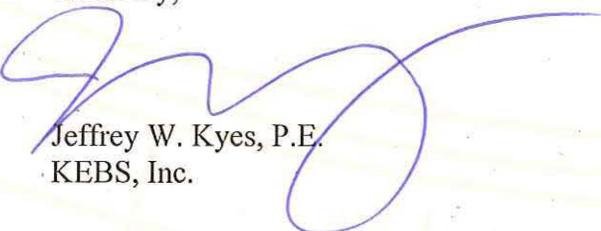
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The project is in the early stages of design as part of the Meridian Township MUPUD process. Your written comments back to Meridian Township would be greatly appreciated.

We are also requesting a Wetland Use Permit to store water in the Township regulated wetlands on the site with the ultimate discharge south on Newton Road to the County Drain.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at jkyes@kebs.com.

Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.



KEBS, INC

Engineering • Surveying

October 5, 2018

Mr. Steven L. Cook, Superintendent
Haslett Public Schools
5593 Franklin Street
Haslett, MI 48840

Re: Newton Park MUPUD, SUP and WUP submittal

Dear Mr. Cook:

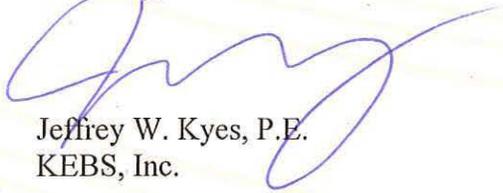
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The project is in the early stages of design as part of the Meridian Township MUPUD process. Your written comments back to Meridian Township would be greatly appreciated.

The project consists of a mixture of several types of for rent residential units along with commercial lease space.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at jkyes@kebs.com.

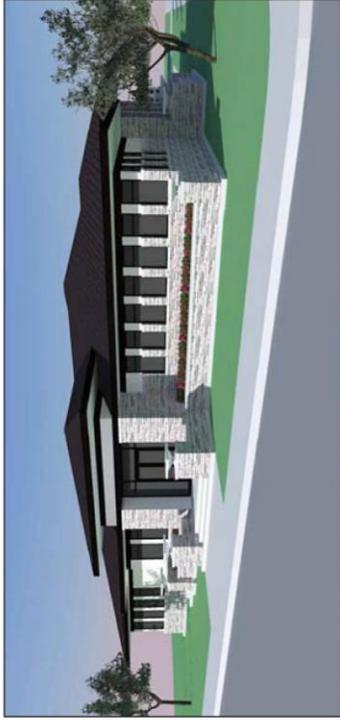
Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.

NEWTON PARK

EXTERIOR FINISHES



Owens Corning Duration
Shingles in 'Teak'

PAC-CLAD Standing Seam
Metal Roof in 'Midnight Bronze'
(For Clubhouse Only)

EIFS Paint Color
in SW 7008
Alabaster

Boral Versetta Stone LedgeStone in
'Mission Point'



Exterior Trim Color
in SW 6258 Tricorn
Black

**NEWTON PARK
UNIT MIX AND AREA SCHEDULE**

| COMMERCIAL AREAS | | | | | | | |
|------------------|----------------|--|-------|------------|----|---------------|--------------------|
| Building Type | # of Buildings | | Floor | # of Units | SF | Total SF | Units Per Building |
| Commercial Bldg | 1 | | | | | | |
| Ground Floor | | | | | | 13,280 | |
| Mezzanine | | | | | | 6,087 | |
| Totals | | | | | | 19,367 | |

| COMMON AREAS | | | | | | | |
|---------------------------------|----------------|--|-------|------------|----|--------------|--------------------|
| Building Type | # of Buildings | | Floor | # of Units | SF | Total SF | Units Per Building |
| Clubhouse | 1 | | | | | 4,778 | |
| Maintenance Garage & Pool House | 1 | | | | | 1,586 | |
| Mail Pavilion | 1 | | | | | 228 | |
| Totals | | | | | | 6,592 | |

| MARKET RENT SCHEDULE (AREA A - MIXED USE BLDG - 85 UNITS) | | | | | | | | |
|---|----------------|----------------------|---------|------------|-----------------|---------------|--------------------|----|
| Building Type | # of Buildings | | Floor | # of Units | NRSF | Total NRSF | Units Per Building | |
| Building 1 | 1 | | | | | | | |
| | | Studios | | 24 | 590 | 14,160 | | 24 |
| | | 1br/1ba | | 20 | 714 | 14,280 | | 20 |
| | | Lofts (normal) | 1br/1ba | 20 | 820 | 16,400 | | 20 |
| | | Loft (end cap) | 1br/1ba | 5 | 1,045 | 5,225 | | 5 |
| | | 2bd/2ba | | 8 | 1,030 | 8,240 | | 8 |
| | | 2 Bd /2 Ba (end cap) | | 8 | 1,071 | 8,568 | | 8 |
| | | | | | | | | 85 |
| | | | | 85 | 787 | 66,873 | | |
| | | | | | Ave | | | |
| | | | | | Building | | | |
| | | | | | NRSF | | | |
| | | | | | | 66,873 | | |

| MARKET RENT SCHEDULE (AREA B - QUADPLEXES (24) AND SINGLE FAMILY (9)) | | | | | | | | |
|---|----------------|--------------------|-------|------------|-----------------|---------------|--------------------|---|
| Building Type | # of Buildings | | Floor | # of Units | NRSF | Total NRSF | Units Per Building | |
| Townhomes | 6 | | | | | | | |
| | | 2br/2ba | | 12 | 1,236 | 14,832 | | 2 |
| | | 3br/3ba | | 12 | 1,399 | 16,788 | | 2 |
| Totals | | | | 24 | 1,318 | 31,620 | | |
| Detached Homes | 9 | | | | | | | |
| | | 2br/2ba | | - | 1,247 | - | | |
| | | 2br/2ba (Basement) | | - | 1,247 | - | | |
| | | 3br/2ba | | 9 | 1,422 | 12,798 | | 1 |
| | | 3br/2ba (Basement) | | 9 | 1,422 | 12,798 | | |
| Totals | | | | 9 | 2,844 | 25,596 | | |
| | | | | 33 | 1,734 | 57,216 | | |
| | | | | | Ave | | | |
| | | | | | Building | | | |
| | | | | | NRSF | | | |
| | | | | | | 57,216 | | |

**NEWTON PARK
UNIT MIX AND AREA SCHEDULE**

| MARKET RENT SCHEDULE (AREA C - BIG HOUSE 100 UNITS) | | | | | | | |
|---|----------------|---------|-------|------------|--------------|-----------------|--------------------|
| Building Type | # of Buildings | | Floor | # of Units | NRSF | Total NRSF | Units Per Building |
| | | | | | | | Type 1 |
| Type 1* | 6 | | | | | | |
| | | 1br/1ba | | 1 | 814 | 4,884 | 1 |
| | | 1br/1ba | | 2 | 890 | 10,680 | 2 |
| | | 1br/1ba | | 1 | 916 | 5,496 | 1 |
| | | 2bd/2ba | | 2 | 1,162 | 13,944 | 2 |
| | | 2bd/2ba | | 2 | 1,268 | 15,216 | 2 |
| | | 2bd/2ba | | 2 | 1,386 | 16,632 | 2 |
| Total - Type I | | | | 10 | 6,685 | 66,852 | 10 |
| | | | | | Ave | | |
| Type 2* | 4 | | | | | | Type 2 |
| | | 1br/1ba | | 1 | 814 | 3,256 | 1 |
| | | 1br/1ba | | 2 | 890 | 7,120 | 2 |
| | | 1br/1ba | | 1 | 916 | 3,664 | 1 |
| | | 2bd/2ba | | 2 | 1,162 | 9,296 | 2 |
| | | 2bd/2ba | | - | 1,268 | - | |
| | | 2bd/2ba | | - | 1,386 | - | |
| | | 3br/3ba | | 2 | 1,492 | 11,936 | 2 |
| | | 3br/3ba | | 2 | 1,564 | 12,512 | 2 |
| Total - Type I | | | | 10 | 4,778 | 47,784 | 10 |
| | | | | | Ave | | |
| Mix Summary | | | | | | | |
| | | 1br/1ba | 40% | 40 | | | |
| | | 2br/2ba | 44% | 44 | | | |
| | | 3br/3ba | 16% | 16 | | | |
| Totals/Ave for Type I & Type II | | | | 100 | 1,146 | 114,636 | |
| Current GPR (per T-12) | | | | | Ave | | |
| * Note: Gross Building Areas (GBA) and Net Rentable Sq Ft (NRSF): | | | | | | Building | |
| All building types (Based on Quarry Ph III calculations) | | | | | | NRSF | |
| | | | | | | 114,636 | |
| Unit Totals | | | | 218 | 1,095 | 238,725 | |
| Grand Totals | | | | 218 | | 264,684 | |

NEWTON PARK SIGN PROGRAM

Mixed Use Building –

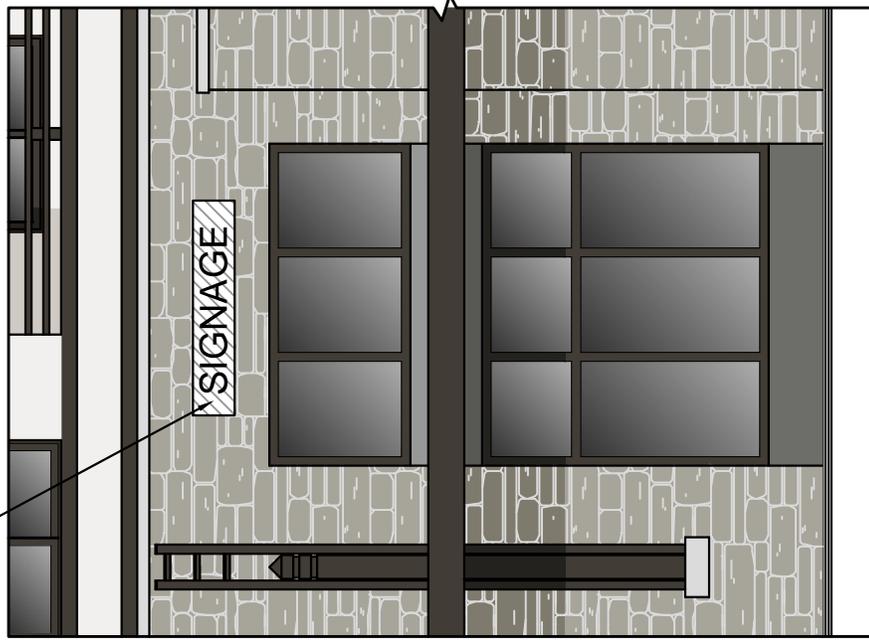
- Each of the "signage" letters shall not exceed 7 sq.ft. for a total of 49 sq.ft. of signage area at the front and 49 sq.ft. at the rear.
- The address sign located at the front of the building shall be an additional 3 sq.ft.

Monument Sign –

- Sign shall have letters saying "Newton Park" that shall not exceed 13 sq.ft.
- Address numbers not exceeding an area of 3 sq.ft

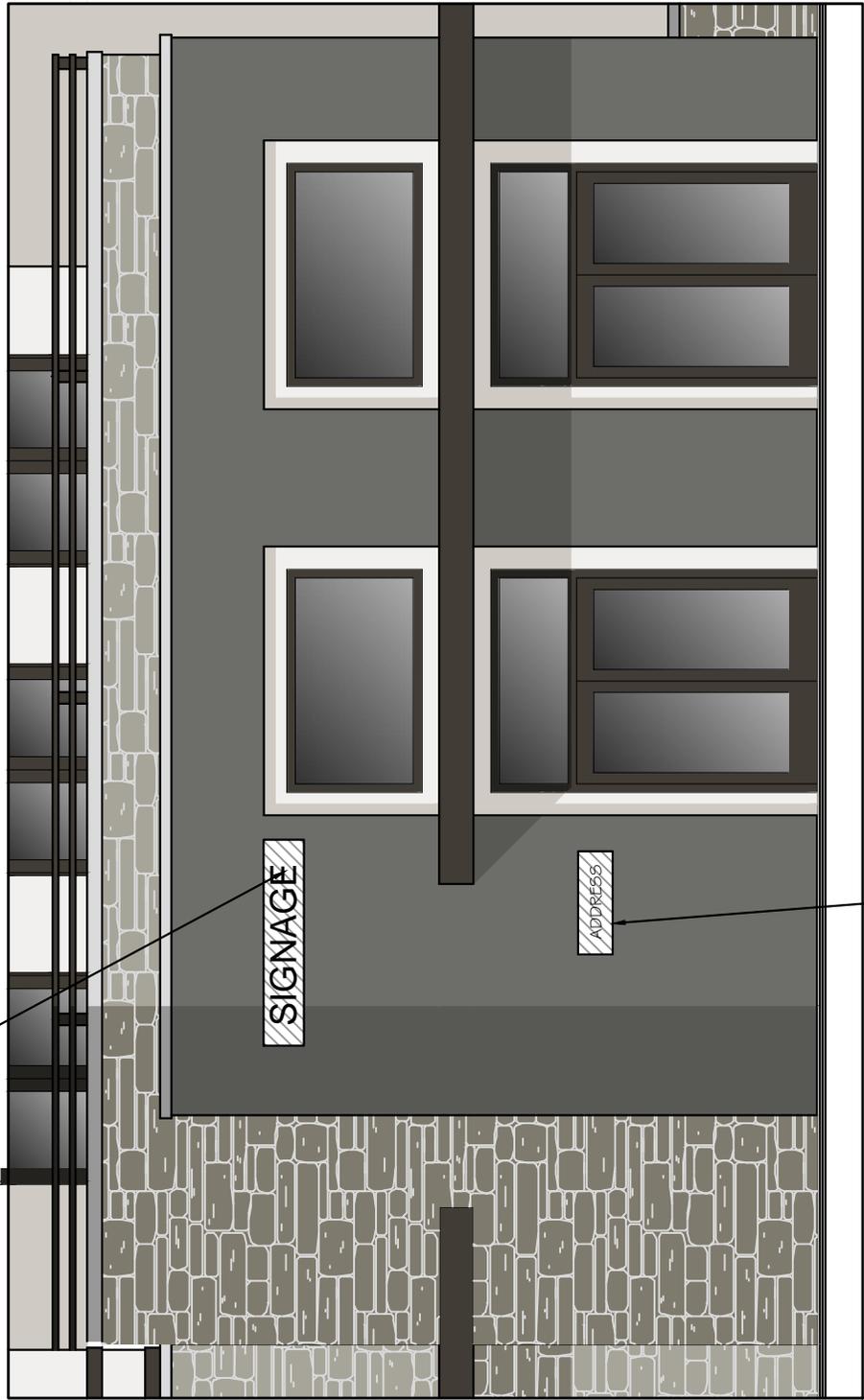
NOTE: Please see architectural elevations for sign locations.

HATCHED AREA DENOTES (7) SQ. FT. OF SIGNAGE AREA AT EXTERIOR FACADE OF MIXED USE BUILDING. TYPICAL FOR (7) SIGN LOCATIONS AT FRONT AND BACK OF BUILDING FOR A TOTAL AREA OF 49 SQ. FT.



NEWTON PARK - MIXED USE

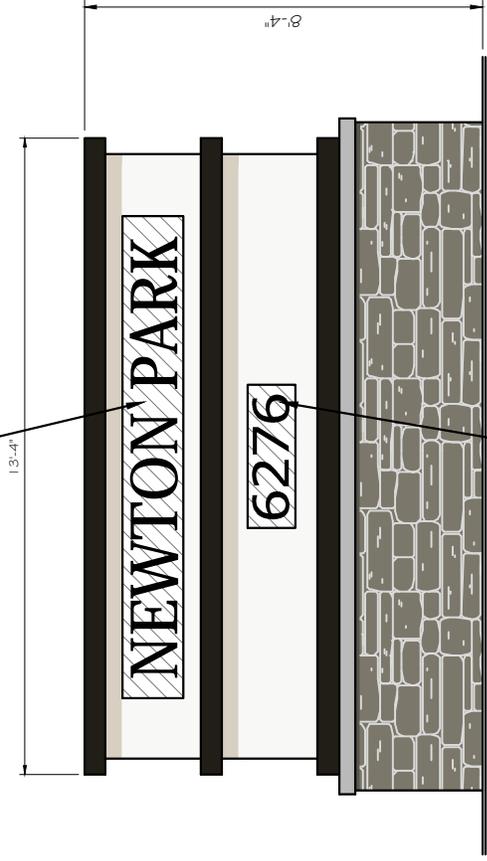
HATCHED AREA DENOTES (7) SQ. FT. OF SIGNAGE AREA NEAR MAIN ENTRANCE.



HATCHED AREA DENOTES (3) SQ. FT. OF SIGNAGE AREA NEAR MAIN ENTRANCE FOR BUILDING ADDRESS.

NEWTON PARK - MIXED USE

HATCHED AREA DENOTES (13) SQ.FT. OF SIGNAGE AT MONUMENT SIGN. TYPICAL AT BOTH SIDES.



HATCHED AREA DENOTES (3) SQ.FT. OF SIGNAGE AT MONUMENT SIGN FOR ADDRESS. TYPICAL AT BOTH SIDES.

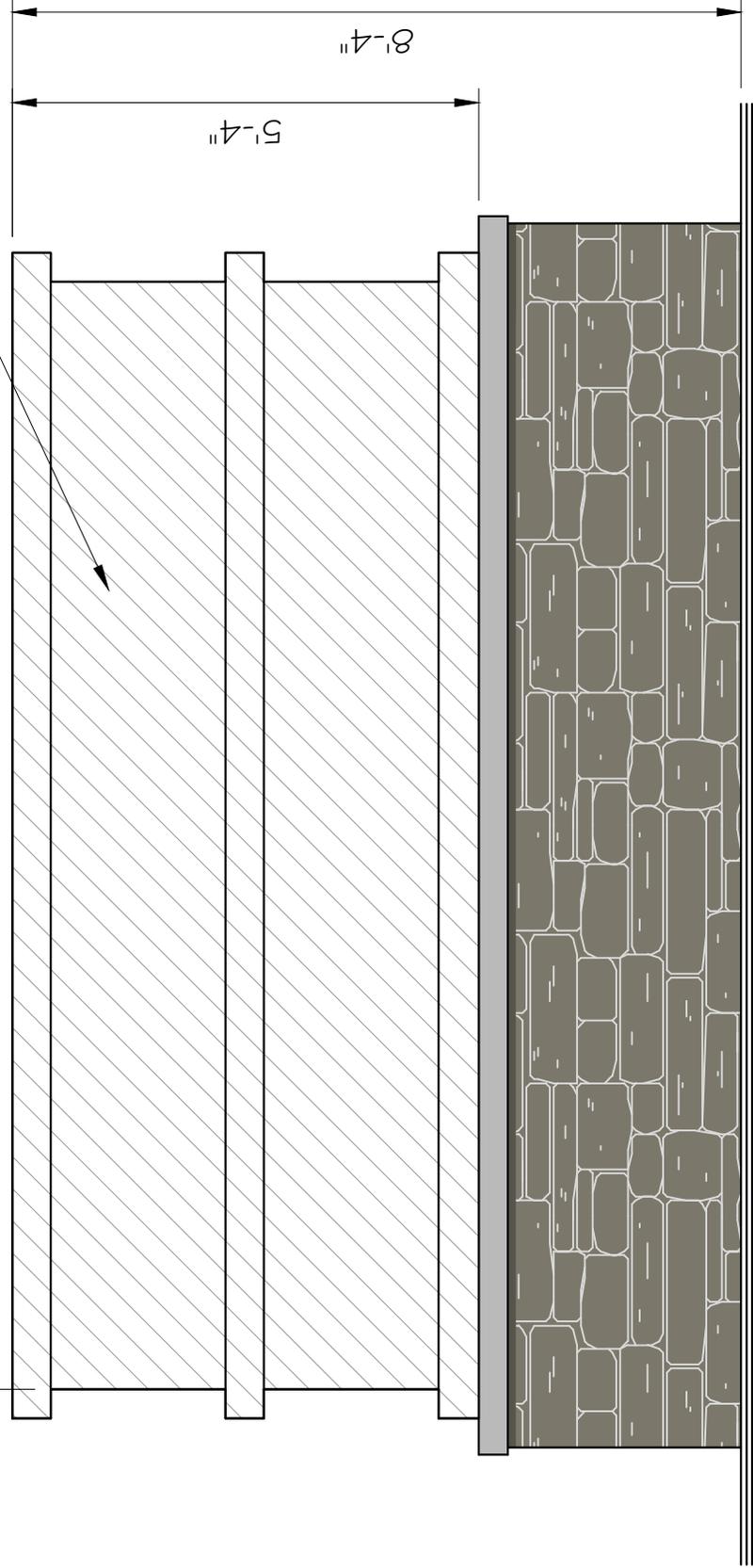
PEDESTAL SIGNAGE

SCALE: N.T.S.

13'-4"

4"

HATCHED AREA DENOTES
68.3 SQ. FT. OF SIGNAGE SPACE.
TYPICAL AT FRONT AND BACK
OF PEDESTAL SIGN.



NEWTON PARK - PEDESTAL SIGNAGE

SCALE: N.T.S.



TRAFFIC IMPACT STUDY

For The Proposed

6276 Newton and M-78 MUPUD Development

Meridian Charter Township, Ingham County, MI

February, 2018

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study for the proposed 6276 Newton and M-78 MUPUD development in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the impact of traffic to be generated on the surrounding road system. The new development will consist of 217 residential units with 13,280 square feet of office space on approximately 26 acres.

The new development will be located in the southeast corner of Saginaw Highway/ Old M-78 (BL-69) and Newton Road. The site plan shows two (2) proposed entrances on Saginaw Highway/ Old M-78 (BL-69), which are designed as a right-in and right-out only, as well as one (1) proposed full access entrance on Newton Road. The proposed development is expected to be completed and fully occupied by the beginning of 2021.

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of January, 2018, at three (3) locations along Saginaw Highway/ Old M-78 (BL-69); Newton Road, East Median Opening, and Towner Road. The existing weekday AM and PM peak hour traffic volumes are 7:15 – 8:15 AM and 4:45 – 5:45 PM, respectively. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS C or better).

The Michigan Department of Transportation (MDOT) has plans beginning in 2019 to rebuild Saginaw Highway between Newton Road and Towner Road. The new roadway design will close off the boulevard openings at Newton Road and Towner Road. There are proposed median openings east and west of the existing intersections such that all traffic on Newton Road and Towner Road will be required to make a right turn, then use one of the median openings to either complete their route on Newton Road or Towner Road or to make a left turn. The new 2019 geometrics were utilized for the background and future traffic as the proposed development will not be completed and fully occupied until the beginning of 2021.

Background traffic represents future volumes without the traffic generated by the proposed 6276 Newton and M-78 MUPUD. The target year for completion is the beginning of 2021; therefore, a three (3) year growth rate was applied to the existing traffic volumes. Under background conditions, it is anticipated that all movements will operate at an acceptable level of service (LOS D or better).

The trip generation rates for the proposed 6276 Newton and M-78 MUPUD were derived from the ITE TRIP GENERATION MANUAL (10th edition). It is projected that the proposed 6276 Newton and M-78 MUPUD will generate 139 vehicle trips in the AM peak hour, 169 vehicle trips in the PM peak hour, and 1,914 weekday trips. Under future conditions, it is projected that all movements will continue to operate at an acceptable level of service (LOS C or better) except for the southbound right turn movement on Newton Road to westbound Saginaw Highway.



The findings of this study show that consideration should be given to upgrading Newton Road with dual southbound right turn lanes at the intersection of Newton Road and Saginaw Highway to improve the level of service and reduce the vehicle delays during the AM peak hour. In addition, the projected traffic volumes at the two (2) proposed new driveways on eastbound Saginaw Highway meet the MDOT guidelines for a right turn taper.



INTRODUCTION



PROJECT DESCRIPTION

The purpose of this study is to determine the impact of traffic to be generated by the proposed 6276 Newton and M-78 MUPUD development located in Meridian Charter Township, Ingham County, Michigan. The new development will consist of 217 residential units and 13,280 square feet of office space on approximately 26 acres.

The new development will be located in the southeast corner of Saginaw Highway/ Old M-78 (BL-69) and Newton Road. The site plan shows two (2) proposed entrances on Saginaw Highway/ Old M-78 (BL-69), which are designed as a right-in and right-out only, as well as one (1) proposed full access entrance on Newton Road. The proposed development is expected to be completed and fully occupied by the beginning of 2021.



SCOPE OF WORK

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system, including the following intersections;
 - Saginaw Highway/ Old M-78 (BL-69) and Newton Road
 - Saginaw Highway/ Old M-78 (BL-69) and East Median Opening
 - Saginaw Highway/ Old M-78 (BL-69) and Towner Road
- Analysis of background traffic conditions on the adjoining street system, which includes the above listed intersections, for the future year 2021 volumes without the proposed 6276 Newton and M-78 MUPUD.
- Projection of future traffic volumes to be generated by the proposed 6276 Newton and M-78 MUPUD for the future year.
- Analysis of the impact of future traffic for the proposed 6276 Newton and M-78 MUPUD at the above listed intersections.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes for the proposed 6276 Newton and M-78 MUPUD.





Aerial Site Map



EXISTING CONDITIONS



ROADWAYS AND INTERSECTIONS

Roadways

Saginaw Highway/ Old M-78 (BL-69) runs northeast to southwest at the proposed site and is a four-lane paved roadway with a grass boulevard and with paved shoulders. Saginaw Highway/ Old M-78 (BL-69) is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is posted 55 MPH.

Newton Road is a paved, two (2) lane roadway with a paved shoulder. Newton Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is posted 45 MPH north of Saginaw Highway/ Old M-78 (BL-69) and is an unposted prime facie 55 mph south of Saginaw Highway.

Intersections

Saginaw Highway/ Old M-78 (BL-69) and Newton Road

The intersection of Saginaw Highway/ Old M-78 (BL-69) and Newton Road is a stop sign controlled intersection with northbound and southbound Newton Road stopping for Saginaw Highway/ Old M-78 (BL-69). The northeast and southwest approaches on Saginaw Highway/ Old M-78 (BL-69) have five (5) lanes with one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane and two (2) outbound lanes. The north and south approaches on Newton Road are two (2) lanes with one (1) thru-right lane and one (1) outbound lane.

Saginaw Highway/ Old M-78 (BL-69) and Towner Road

The intersection of Saginaw Highway/ Old M-78 (BL-69) and Towner Road is a stop sign controlled intersection with westbound Towner Road stopping for Saginaw Highway/ Old M-78 (BL-69). The northeast and southwest approaches on Saginaw Highway/ Old M-78 (BL-69) have four (4) lanes with one (1) left-thru lane, one (1) thru-right lane and two (2) outbound lanes. The east approach on Towner Road is two (2) lanes with one (1) thru-right lane and one (1) outbound lane. The west approach is a private driveway.



LAND USE

The proposed 6276 Newton and M-78 MUPUD will consist of residential units and office space. The proposed site is currently vacant land. The surrounding land use includes residential and commercial uses.

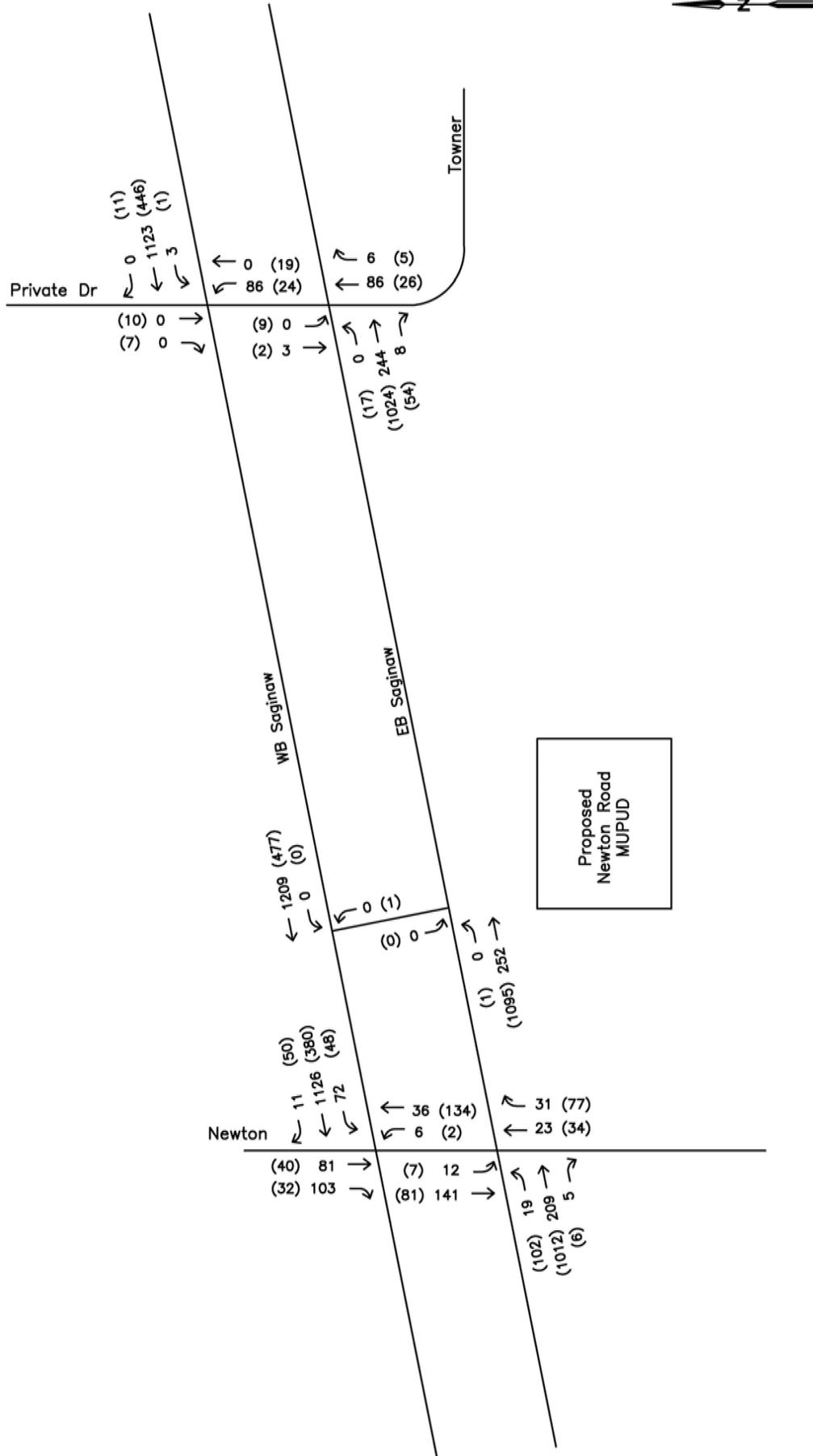
EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of January, 2018, at the following locations:

- Saginaw Highway/ Old M-78 (BL-69) and Newton Road
- Saginaw Highway/ Old M-78 (BL-69) and East Median Opening
- Saginaw Highway/ Old M-78 (BL-69) and Towner Road

The existing weekday AM and PM peak hour traffic volumes are 7:15 – 8:15 AM and 4:45 – 5:45 PM at the key locations, respectively. The existing volumes are illustrated in **Figure 1**.





LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

| Level of Service | Delay per Vehicle (seconds) | |
|------------------|-----------------------------|------------|
| | Non-Signalized | Signalized |
| A | < 10 | <10 |
| B | 10 to 15 | 10 to 20 |
| C | 15 to 25 | 20 to 35 |
| D | 25 to 35 | 35 to 55 |
| E | 35 to 50 | 55 to 80 |
| F | > 50 | > 80 |

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area.

The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The Level of Service analysis for existing traffic at the subject intersections during the peak hours is summarized in **Table 1**. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS C or better).



**Table 1
Level of Service (LOS) Summary
Existing Traffic**

| Location | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---------------------|----------------------|-----|----------------------|-----|
| | | Avg. Delay | LOS | Avg. Delay | LOS |
| Saginaw Highway/ Old M-78 (BL-69) and Newton Road | NEB Left | 0.0 | A | 0.0 | A |
| | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Left | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Left-Thru-Right | 9.4 | A | 16.7 | C |
| | SB Left-Thru-Right | 23.7 | C | 10.6 | B |
| | Intersection | 2.9 | A | 1.9 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Towner Road | NEB Left-Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Left-Thru-Right | 0.0 | A | 0.0 | A |
| | NB Left-Thru-Right | 9.7 | A | 13.6 | B |
| | SB Left-Thru-Right | 0.0 | A | 10.0 | B |
| | Intersection | 2.9 | A | 0.5 | A |
| Saginaw Highway/ Old M-78 (BL-69) and East Median Opening | NEB Left-Thru | 0.0 | A | 0.0 | A |
| | SWB Left-Thru | 0.0 | A | 0.0 | A |
| | Intersection | 0.0 | A | 0.0 | A |

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



BACKGROUND CONDITIONS



SCHEDULED ROADWAY IMPROVEMENTS

The Michigan Department of Transportation (MDOT) has plans beginning in 2019 to rebuild Saginaw Highway between Newton Road and Towner Road. The new roadway design will close off the boulevard openings at Newton Road and Towner Road. There are proposed median openings east and west of the existing intersections such that all traffic on Newton Road and Towner Road will be required to make a right turn, then use one of the median openings to either complete their route on Newton Road or Towner Road or to make a left turn. The new 2019 geometrics were utilized for the background and future traffic as the proposed development will not be completed and fully occupied until the beginning of 2021.

BACKGROUND TRAFFIC VOLUMES – GROWTH RELATED

Background traffic represents future volumes without the traffic generated by the proposed 6276 Newton and M-78 MUPUD. The target year for completion is the beginning of 2021; therefore, a three (3) year growth rate was applied to the existing traffic volumes.

According to the Meridian Charter Township Planning Department, the total population growth for Meridian Charter Township from 2010 to 2016 is six point nine percent (6.9%). An annual average growth rate of one point one percent (1.1%) was utilized for the background growth period to project traffic to the build out date of the beginning of 2021 (three years). The proposed growth related background weekday AM and PM peak hour traffic volumes are illustrated in **Figure 2**.

BACKGROUND TRAFFIC VOLUMES – DEVELOPMENT RELATED

There were no new developments identified by the Meridian Charter Township Planning Department in the immediate area that would influence the background traffic for the proposed 6276 Newton and M-78 MUPUD; therefore, no background developments were included in the study.



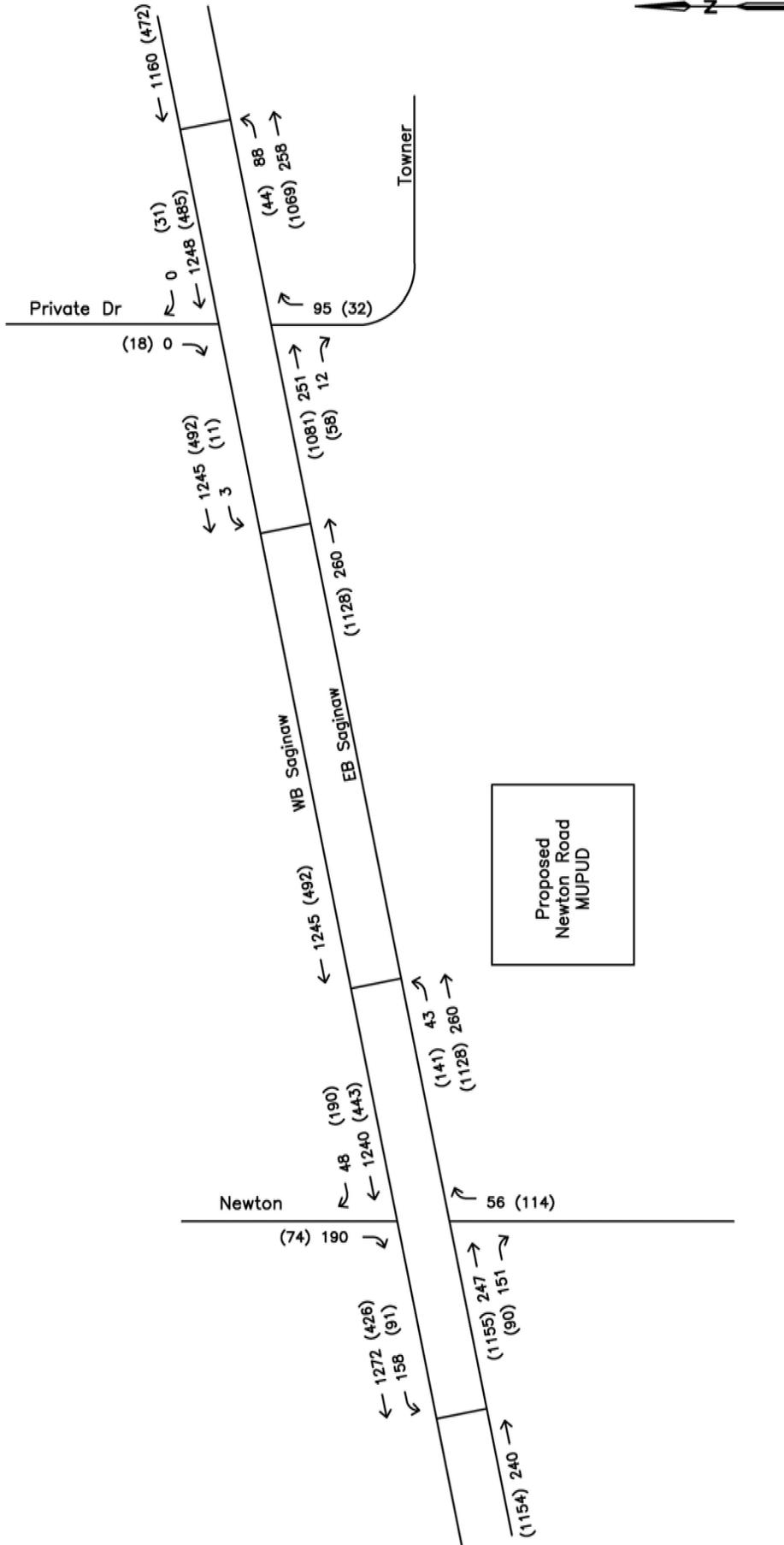


FIGURE 2: Background Traffic – Peak Hours

LEGEND
 XXX AM Pk Hr (7:15–8:15 AM) Volumes
 (XXX) PM Pk Hr (4:45–5:45 PM) Volumes

TRAFFIC ENGINEERING ASSOCIATES, INC.
 PO Box 10
 Saranac, MI 49881
 PHONE: (517) 627-6028



LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

For background conditions, the MDOT 2019 scheduled roadway improvements were incorporated. The level of service analysis for background 2021 traffic is summarized in **Table 2**. Under background conditions, it is anticipated that all movements will operate at an acceptable level of service (LOS D or better).



Table 2
Level of Service (LOS) Summary
Background Traffic

| Location | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|----------------|----------------------|-----|----------------------|-----|
| | | Avg. Delay | LOS | Avg. Delay | LOS |
| Saginaw Highway/ Old M-78 (BL-69) and Newton Road | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Right | 10.3 | B | 21.1 | C |
| | SB Right | 31.1 | D | 12.1 | B |
| | Intersection | 1.4 | A | 2.2 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Towner Road | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Right | 9.7 | A | 14.1 | B |
| | SB Right | 0.0 | A | 10.3 | B |
| | Intersection | 2.9 | A | 0.4 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover East of Towner Road | SWB Thru | 0.0 | A | 0.0 | A |
| | NB Left | 17.5 | C | 10.6 | B |
| | Intersection | 0.6 | A | 1.1 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover West of Towner Road | NEB Thru | 0.0 | A | 0.0 | A |
| | SB Left | 9.3 | A | 13.6 | B |
| | Intersection | 0.1 | A | 0.2 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover East of Newton Road | SWB Thru | 0.0 | A | 0.0 | A |
| | NB Left | 18.3 | C | 12.7 | B |
| | Intersection | 1.4 | A | 3.2 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover West of Towner Road | NEB Thru | 0.0 | A | 0.0 | A |
| | SB Left | 10.4 | B | 17.6 | C |
| | Intersection | 3.9 | A | 1.5 | A |

Note: Delay = Average control delay per vehicle in seconds.

LOS = Level of Service



FUTURE CONDITIONS



SITE TRAFFIC GENERATION

There are three areas specified on the proposed site plan. Area A consists of three floors of apartments with 85 units and 13,280 square feet of office space. Area B is proposed to contain 16 units of rental townhomes and 16 units of single family homes. Area C will consist of two floors of apartments with 100 units. The trip generation rates for the proposed 6276 Newton and M-78 MUPUD were derived from the ITE TRIP GENERATION MANUAL (10th edition).

The ITE trip generation rates for Multifamily Housing (Mid-Rise), Land Use Code 221, were selected as representing the 85 units of apartments in Area A. The ITE description of Multifamily Housing (Mid-Rise) is as follows:

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

The ITE trip generation rates for Medical-Dental Office Building, Land Use Code 720, were selected as representing the 13,280 square foot office space in Area A. The ITE description of Medical-Dental Office Building is as follows:

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected to represent the proposed 16 units of single family homes in Area B. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family homes on individual lots. A typical site surveyed is a suburban subdivision.

The ITE trip generation rates for Multifamily Housing (Low-Rise), Land Use Code 220, were selected as representing the 16 units of townhomes in Area B and the 100 units of apartments in Area C for a total of 116 units. The ITE description of Multifamily Housing (Low-Rise) is as follows:

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors).

It is projected that the proposed 6276 Newton and M-78 MUPUD will generate 139 vehicle trips in the AM peak hour, 169 vehicle trips in the PM peak hour, and 1,914 weekday trips. The projected traffic to be generated by the 6276 Newton and M-78 MUPUD is summarized in **Table 3**.



Table 3
Vehicle Trip Generation Summary
6276 Newton and M-78 MUPUD Development

| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | Weekday |
|---|----------------|--------------|-----------|------------|--------------|-----------|------------|--------------|
| | | In | Out | Total | In | Out | Total | |
| Multifamily Housing (Mid-Rise), Land Use Code 221 | 85 Units | 8 | 23 | 31 | 23 | 15 | 38 | 462 |
| Medical-Dental Office Building, Land Use Code 720 | 13,289 sq. ft. | 29 | 8 | 37 | 13 | 34 | 47 | 423 |
| Multifamily Housing (Low-Rise), Land Use Code 220 | 116 Units | 13 | 42 | 55 | 42 | 25 | 67 | 836 |
| Single-Family Detached Housing, Land Use Code 210 | 16 Units | 4 | 12 | 16 | 11 | 6 | 17 | 193 |
| Total Trips | | 54 | 85 | 139 | 89 | 80 | 169 | 1,914 |



SITE TRAFFIC DISTRIBUTION

Traffic distribution for the proposed 6276 Newton and M-78 MUPUD development was distributed based on the surrounding roadway patterns and the development use. A residential facility is an origin type of facility and has a traffic pattern where vehicles are exiting in the morning and entering in the evening. Therefore, the existing exiting traffic pattern on the roadway system during the morning and the entering traffic pattern during the evening generated the residential distribution for this study. The distribution for the residential generated traffic is as follows.

| Direction of Approach and Departure | AM Peak Hour | PM Peak Hour |
|-------------------------------------|--------------|--------------|
| To/From the WEST on Saginaw Highway | 72% | 63% |
| To/From the EAST on Saginaw Highway | 15% | 25% |
| To/From the NORTH on Newton Road | 3% | 4% |
| To/From the SOUTH on Newton Road | 9% | 6% |
| To/From the EAST on Towner Road | 1% | 2% |

An office or commercial facility is a destination type of facility and has a traffic pattern where vehicles are entering in the morning and exiting in the evening. Therefore, the existing entering traffic pattern on the roadway system during the morning and the exiting traffic pattern during the evening generated the office building distribution for this study. The distribution for the office building generated traffic is as follows.

| Direction of Approach and Departure | AM Peak Hour | PM Peak Hour |
|-------------------------------------|--------------|--------------|
| To/From the WEST on Saginaw Highway | 14% | 23% |
| To/From the EAST on Saginaw Highway | 67% | 59% |
| To/From the NORTH on Newton Road | 11% | 10% |
| To/From the SOUTH on Newton Road | 3% | 5% |
| To/From the EAST on Towner Road | 5% | 3% |

Traffic was then further distributed by driveway. The distribution for the proposed development driveways were based on the following; all traffic to/from the south on Newton Road was distributed to the south drive on Newton Road. The remaining Area A traffic was distributed to the West Drive on Saginaw Highway, the remaining Area B traffic was distributed to the South drive on Newton Road and the remaining Area C traffic was distributed to the East Drive on Saginaw Highway.

The total estimated site generated traffic for the proposed 6276 Newton and M-78 MUPUD development during the AM and PM peak hours is illustrated in **Figure 3**.

Adding the project site traffic (Figure 3) to the background traffic (Figure 2) generates the total anticipated future traffic which is displayed in **Figure 4**.



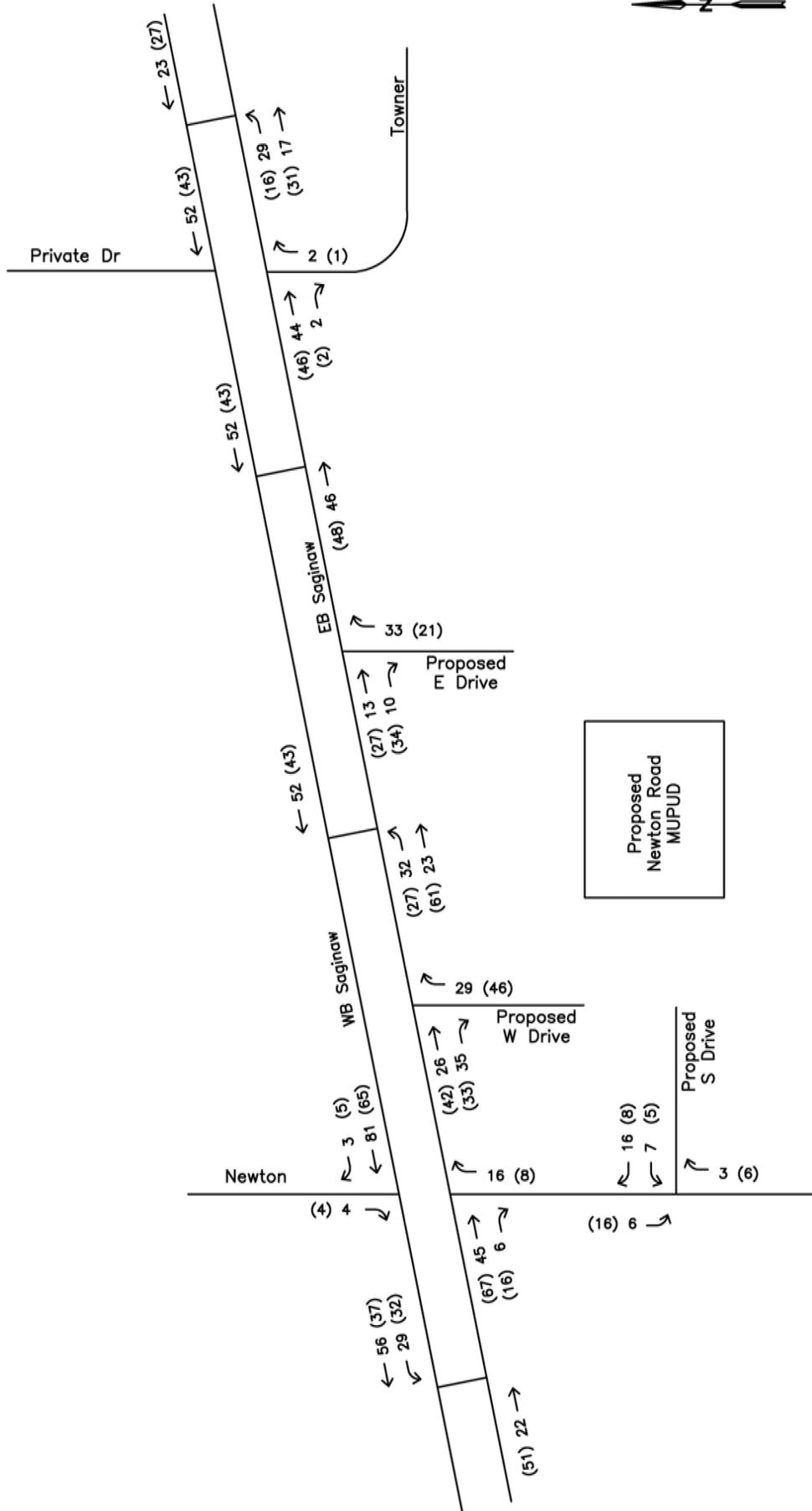
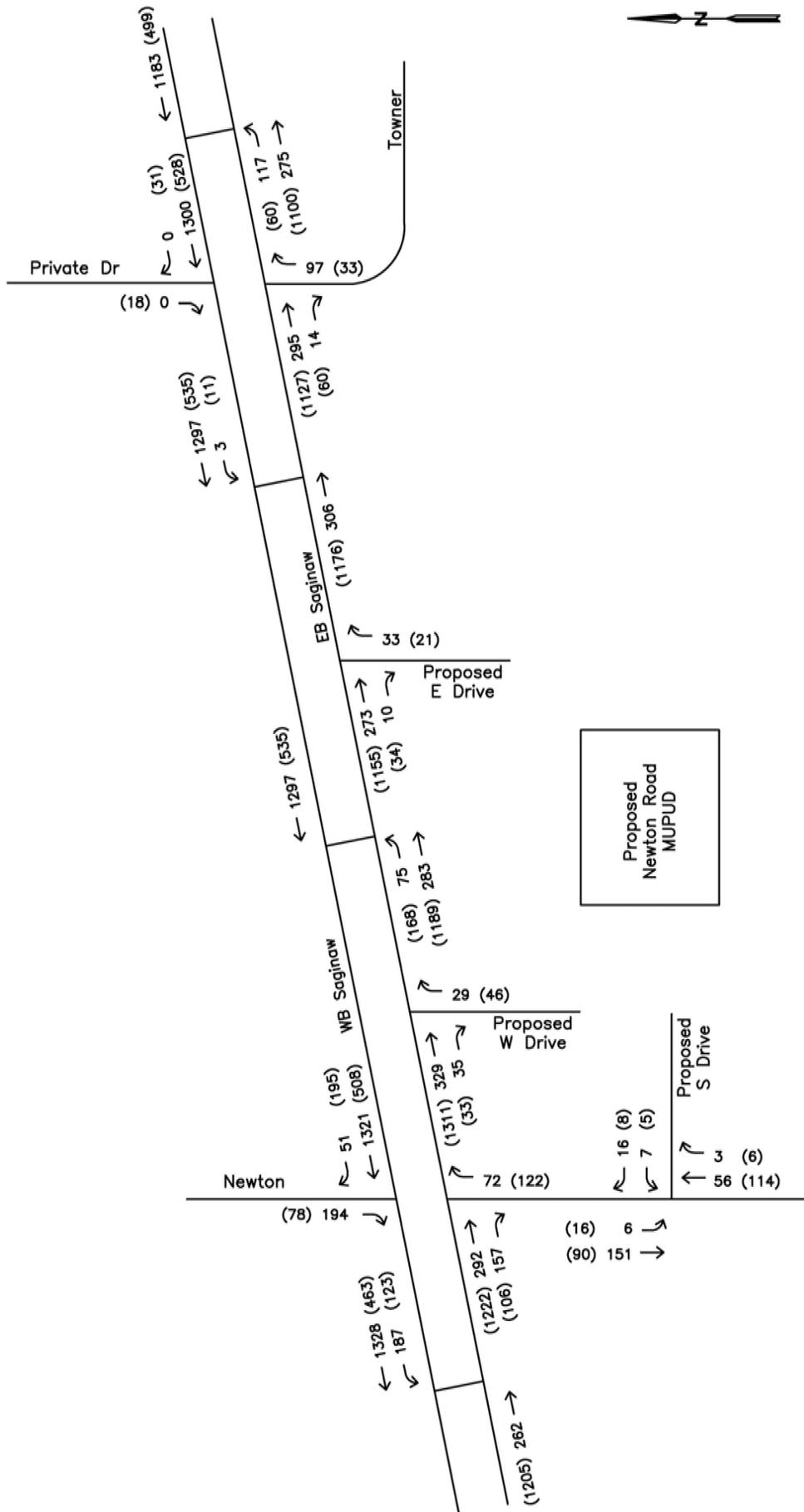


FIGURE 3: Site Traffic – Peak Hours

LEGEND
 XXX AM Pk Hr (7:15–8:15 AM) Volumes
 (XXX) PM Pk Hr (4:45–5:45 PM) Volumes

TRAFFIC ENGINEERING ASSOCIATES, INC.
 PO Box 10
 Saranac, MI 49881
 PHONE: (517) 627-6028





LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

For future conditions, the MDOT 2019 scheduled roadway improvements along Saginaw Highway/ Old M-78 (BL-69) were incorporated. The level of service analysis for future traffic is summarized in **Table 4**. Comparing future level of service conditions to background level of service conditions determines the impact that can be expected from the addition of traffic generated from the 6276 Newton and M-78 MUPUD.

Under future conditions, it is projected that all movements will continue to operate at an acceptable level of service (LOS C or better), except for the southbound right turn movement from Newton Road to westbound Saginaw Highway during the AM peak hour. This movement is expected to operate at a LOS E with a vehicle delay of 37.4 seconds, a 6.3 second increase from background traffic.



Table 4
Level of Service (LOS) Summary
Future Traffic

| Location | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|----------------|----------------------|----------|----------------------|-----|
| | | Avg. Delay | LOS | Avg. Delay | LOS |
| Saginaw Highway/ Old M-78 (BL-69) and Newton Road | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Right | 10.7 | B | 24.3 | C |
| | SB Right | <u>37.4</u> | <u>E</u> | 12.7 | B |
| | Intersection | 4.3 | A | 2.6 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Towner Road | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Right | 10.0 | B | 14.5 | B |
| | SB Right | 0.0 | A | 10.5 | B |
| | Intersection | 2.7 | A | 0.5 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover East of Towner Road | SWB Thru | 0.0 | A | 0.0 | A |
| | NB Left | 20.9 | C | 11.0 | B |
| | Intersection | 2.0 | A | 1.4 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover West of Towner Road | NEB Thru | 0.0 | A | 0.0 | A |
| | SB Left | 9.5 | A | 14.0 | B |
| | Intersection | 0.1 | A | 0.2 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover East of Newton Road | SWB Thru | 0.0 | A | 0.0 | A |
| | NB Left | 20.6 | C | 13.9 | B |
| | Intersection | 1.2 | A | 3.7 | A |
| Saginaw Highway/ Old M-78 (BL-69) and Crossover West of Towner Road | NEB Thru | 0.0 | A | 0.0 | A |
| | SB Left | 10.9 | B | 20.8 | C |
| | Intersection | 4.3 | A | 2.2 | A |

Note: Delay = Average control delay per vehicle in seconds.

LOS = Level of Service



Table 4 (Continued)
Level of Service (LOS) Summary
Future Traffic

| Location | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---------------|----------------------|-----|----------------------|-----|
| | | Avg. Delay | LOS | Avg. Delay | LOS |
| Saginaw Highway/ Old M-78 (BL-69) and East Driveway | NEB Thru | 0.0 | A | 0.0 | A |
| | NB Right | 9.5 | A | 14.5 | B |
| | Intersection | 0.9 | A | 0.2 | A |
| Saginaw Highway/ Old M-78 (BL-69) and West Driveway | NEB Thru | 0.0 | A | 0.0 | A |
| | NB Right | 9.8 | A | 17.0 | C |
| | Intersection | 0.7 | A | 0.5 | A |
| Saginaw Highway/ Old M-78 (BL-69) and South Driveway | NB Thru-Right | 0.0 | A | 0.0 | A |
| | SB Left-Thru | 7.4 | A | 7.6 | A |
| | WB Left-Right | 9.2 | A | 9.7 | A |
| | Intersection | 1.0 | A | 0.9 | A |

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



LEVEL OF SERVICE ANALYSIS FOR MITIGATED FUTURE TRAFFIC

For future mitigated conditions, the MDOT 2019 scheduled roadway improvements were incorporated, except for the southbound movement on Newton Road. The existing single southbound right turn lane was changed to a dual southbound right turn lane.

The level of service analysis for future mitigated traffic at the intersection of Newton Road and Saginaw Highway during the AM and PM peak hours is summarized in **Table 5**. All future mitigated turning movements at the studied intersection are projected to operate at an acceptable level of service (LOS C or better) during the peak hours.

With the expansion of the southbound right turn lane from a single lane to a dual right turn lane, the future level of service and vehicle delays are expected to be improved.



Table 5
Level of Service (LOS) Summary
Future Mitigated Traffic

| Location | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|--|----------------|----------------------|-----|----------------------|-----|
| | | Avg. Delay | LOS | Avg. Delay | LOS |
| Saginaw Highway/ Old M-78 (BL-69) and Newton Road | NEB Thru-Right | 0.0 | A | 0.0 | A |
| | SWB Thru-Right | 0.0 | A | 0.0 | A |
| | NB Right | 10.7 | B | 24.3 | C |
| | SB Right | 22.7 | C | 12.0 | B |
| | Intersection | 4.3 | A | 2.6 | A |

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



SIGNIFICANT FINDINGS



DRIVEWAY ANALYSIS FOR A TURN LANE OR TAPER

The Ingham County Road Department (ICRD) has roadway standards to determine the necessity of left turn passing lanes or right turn lanes/tapers at intersections. These standards are found in their “Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way.” Using the ICRD standards, an analysis was conducted to determine if a left turn passing lane or a right turn lane/taper were warranted for the new proposed driveway on Newton Road.

Using the ICRD guidelines for left turn passing lanes, the results show that projected AM and PM peak hour left turn volumes do not meet the guidelines for a left turn passing lane at the intersection of the proposed new driveway and Newton Road. Using the ICRD guidelines for right turn lanes or tapers, the projected northbound right turning volumes do not meet the guidelines for a right turn taper at the proposed driveway location and Newton Road.

The Michigan Department of Transportation has roadway standards to determine the necessity of right turn lanes/tapers at intersections. These standards are found in their “Geometric Design Guidelines”. Using the MDOT standards, an analysis was conducted to determine if a right turn lane/taper was warranted for the two (2) proposed new driveways on northeast bound Saginaw Highway. Using the MDOT guidelines for right turn lanes/tapers, during the PM peak hour the guidelines for a right turn taper are expected to be met at both the proposed east and west driveways.

NON-MOTORIZED TRANSPORTATION

There are no non-motorized transportation facilities on Newton Road or Saginaw Highway.

SIGHT DISTANCE

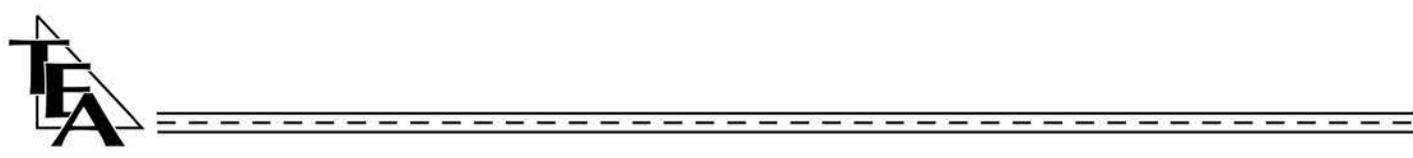
The proposed new driveway on Newton Road is located just south of Saginaw Highway and there are not expected to be sight distance issues on Newton Road. The proposed two (2) new driveways on Saginaw Highway are located just east of the Newton Road intersection. A field review shows that there should be adequate sight distance along Saginaw Highway at these two locations; however, as none of the driveway locations have been marked in the field, all sight distance should be reviewed again when the driveway locations are finalized.



RECOMMENDATIONS

The new 2019 roadway design proposed by MDOT will close off the boulevard openings at Newton Road and Towner Road, and require all through traffic and left turning traffic at these intersections to turn right and use the new median openings. The findings of this study show that consideration should be given to upgrading Newton Road with dual southbound right turn lanes at the intersection of Newton Road and Saginaw Highway to improve the level of service and reduce the vehicle delays during the AM peak hour.

The projected traffic volumes at the two (2) proposed new driveways on eastbound Saginaw Highway meet the MDOT guidelines for a right turn taper.



NATURAL FEATURES STUDY
NEWTON PARK

A. Introduction, Site Location and Project Description

DTN Management has submitted an application for a MUPUD named Newton Park. This is the Natural Features Study for Newton Park. The property is located on the southeast quadrant at the intersection of Newton Road and M-78 (Parcel Nos. 33-02-02-04-252-004 & 33-02-02-04-252-005). The Natural Features Study includes a description of the anticipated impacts on the natural features that contains the following:

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

The project is located within Meridian Township and Ingham County (address is 6276 Newton Road). The site is a 26.11 acre parcel that received approval for rezoning (#06050) to Commercial (C-2) by the Meridian Township Board on March 20, 2007. The approval for rezoning is conditioned on the site being developed under the Township's mixed-use planned unit development ordinance limiting the types of permitted uses and the residential density of the development. This MUPUD application complies with these conditions.

To the West of the property is a Meridian TWP water tower, Kingdom Hall of Jehovah's Witnesses and Hammond Farms Landscape Supply. To the East is the Towner Road Township Park. To the North is a parcel being developed as a church. South of the property is the Sierra Ridge residential development.

The acreage for the proposed site includes approximately 5½ acres of existing wetland and partially wooded areas. With the construction of the buildings and the parking lot, some of the natural resources on-site will be disturbed and some are proposed to be removed. A Wetland Use permit application has been submitted for storm water discharge to the existing wetlands. The existing wetlands were delineated and flagged by Steve Voice and they have been verified with Meridian Township. Voice Environmental's Wetland and Jurisdiction Determination Report dated February 22, 2018 and their Summary of Site Observations and Professional Opinion on Appropriate Upland/Wetland Boundary Revisions for the Newton Pointe LLC Property dated July 20, 2018 are contained herein. Also contained herein is the Township's July 31, 2018 acceptance of Voice Environmental's conclusions for the wetland boundaries.

B. Natural Features Inventory

The site was evaluated using a number of different materials and methods. Several field surveys and walkthroughs have been completed on the site. Several maps and pertinent data were also studied for the site. In the following paragraphs, we will review the items relevant to the Natural Features Study.

NATURAL FEATURES STUDY
NEWTON PARK

1. Wetlands

Existing wetlands were flagged and verified and these areas were mapped on the final site plans. There is no water present in the delineated areas, but there were several trees, grasses and sapling/shrub habitat. These were delineated as Wetland A, B, C and D. Wetland A is approximately 4.78 acres and Wetland B is approximately 0.65 acres. Further investigation and delineation of Wetland C and D was no longer necessary since neither area was larger than ¼ acre.

There is no fill or disturbance being proposed within the wetland boundary, however, storm water runoff will be discharged into the wetlands, and an application for a Wetland Use Permit for discharge is submitted to Meridian Township herein.

2. Significant Trees

A tree survey has been provided for the site in this application. The significant trees (trees 12" dbh and above) have been located on the parcel and are designated on the tree survey included herein. The proposed building and parking lot appear to affect several of the on-site trees, most of which are cottonwoods. The site will be retaining quite a few trees within the approximately 5½ acres of wetlands and elsewhere on the site through adjustment of building locations. Attached are a few pictures of the trees on-site.

3. Floodplains - Floodways

A survey was done for the property and it was determined that a no portion of the parcel lies within the existing floodplain.

4. Waterbodies – Streams, Creeks, Drains, Lakes

The site does not include any permanent water bodies such as ponds, lakes or streams. The site generally slopes to the middle of the parcel to the existing wetland area. It appears the wetlands currently do and will in the future provide treatment and storage for storm water runoff.

5. Groundwater Vulnerability

Areas of groundwater vulnerability are areas where the hydrologic and geologic surface and subsurface setting makes the groundwater more vulnerable to contamination than in other areas. This would apply to the wetland areas that have been delineated on the project site. Soil erosion and sedimentation control (SESC) measures will be installed and maintained by the developer throughout the construction period, as required by the State of Michigan, Meridian Township and the Ingham County Drain Commissioner, and will be removed once the entire site has been stabilized. These measures will significantly reduce the possibility of soil erosion and the water transport of soils and/or contaminants into adjacent waterways and wetlands, which would cause degradation of those systems and features. It is unlikely that this site will have adverse impacts on any area of groundwater vulnerability.

6. Site Topography, Existing Soils and Slopes

The existing parcel is generally sloped from the existing boundaries to the middle of the parcel (into the wetlands). The site is higher in the northeast corner of the parcel and, other than the southeast corner

NATURAL FEATURES STUDY
NEWTON PARK

of the site, it is gently sloped (less than 1' drop in 20' horizontal) for the majority of the site. The existing slopes in the southeast corner of the site vary from relatively flat to a maximum of 1' of drop in 10' horizontal slopes. Due to the relative flatness of the site, on-site construction should not require large cuts or fills due to severe slopes. This should make construction of the buildings, roads, infrastructure and amenities manageable. It is the intent to leave as much existing vegetation along property lines in place as possible and it will be enhanced with the plantings as shown on the submitted landscape plan.

There are six (6) soil series mapped for the site. Three of these soils series, Capac loam, 0 to 4% slopes (CaA), Oshtemo-Spinks loamy sands, 0 to 6% slopes (OtB) and Spinks loamy sand, 0 to 6% slopes (SpB), are non-hydric. The other three, Houghton Muck, 0 to 1% slopes (Hn), Urban land-Capac-Colwood complex, 0 to 4% slopes (UpA) and Urban Land-Marlette complex, 2 to 12% slopes (UtB) are designated as hydric soils.

7. *Vegetative Cover*

Upland Areas - There is a variety of upland ecosystem types present on the project site. Open field areas dominate the west side of the property (west of the relatively large lowland area delineated as Wetland A). At this location, both the tree and sapling-shrub layers (strata) are absent. The herbaceous layer is dominated by rough-leaf goldenrod (*Solidago rugosa*), and Kentucky bluegrass (*Poa pratensis*) but daisy fleabane (*Erigeron strigosus*), Queen Anne's lace (*Daucus carota*) and black medic (*Medicago lupulina*) are also present.

The next upland area is on the south side of the property and immediately to the west of an isolated lowland depression delineated as Wetland C. At this location, the tree stratum is dominated by black oak (*Quercus velutina*) and shagbark hickory (*Carya ovata*). The sapling shrub layer is dominated by shagbark hickory and black cherry (*Prunus serotina*) and herbaceous layer is dominated by black cherry seedlings and somewhat weedy, dwarf enchanter's nightshade (*Circaea alpina*).

A third upland area is in the northeast portion of the project site. It is shrub-dominated, abandoned field areas, undergoing old field succession present in this area. At this location, the tree layer is absent, the sapling shrub layer is dominated by autumn olive (*Elaeagnus umbellata*), grey dogwood (*Cornus racemosa*) and honeysuckle (*Lonicera tatarica*), and the herbaceous layer is dominated by common blackberry (*Rubus alleghaniensis*), rough leaf goldenrod (*Solidago rugosa*) and perennial rye (*Lolium perenne*).

Wetland Areas - There are four (4) lowland areas present on the project site. These were delineated as Wetland A, B, C and D. Wetland A is approximately 4.78 acres and Wetland B is approximately 0.65 acres. Further investigation and delineation of Wetland C and D was no longer necessary since neither area was larger than ¼ acre.

The majority of Wetland A is best characterized as an open marsh; however, there is a forested area adjacent to this open marsh community on the southside of the feature and near the delineated upland/wetland boundary. At this location, this tree layer of this wetland is dominated by Eastern cottonwood (*Populus deltoids*) and silver maple (*Acer saccharinum*), the sapling/shrub layer is

NATURAL FEATURES STUDY
NEWTON PARK

dominated by glossy buckthorn (*Frangula alnus*), grey dogwood and silver maple, and the herbaceous layer is dominated by grey dogwood, and poison ivy (*Toxicodendron radicans*).

Wetland B is a forested wetland depression throughout. The tree layer is dominated by red maple (*Acer rubrum*) and Eastern cottonwood, the sapling/shrub layer is dominated by red maple and green ash (*Fraxinus pennsylvanica*) and the herbaceous stratum is dominated by a cover (estimated to be about 15%) of green ash seedlings and virtually no other species.

8. Wildlife

Evidence of wildlife presence has been observed throughout the site by various tracks in the dirt, fresh droppings, runs, beds, nests, holes and gnawed trees. There is evidence of white tailed deer, rabbit, raccoon and gray squirrels in the form of tracks and/or animal droppings. It is also likely that the site is used by other common species that were not seen or evidenced, such as insects (e.g. honeybees, wasps, mosquitos, ants) , birds (e.g. robins, blue jays, chickadees), chipmunks, frogs, snakes and others native to this area. These species are considered common and have a wide tolerance when it comes to diet and habitat. In general, this property provides habitat for a similar fauna as is found in most areas of vacant land in central Michigan.

It is unlikely that the existing wildlife habitat will be displaced much – if any, due to the construction of the building and the parking areas. Since a large portion of the site will remain as is (approximately 5½ acres), a generous wildlife habitat will remain for the enjoyment of the wildlife and the residents.

C. Conclusions and Recommendations

The selected parcel was reviewed to determine the existing vegetation and trees, existing wildlife, existing soils, existing waterbodies that may be present (wetlands, floodplains, etc.) and other pertinent features. The site has different types of vegetation found throughout the parcel. There are native tree stands that mostly consist of cottonwood, however, there are also red and silver maple, shagbark hickory, and black oak trees that exist. The soils consist of Capac loam, Oshtemo-Spinks, Spinks, Houghton Muck, Urban Land Capac-Colwood Complex and Urban Land-Marlette Complex. The topography of the existing parcel is generally sloped from the existing boundaries to the middle of the parcel (into the wetlands). The site is higher in the northeast corner of the parcel and, for the most part, is gently sloped.

In conclusion, it is our opinion that the new development will not cause significant losses to the natural features and resources of this parcel. The existing wetlands and several trees will remain intact. There are some nice trees in portions of the property that will have to be removed, but most of these trees were non-native to the site. The remaining wetlands will provide the wildlife habitat to remain in this development. Strict soil erosion and sedimentation control will be enforced during construction.



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 1



Subject property from the north, facing south

Photograph 2



Subject property from the east, facing west



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 3



Subject property from the west, facing south

Photograph 4



Interior of abandoned shed



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 5



Wetland in central portion of property

Photograph 6



Asphalt pad on western portion of property



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 7



North adjoining properties

Photograph 8



East adjoining property



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 9



South adjoining property

Photograph 10



West adjoining property



Photographs From Site Reconnaissance
PM Project No. 01-9818-0-0002
Location: 6276 Newton Road, Haslett, Michigan

Photograph 11



West adjoining property



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Ingham County, Michigan



May 24, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

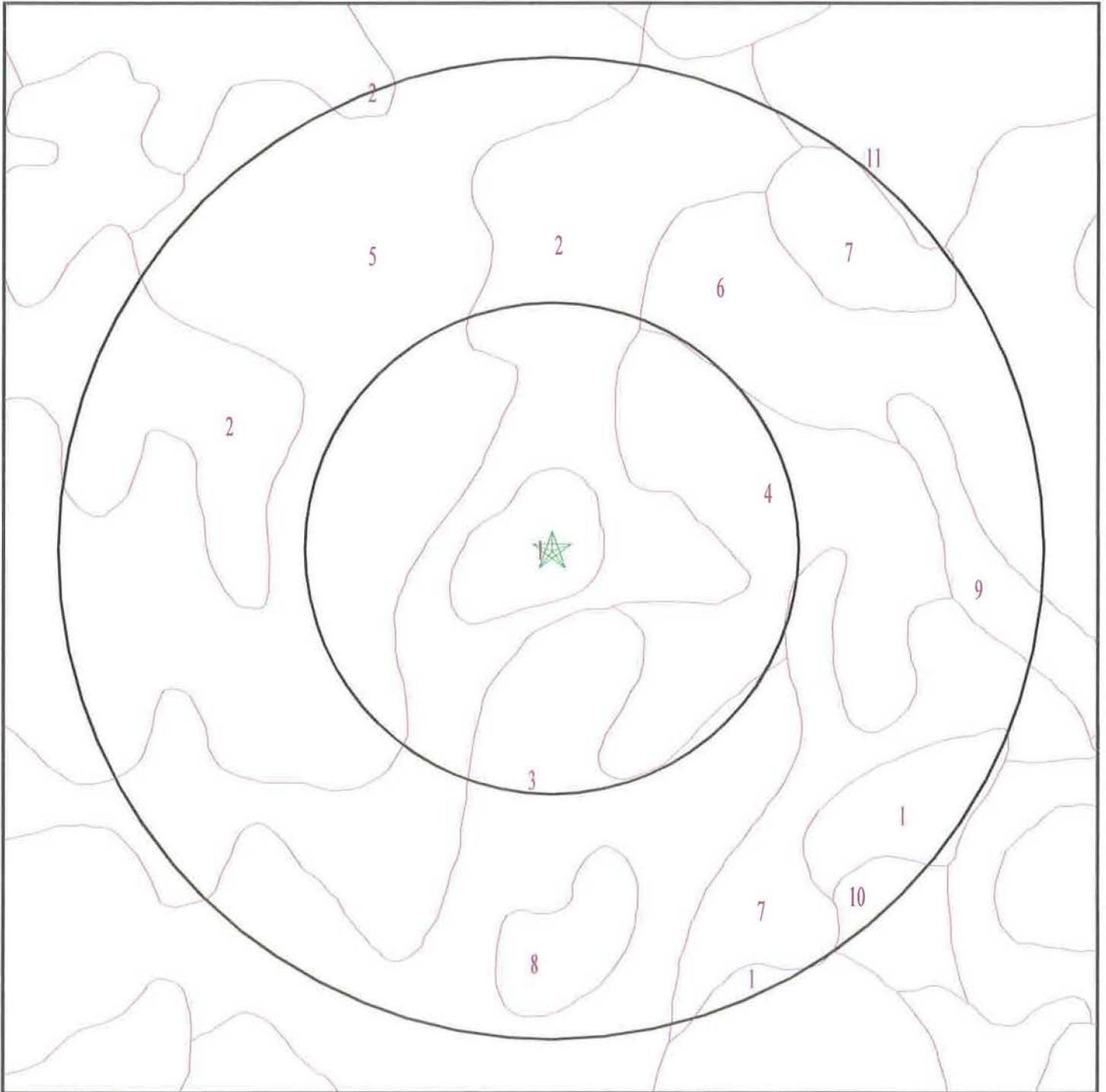
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Custom Soil Resource Report Soil Map



SSURGO SOIL MAP - 05308156.2r



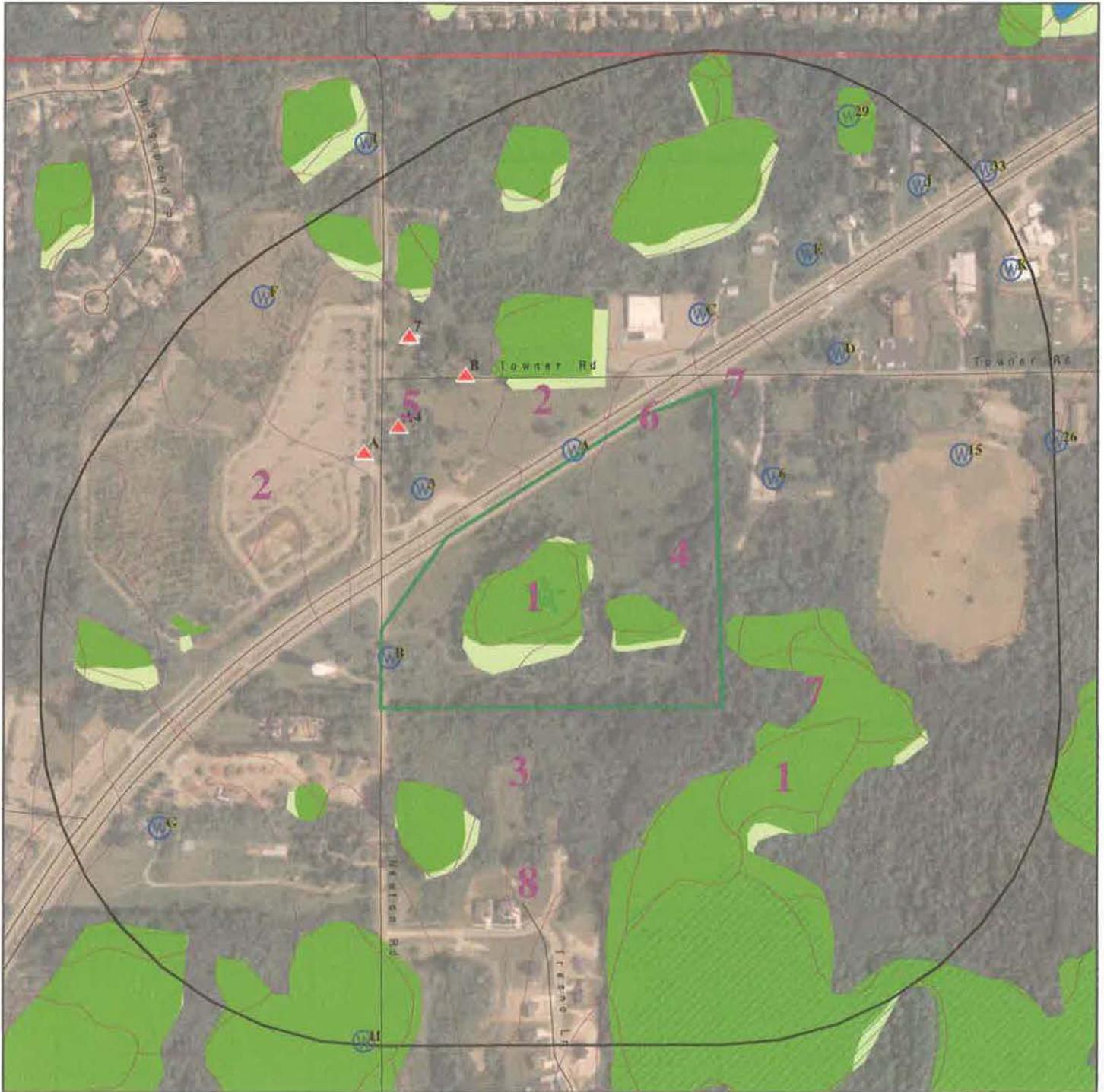
- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 6276 Newton Road
ADDRESS: 6276 Newton Road
Haslett MI 48840
LAT/LONG: 42.763851 / 84.43024

CLIENT: PM Environmental, Inc.
CONTACT: Alexandra Seelmann-Saunders
INQUIRY #: 05308156.2r
DATE: May 23, 2018 10:43 am

DETAIL MAP - 05308156.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

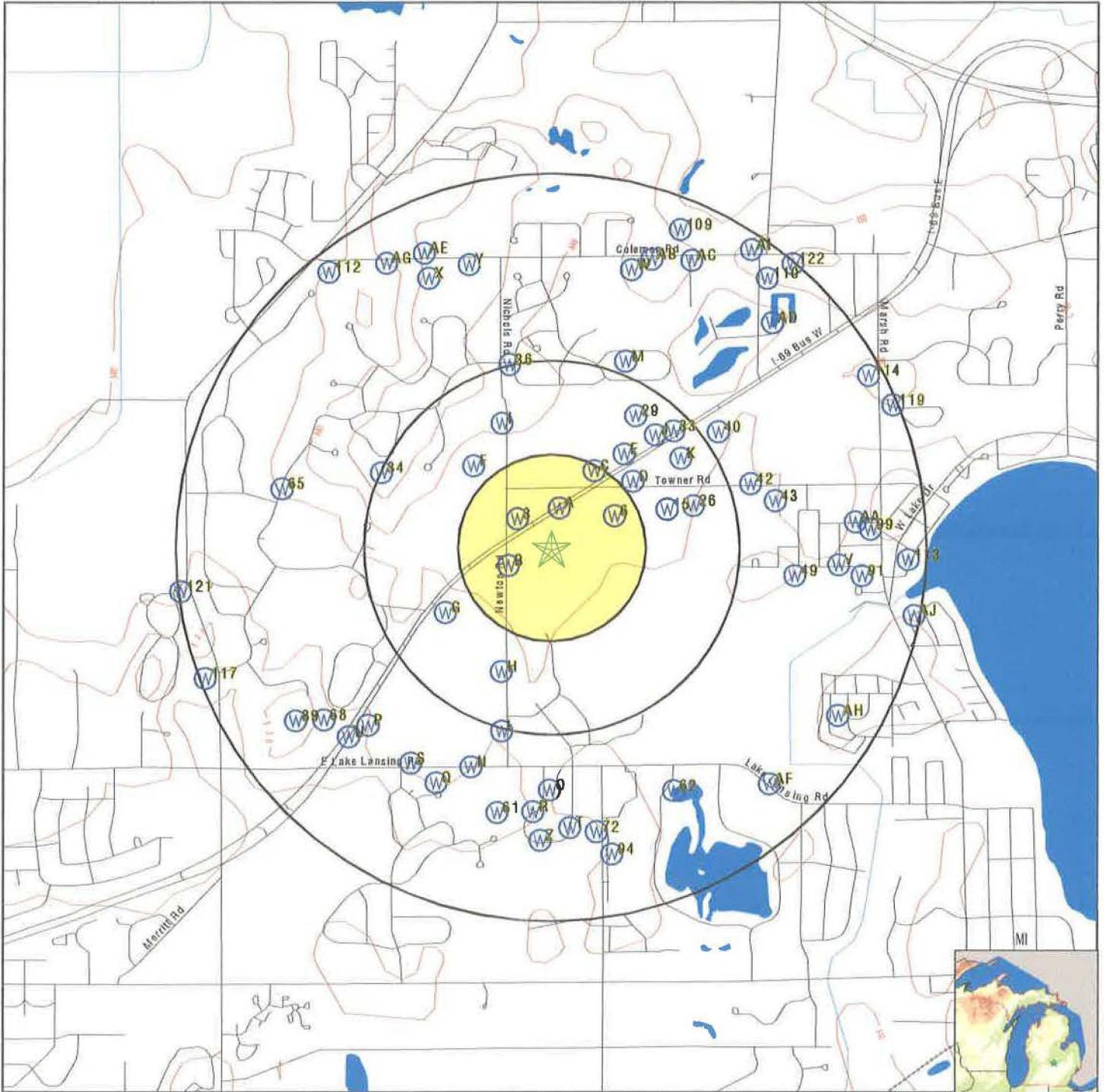
- Indian Reservations BIA
- County Boundary
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 6276 Newton Road
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 INQUIRY #: 05308156.2r
 DATE: May 23, 2018 10:43 am

PHYSICAL SETTING SOURCE MAP - 05308156.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

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INQUIRY #: 05308156.2r
DATE: May 23, 2018 10:43 am

MUPUD PLAN
Newton Park MUP
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MI

LEGEND

| | |
|--|--------------------------|
| | EX. CONTOURS |
| | EX. WATER MAIN |
| | EX. SANITARY SEWER |
| | EX. STORM SEWER |
| | EX. ELEVATIONS |
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | MANHOLE (EX.) |
| | MANHOLE (EX.) |
| | UTILITY CEMENT |
| | CENTER LINE OF ROAD |
| | ROAD RIGHT OF WAY |
| | PROPERTY LINE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | SURVEY BLOK |
| | PROPOSED TOP OF CURB C&G |

EX. LEGEND

| | |
|--|----------------------------|
| | SET 1/2" BAR WITH GAP |
| | FOUND IRON AS REBAR |
| | DISTANCE NOT TO SCALE |
| | FENCE |
| | ASPHALT |
| | CONCRETE |
| | GRAVEL |
| | EXISTING SPOT ELEVATION |
| | EXISTING CONTOUR ELEVATION |
| | OVERHEAD WIRES |
| | UTILITY POLE |
| | LIGHT POLE |
| | SIGN POLE |
| | 80% W.C. |
| | UTILITY PEDESTAL |
| | SIGN |
| | POST |



EX. SEWER INVENTORIES

SANITARY MANHOLE #200
 RM ELEV. = 867.94
 8" N INV. = 855.81
 8" PVC HE INV. = 855.68
 SE INV. = 857.80
 10" VCP SW INV. = 856.61

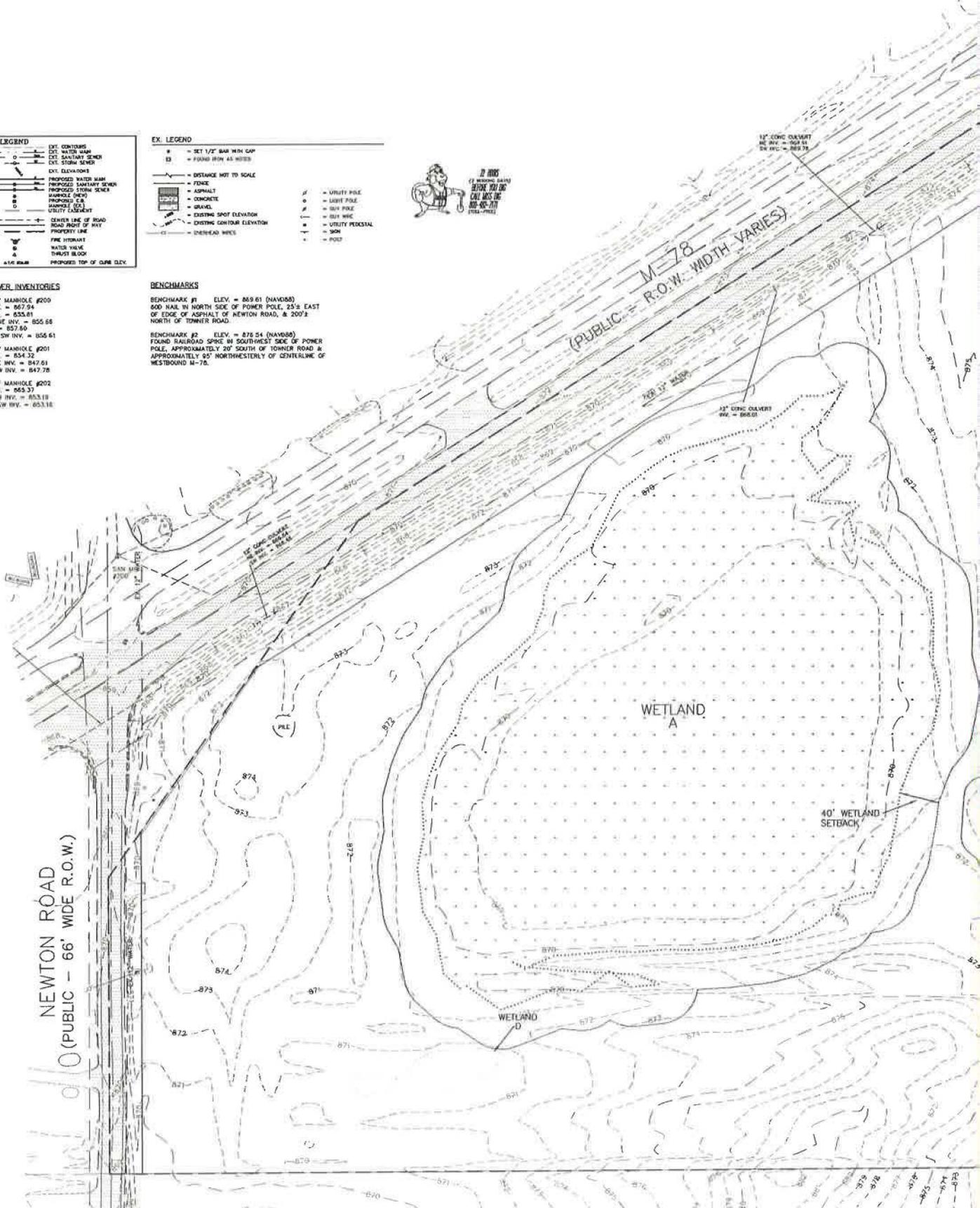
SANITARY MANHOLE #201
 RM ELEV. = 854.32
 8" PVC E INV. = 847.01
 8" PVC W INV. = 847.78

SANITARY MANHOLE #202
 RM ELEV. = 865.37
 8" PVC H INV. = 853.18
 8" PVC SW INV. = 853.18

BENCHMARKS

BENCHMARK #1 ELEV. = 869.61 (NAVD83)
 600 NAIL IN NORTH SIDE OF POWER POLE, 25'± EAST OF EDGE OF ASPHALT OF NEWTON ROAD, & 200'± NORTH OF TOWER ROAD.

BENCHMARK #2 ELEV. = 878.54 (NAVD83)
 FOUND RAILROAD SPIRE IN SOUTHWEST SIDE OF POWER POLE, APPROXIMATELY 20' SOUTH OF TOWER ROAD & APPROXIMATELY 95' NORTHWESTERLY OF CENTERLINE OF WESTBOUND M-78.



NEWTON ROAD
 (PUBLIC - 66' WIDE R.O.W.)

M-78
 (PUBLIC - R.O.W. WIDTH VARIES)

WETLAND A

WETLAND D

40' WETLAND SETBACK

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

July 31, 2018

Steven P. Voice
Voice Environmental Group, LLC
727 Lake Park Drive
Boyne City, MI 49712

Re: Wetland Verification #18-05 (Newton Pointe, LLC)

Dear Mr. Voice:

The Township's Environmental Consultant, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH), has reviewed the Voice Environmental documents provided to justify modifications to the wetland boundary adjustments made by Peterson Environmental on behalf of FTCH. Based on the Environmental Consultant's review, the Township accepts the conclusions presented in Voice Environmental's July 20, 2018 *Summary of Site Observations and Professional Opinion on Appropriate Upland/Wetland Boundary Revisions for the Newton Pointe LLC Property*.

If you have any questions please contact me at (517) 853-4580 or quagliata@meridian.mi.us.

Sincerely,

Justin Quagliata
Assistant Planner
Department of Community Planning and Development
Charter Township of Meridian

[G:]\\Planning\\Wetland Delineations-Verifications (WDV)\\2018\\WDV 18-05 (Newton Pointe, LLC)\\WDV #18-05 ltr.doc



727 Lake Park Drive
Boyne City, MI 49712

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www.voiceenv.com

**SUMMARY OF SITE OBSERVATIONS AND PROFESSIONAL OPINION ON
APPROPRIATE UPLAND/WETLAND BOUNDARY REVISIONS
FOR THE NEWTON POINTE LLC PROPERTY**

Prepared for: Elise Tripp
Meridian Township Wetland Consultant
Fishbeck, Thompson, Carr & Huber, Inc.

Prepared by: Steven P. Voice, MS, PWS, CSE
Senior Ecologist & Regulatory Specialist

In regard to: Meridian Township Wetland Verification 18-05

Date: July 20, 2018

INTRODUCTION

As you are aware, I met with Adrienne Peterson and Zack Vandenberg from Peterson Environmental on June 4, 2018 to review my wetland determination for the Newton Pointe LLC on Newton Road and M-78, as presented and discussed in my February 22, 2018 Wetland and Jurisdiction Report for this property.

As I noted in my February 22nd report, the boundaries I delineated for the four wetlands present on the site basically coincide with only minor deviations with two previous wetland determinations by two different wetland consultants. As I also noted in my report, both of these determinations/boundary delineations were the subject of Level III wetland identification program assessment reviews by the DEQ and the boundaries of the four wetlands as delineated were confirmed in writing in the November 3, 1997 letter from then-District Supervisor Gary F. Marx to Dennis Forsberg and Keith Schroeder, as well as in the October 18, 2002 letter from then-District Supervisor Walter Danyluk to G.S. Fedewa Builders, Inc, respectively.

While Ms. Peterson confirmed the majority of the boundaries I delineated (and others previously delineated as confirmed by the DEQ) for Wetlands A, C and D, she made minor modifications to two (2) small boundary segments of Wetland A (one of which I concur with and one of which I do not) and one (1) small segment of Wetland C, as well as fairly significant changes to the two (2) boundary segments of Wetland B, specifically the north end and entire southern boundary of this wetland area (neither of which I concur with in their entirety). While I agree that minor revisions to various boundary points or segments are appropriate, a number of the boundaries were revised—based on vegetation only—to include areas that are not appropriately designated as wetland.

**PROPOSED REVISED BOUNDARY POINTS/SEGMENTS
Per June 4, 2018 Site Meeting with Peterson Environmental**

As indicated above, there are five (5) areas where Ms. Peterson is proposing revisions to the boundaries I delineated in 2017. KEBS surveyed and mapped each of the revised flag locations (which I subsequently staked) that Ms. Peterson set. I have labeled each area/revised boundary segment by the wetland it is associated with, and have attached an annotated survey sketch from KEBS showing my original boundary, Ms. Peterson's proposed revised boundary, and as appropriate in the case of Area B2, a revised "composite" boundary to my original boundary and Ms. Peterson's boundary that is appropriate based on the statutory criteria for wetland designation as follows:

- Area A1 – Northeast point of Wetland A (Sheet 1 of 4)
- Area A2 – Eastern boundary of Wetland A (Sheet 2 of 4)
- Area B1 – Northern point of Wetland B (Sheet 3 of 4)
- Area B2 – Southern boundary of Wetland B (also Sheet 3 of 4)
- Area C1 – Southern end of Wetland C (Sheet 4 of 4)

OBSERVATIONS & DISCUSSION

Area A1 (Sheet 1 of 4)

I agree with the addition and location of Peterson Stake #A70.5 and the resulting wetland boundary change.

Area A2 (Sheet 2 of 4)

My original boundary follows along the edge of a now fallow but formerly cultivated old field characteristic of this portion of the site. Ms. Peterson moved stakes A48 and A49 out into the field based primarily on the presence of some scattered *Salix* and *Spiraea*. What we basically have going on here is a classic example of old field succession, wherein a variety of species (UPL, FACU, FAC and FACW) germinate from the existing seed bank and become, at least temporarily, established. The problem with this is that the soils in this area do not support moving these stakes.

As shown on Sheet 2 of 4, I evaluated three test borings in this area on June 21st: TB #6 on the upland side of Peterson's proposed revised boundary line, TB# 5 between my original boundary line and Ms. Peterson's proposed revised line, and TB #7 on the wetland side of my original boundary line. The observed soil profiles at and water table elevations at each boring location are detailed on Sheet 2 of 4. At both TB#5 and #6, the soil profile is characterized by a distinct, 12" thick sandy loam Ap (plow) horizon, over an 8" loam A1 horizon, which in turn is underlain by a somewhat mottled, loamy subsoil beginning at 20" below the surface. The water table at TB#6 (the upland side of the Peterson point/line) was observed at 25" below and at 19" below the surface at TB #5 (between Peterson's line and my line). In contrast, at TB#7, located

on the wetland side of my line below and west of the now\ fallow, formerly cultivated old field, the site is characterized by a 20" mucky loam surface soil over a dark (10 YR4/1) sand subsoil and the water table was observed at 14" below the surface.

Given the above, it is my professional opinion that the appropriate upland/wetland boundary line for this area is at the edge of the fallow field and not higher up into that field as Ms. Peterson has revised the line, based solely on the somewhat random "spot" occurrences of two FACW species within the same dominant vegetative community that dominates other areas she concurred are upland (non-wetland). To the contrary, the soil profiles and water table elevations observed at these three test boring locations on June 21st support my original delineation of the upland/wetland boundary in this area.

Area B1 (Sheet 3 of 4)

While I agree that the northern point of Wetland B (as marked by Stake #B23) extends further to the north than I originally delineated, I do not concur that it extends as far north as Ms. Peterson is proposing to extend it. Her (AP) point B23 is approximately 58' north of my original location for this stake; it is my opinion that the stake/boundary line point should be approximately 32' north of my original stake, as shown on Sheet 2 of 4.

I evaluated the vegetation, soils and hydrology at TB #1, which I located between my original B23 and my revised B23 location, as well as at TB#2, which I located between my revised TB 23 and Ms. Peterson's TB 23. Those observations are detailed on Sheet 3 of 4.

A soil boring at TB#1 revealed a dark loam (10YR 3/1) surface horizon over a thin (1") loam (10 YR 4/2) A2 horizon over a mottled loam B2 horizon beginning at 20" below the surface. The water table was observed at 18" below the surface. While soils and water table observations do not conclusively support a wetland designation, there does appear to be a predominance of wetland vegetation and there are signs (water marks, drift deposits, etc.) that suggest that seasonal and/or periodically flooding may extend close to or in to this area. However, it is equally clear that this area (and a majority of this basin) dries out/drains relatively quickly. Regardless, absent additional hydrological evidence to the contrary, a wetland designation for this area may be appropriate.

However, north of my revised B23 stake location, I evaluated TB #2, which again is located on the edge of the historically-cultivated but now fallow field area. At this location, I observed a 13" thick, 10YR 2/2 loam surface horizon over mottled sandy clay loam sub-soils. The water table was observed at 21" below the surface. Topographically this area is a slight depression or draw in what is otherwise a distinctly higher-lying upland area adjacent to the Wetland B lowland (and TB #1) and as such, it may receive increased runoff during spring melt and precipitation events than adjacent areas. However, it is clear, given the slope and topography that any such water drains quickly into the adjacent Wetland B lowland to the south. Furthermore, in contrast to the variety of FAC and FACW species present at TB#1, the dominant vegetation at TB#2 is once again, the ubiquitous reed canary grass mixed with *Rubus strigosus* (FAC), *Solidago* sp., and *Hypericum prolificum* (FACU).

Given the above observations, it is my professional opinion that it is appropriate to place the B23 stake and the corresponding upland/wetland boundary line at the distinct topographic and vegetation break or change where I have placed my revised stake B23, rather to place it 26' further north at the base of a clump of *Rubus alleghaniensis*, as Ms. Peterson did on June 4th, again without any investigation of soils in the area. The resulting upland/wetland boundary would clearly be an accurate delineation of the northern limit of Wetland B.

Area B2 (Sheet 3 of 4)

During our June 4th site inspection, Ms. Peterson moved a number stakes on the west side of Wetland B, beginning with Stake B30 and extending to, around and along the south side of Wetland B. While I do concur that there is additional area that is appropriate designated as wetland beyond my original boundary in the southwest "corner" of Wetland B, it is my professional opinion that many of the revised stake locations, especially along the southern boundary of this wetland have been moved too far upslope without any real basis for doing so. In fact, there is a distinct ridge or lip along the south side Wetland B which in my opinion, forms and defines a very distinct, southern boundary of this wetland.

Accordingly, on June 21st, I delineated a new southern boundary for Wetland B which is a composite of my original boundary stake locations, Adrienne Peterson's revised stake locations and a couple of new stake locations I set on the 21st, which accounts for both the additional area in the southwest corner that I agree is appropriately designated as wetland as well as the upland areas south of the distinct low ridge line/lip described above. This boundary is shown on Sheet 3 of 4.

I dug and evaluated two (2) test borings on either side of this distinct ridge and revised boundary line: TB #3 is located on the south (upland) side of the ridge/my revised line and TB #4 is located on the north (wetland) side of this feature/revised line. My soils observations, which are detailed on Sheet 3 of 4, clearly support the revisions that I have made to this line. At TB#3 (in the upland), the sandy loam soils are characterized by a well-developed O2/A1/E/B2 horizon development, with a water table at 30" below the surface. The tree stratum is dominated by red maple and black cherry, the sapling shrub stratum is dominated by sugar maple and white ash, and the herbaceous layer is dominated by various UPL, FACU and FAC species. Immediately adjacent to this boring slightly upslope to the south, the dominant vegetation includes various upland oak species as well.

In contrast, at TB #2, the soils are an 11" thick dark, loam A1 over a mixed (10YR 4/1 and 10YR 3/1) loam A2 horizon with the water table at 24". The tree layer is dominated by a dense red maple overstory, a mostly absent sapling shrub stratum, and a very sparse herbaceous layer comprised mostly of sensitive fern, ash seedlings and jewelweed. Although the water table was observed at 24" below the surface during this inspection, it is clear that this area is on the southern edge of the main Wetland B basin that is subject to seasonal and periodic flooding. In my opinion, a wetland designation for this area is appropriate.

Area C1 (Sheet 4 of 4)

I agree with the location/establishment of Peterson Stakes C19 and C20 and the resulting wetland boundary change. I would note that the overall area of Wetland C (both on and off site) is 8,480 sq. ft. or 0.19 acres and as such, Wetland C is (remains) unregulated.

SUMMARY AND CONCLUSIONS

To summarize, it is my opinion, based on the detailed evaluations I made on June 21st of the Peterson Environmental's proposed revisions to my original upland/wetland boundary lines, that the following determinations/boundary line confirmations by Meridian Township are appropriate:

Area A1 – Northeast point of Wetland A: I agree with the addition and location of Peterson Stake A70.5 as shown on Sheet 1 of 4 and the resulting wetland boundary change should be confirmed by the township.

Area A2 – Eastern boundary of Wetland A: My original delineation as shown on Sheet 2 of 4 should be confirmed by the township.

Area B1 – Northern point of Wetland B: My June 21, 2018 revised boundary line as shown on Sheet 3 of 4 should be confirmed.

Area B2 – Southern boundary of Wetland B: My June 21, 2018 revised boundary line as shown on Sheet 3 of 4 should be confirmed.

Area C1 – Southern end of Wetland C: I agree with the revised locations for stakes C19 and C20 as shown on Sheet 4 of 4 and the resulting wetland boundary change should be confirmed.

I would request and greatly appreciate your review and confirmation of my findings and proposed modifications to my original wetland determination for this site at your earliest convenience. If you have any questions, please do not hesitate to contact me.

Sincerely,

Voice Environmental Group, LLC



Steven P. Voice, MS, PWS, CSE
Senior Ecologist & Regulatory Specialist

Enclosures

cc: R. Uppal
C. Holman



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WETLAND AND JURISDICTION DETERMINATION REPORT

Prepared for: DTN Management Company
2502 Lake Lansing Road
Suite C
Lansing, MI 48912

Project Site: Newton Pointe, LLC property
6276 Newton Road & M-78 Vacant
Tax ID Nos. 33-02-02-04-252-004 and 33-02-02-04-252-005
T4N, R1W, Section 4
Meridian Township
Ingham County, Michigan

Project Number: 17-1554

Investigator: Steven P. Voice, MS, PWS, CSE
Senior Ecologist & Regulatory Specialist

Inspection Dates: June 13-14 and July 18-19, 2017

Report Date: February 22, 2018

INTRODUCTION

This report is intended to follow up the various site inspections listed above of the above-captioned parcels/project site by Voice Environmental Group, LLC. The purpose of these inspections was to conduct a site evaluation and wetland determination of the subject properties/project site and to render an opinion on 1) the presence and location of any wetlands that may occur on the property and 2) the jurisdictional status of any wetlands identified.

SITE LOCATION AND GENERAL CHARACTERISTICS

The project site is located southeast of the intersection of Newton Road and M-78 in Meridian Township, Ingham County, Michigan. It is comprised of two parcels: Parcel (Tax ID) No. 33-02-02-04-252-004 (6276 Newton Road) lies immediately east of and adjacent to Newton Road and immediately south of and adjacent to M-78 and Parcel (Tax ID) No. 33-02-02-04-252-005 (no assigned address) lies immediately to the east the first parcel and also has frontage on M-78. Both parcels, which together encompass approximately 26 acres, are vacant.

The project site supports various highland areas ranging from relatively open fields to shrub-dominated (abandoned) fields to hardwood forests. It also supports four (4) lowland areas which range from marsh/open water areas to scrub-shrub and forested community types.

There are six (6) soil series mapped for the site. Three of these soils series, Capac loam, 0 to 4 % slopes (CaA), Oshtemo-Spinks loamy sands, 0 to 6% slopes (OtB) and Spinks loamy sand, 0 to 6% slopes (SpB), are non-hydric. The other three, Houghton Muck, 0 to 1 percent slopes (Hn), Urban land-Capac-Colwood complex, 0 to 4 percent slopes (UpA) and Urban Land-Marlette complex, 2 to 12% slopes (UtB) are designated as hydric soils.

WETLAND DESIGNATION CRITERIA AND METHODOLOGY

Under Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), which is commonly referred to as the NREPA, wetland is defined as "land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh..." From a regulatory standpoint, a site must support a predominance of hydrophytic vegetation, a hydric soil and a wetland hydrological regime in order to be appropriately designated as wetland.

Part 303 requires that the state (as well as local units of government) use the federal methodology for wetland determinations. Thus, in determining whether or not a site is appropriately designated as wetland, Meridian Township, the Michigan Department of Environmental Quality (DEQ) and the US Army Corps of Engineers (USACE) must use the federal 1987 Wetland Identification Manual and appropriate regional supplements. Accordingly, the subject property was evaluated using the federal methodology. On-site investigations included various "spot" evaluations of dominant plant species, soils and apparent hydrology as well as detailed evaluations at representative upland and wetland data point locations, herein termed "wetland determination points."

RESULTS AND DISCUSSION

It is the opinion of the investigator as a professional wetland ecologist and regulatory specialist that the subject property supports four (4) areas that are appropriately designated as wetland as shown on the attached Wetland and Jurisdiction Determination Plan prepared by KEBS, Inc. on December 14, 2017 (Appendix A).

Five (5) Wetland Data Forms per the 1987 Corps of Engineers Wetland Determination Manual from various representative "Wetland Determination Points" (WDPs), are attached in Appendix B: Three (3) are from identified upland (non-wetland) areas and two (2) are from identified wetland areas.

Upland Areas

As indicated above, there is a variety of upland ecosystem types present on the project site. A Wetland Determination Point, WDP #1, was established and evaluated on July 19, 2017 to characterize the open field areas that dominate the west side of the property (west of the relatively large lowland area delineated as Wetland A (Appendix A)). At this location, both the tree and sapling-shrub layers (strata) are absent. The herbaceous layer is dominated by rough-leaf goldenrod (*Solidago rugosa*), and Kentucky bluegrass (*Poa pratensis*) but daisy fleabane (*Erigeron strigosus*), Queen Anne's lace (*Daucus carota*) and black medic (*Medicago lupulina*) are also present. A soil boring at this location revealed a 14" thick, somewhat mottled (but brightly colored) loam surface soil over a more typical, mottled clay loam sub-soil. The water table was absent in the 20"-deep soil boring. Accordingly, although the soils likely qualify as hydric (which is consistent with the mapping of this area as Urban land-Marlette complex, 2 to 12 percent slopes), their clearly is not a predominance of wetland vegetation nor a wetland hydrological regime. Accordingly, given these observations, a non-wetland (upland) designation for this area is appropriate.

WDP #3 was established and evaluated on the south side of the property immediately to the west of an isolated lowland depression delineated as Wetland C to characterize the upland forest ecosystems present on this and other portions of the site. At this location, the tree stratum is dominated by black oak (*Quercus velutina*) and shagbark hickory (*Carya ovata*), the sapling shrub layer is dominated by shagbark hickory and black cherry (*Prunus serotina*) and herbaceous layer is dominated by black cherry seedlings and somewhat weedy, dwarf enchanter's nightshade (*Circaea alpina*). A soil boring revealed a well-developed, well-drained soil profile consisting of loamy sand surface soils over sand sub-soils. The water table was absent in the 30" deep boring. Given these observations, a non-wetland (upland) designation for these areas is clearly appropriate.

Finally, a third upland Wetland Determination Point, WDP #5 was established and evaluated in the northeast portion of the project site to characterize the shrub-dominated, abandoned field areas undergoing old field succession that are present in this area. At this location the tree layer is absent, the sapling shrub layer is dominated by autumn olive (*Elaeagnus umbellata*), grey dogwood (*Cornus racemosa*) and honeysuckle (*Lonicera tatarica*), and the herbaceous layer is dominated by common blackberry (*Rubus alleghaniensis*), rough leaf goldenrod (*Solidago rugosa*) and perennial rye (*Lolium perenne*). A soil boring at this location revealed a well-drained, well developed profile consisting of relatively brightly colored loamy sand soils and the water table was absent in the 30" deep boring. Again, given these observations, a non-wetland (upland) designation for these areas is clearly appropriate.

Wetland Area

As indicated above, four (4) lowland areas are present on site and these were delineated by the investigator as Wetlands A, B, C and D. Wetland Determination Points were established in the two larger wetland areas, Wetland A (4.78 acres) and Wetland B (0.65 acres). Wetland

data points were not established or evaluated in either Wetland C or Wetland D as both are less than ¼ acre in size.

The majority of Wetland A is best characterized as an open marsh; however, WDP #2 was established in a forested area adjacent to this open marsh community on the south side of the feature and near the delineated upland/wetland boundary. At this location, this tree layer of this wetland is dominated by Eastern cottonwood (*Populus deltoides*) and silver maple (*Acer saccharinum*), the sapling/shrub layer is dominated by glossy buckthorn (*Frangula alnus*), grey dogwood and silver maple, and the herbaceous layer is dominated by grey dogwood and poison ivy (*Toxicodendron radicans*). Although the majority of the feature (i.e. the open marsh areas are mapped as Houghton's muck, a soil boring at WDP #2 revealed a dark, loam surface soil over a dark clay sub-soil. The water table was observed at 8" below the surface during this July 19 evaluation. Given the above, a wetland designation for this area, is clearly appropriate.

In contrast to Wetland A, Wetland B is a forested wetland depression throughout. At WDP #4, which was established roughly in the center of this depression, the tree layer is dominated by red maple (*Acer rubrum*) and Eastern cottonwood, the sapling/shrub layer is dominated by red maple and green ash (*Fraxinus pennsylvanica*) and the herb stratum is dominated by a cover (estimated at 15%) of green ash seedlings and virtually no other species. A soil boring at this location revealed a dark loam surface soil over a dark loamy sand horizon over a dark sandy clay loam horizon. The water table at the time of his July 19 evaluation was observed at 11" below the surface. Given these observations, a wetland designation is clearly appropriate.

JURISDICTIONAL DETERMINATION

State of Michigan (MDEQ) Jurisdiction

By statute, the Michigan Department of Environment Quality regulates wetlands that:

1. Are directly connected to (contiguous with) the Great Lakes, or an inland "lake or pond, river or stream,"
2. Are within 500' of one of the above-mentioned inland water bodies, or within 1000' of a Great Lake - unless the owner/applicant demonstrates that the wetland is hydrologically isolated from the water body. Hydrologically isolated means there is neither a surface water or ground water connection,
3. Have "a seasonal or intermittent direct surface water connection to" one of the above-mentioned water bodies or,
4. Are over 5 acres in size.

Accordingly, it is the investigator's professional opinion that the four (4) wetland areas identified and delineated on the project site are NOT subject to state regulation by the MDEQ as:

- 1) None of these wetlands are contiguous to, within 500' of, or have a seasonal or intermittent direct surface water connection to an inland lake, pond, river or stream,
- 2) None, obviously, are within 100' of any of the Great Lakes, and finally
- 3) None of these wetlands is over 5 acres in size.

NOTE 1: The current properties/project area was formerly part of a much larger project area that was twice the subject of a Level III wetland assessment by the DEQ (the current project area is the northern, approximately 25 acres of the former site evaluated by the DEQ). In both the November 3, 1997 letter from then-District Supervisor Gary F. Marx to Dennis Forsberg and Keith Schroeder, as well as in the October 18, 2002 letter from then-District Supervisor Walter Danyluk to G.S. Fedewa Builders, Inc., the DEQ confirmed that all four (4) wetlands identified and delineated on the current project site, specifically Wetland A (previously Wetland 1), Wetland B (previously Wetland 10), Wetland C (previously Wetland 2) and Wetland D (previously Wetland 2), are NOT subject to state jurisdiction or regulation under Part 303 (Appendix C).

NOTE 2. Prior to completing the current wetland determination for this project site, Voice Environmental asked KEBS, Inc. to confirm and stake the eastern and southern property boundaries of the current project site. They did so, and Voice Environmental subsequently confirmed that the two wetland areas that were identified as Wetlands 13 and 14 in 1997 and 2002 are NOT located on the current project site.

Federal (US Army Corps of Engineers) Jurisdiction

In Michigan, only wetlands that are adjacent to "navigable waters" (waters of the U.S.), as defined by Section 10 of the River and Harbors Act of 1899 (amended), are independently regulated by the U.S. Army Corps of Engineers (USACE) under the federal Clean Water Act of 1972, as amended. Per two Memorandums of Agreement executed in 1984 between the state and the US Environmental Protection Agency (EPA) and the state and the USACE, respectively, the EPA/USACE has suspended its jurisdiction of wetlands that are not adjacent to navigable ("Section 10") waters as defined by the Rivers and Harbors Act of 1899.

Accordingly, since none of the four wetland areas delineated on the project site are adjacent to a navigable waterway, it is the investigator's professional opinion that the identified wetland areas are NOT subject to independent federal jurisdiction or regulation.

Local (Meridian Township) Jurisdiction

Meridian Township has a wetland ordinance that authorizes the township to regulate all wetlands that are greater than 2 acres and size and to potentially regulate wetlands as small as 0.25 acres in size. In the latter case, i.e. if the wetland is between 0.25 and 2.0 acres in size, the wetland would be regulated if 1) the township environmental consultant issues a preliminary finding that one or more of ten listed criteria are likely to apply to the wetland and 2) the Township Board, in turn, determines that "a wetland use permit application meeting the requirements of § 22-154 shall be required, based on a finding that the wetland is essential to the preservation of the natural resources of the Township."

Given the above, it is the investigator's professional opinion that:

- Wetland "A" (4.78 acres) is subject to Meridian Township jurisdiction and regulation.
- Wetland "B" (0.65 acres) is potentially subject to Meridian Township jurisdiction and regulation.
- Wetland "C" (0.18 acre) and Wetland "D" (0.12 acre) are NOT subject to Meridian Township jurisdiction and regulation.

LIMITATIONS

This report serves to confirm the findings and opinions of the principal investigator as a professional wetland ecologist and consultant; it does not constitute a township, state or federal wetland or jurisdiction determination. It should be noted, however, that the evaluations reported herein have been conducted in accordance with both state and federal criteria for wetland designations and jurisdiction determinations. The client may wish to confirm these findings with Meridian Township, the Michigan Department of Environmental Quality (DEQ) and/or the US Army Corps of Engineers (USACE).

This determination is valid for a period of three years from the date of this letter unless additional evidence or new information warrants a revision of these findings prior to that date. This determination does not preclude the necessity to obtain federal, state, and local permits and/or approvals that may be required for use or additional development of the property.

SUMMARY AND CONCLUSIONS

A wetland and jurisdiction determination/upland-wetland boundary delineation was completed for HDI Builders, Inc. for the property located at 2704 Creekstone Trail, Okemos, Michigan. It is the professional opinion of the investigator that the parcel supports one wetland area as shown on the attached Plot Plan prepared by KEBS, Inc. on June 13, 2017 (Appendix A). It is the investigator's further opinion that the identified wetland area is subject to Meridian Township jurisdiction and regulation under their local wetland ordinance, and likely regulated by the Michigan DEQ as well.

Respectfully submitted,

VOICE ENVIRONMENTAL GROUP, LLC



Steven P. Voice, MS, PWS, CSE
Senior Ecologist & Regulatory Specialist

REFERENCES AND RESOURCES

- Lichvar, R.W. 2012. The National Wetland Plant List. ERDC/CRREL TR-12-11. Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory. [http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=\\$N/1012381](http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=$N/1012381)
- Part 303, Wetland Protection, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, being sections 324.30301 to 324.30323 of the Michigan Compiled Laws annotated.
- Soil Conservation Service, United States Department of Agriculture. 1993. Hydric Soils of the State of Michigan.
- U.S. Army Corps of Engineers, U.S. Army Engineer Research and Development Center. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0). ERDC/EL TR-12-1.
- U.S. Army Corps of Engineers, Detroit District. 1998. Navigable Michigan Waters of the United States.

APPENDIX A.

**Wetland and Jurisdiction Determination Plan
prepared by KEBS, Inc. on December 14, 2017
showing the location of the delineated upland and wetland ecosystems
on the Newton Property Partnership properties (Tax ID Nos. 33-02-02-04-252-004 and
33-02-02-04-252-005) Meridian Township, Ingham County, Michigan.**

APPENDIX B.

**Wetland Determination Data Forms
(1987 USACE Wetlands Delineation Manual and approved regional supplements)
from five (5) data point locations (three upland and two wetland)
on the Newton Property Partnership properties (Tax ID Nos. 33-02-02-04-252-004 and
33-02-02-04-252-005) Meridian Township, Ingham County, Michigan.**

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: DTN/6276 Newton & M-78 Vacant City/County: Meridian Township/Ingham Co. Sampling Date: 19-Jul-17
 Applicant/Owner: DTN Management Company/Newton Pointe, LLC State: Michigan Sampling Point: WDP #1
 Investigator(s): Steven P. Voice, MS, PWS, CSE Section, Township, Range: S. 4 T. 4W R. 1W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR L Lat.: 42.763871 Long.: -84.431623 Datum: _____
 Soil Map Unit Name: UtB-Marlette Complex NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology 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 <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> | Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Remarks: (Explain alternative procedures here or in a separate report.) Data point is located in a relatively open field on the southwest corner of the Newton Road/M-78 intersection, to the west of a large and distinct lowland area in the center of the property. | |

Hydrology

| | |
|---|---|
| Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) | Secondary Indicators (minimum of 2 required) |
| <input type="checkbox"/> Surface Water (A1) <input 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 along 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 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) |

| | |
|---|--|
| Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Saturation Present? (Includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ | Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> |
|---|--|

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

Remarks:
 No water table or evidence thereof observed in the 20" deep boring. Dry clay loam soils encountered at 14"

VEGETATION - Use scientific names of plants

Sampling Point: WDP #1

| | Absolute % Cover | Dominant Species? | Indicator Status | |
|---|------------------|-------------------------------------|------------------|---|
| Tree Stratum (Plot size: _____) | | | | Dominance Test worksheet: |
| 1. _____ | 0 | <input type="checkbox"/> | | Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) |
| 2. _____ | 0 | <input type="checkbox"/> | | Total Number of Dominant Species Across All Strata: <u>2</u> (B) |
| 3. _____ | 0 | <input type="checkbox"/> | | Percent of dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B) |
| 4. _____ | 0 | <input type="checkbox"/> | | |
| 5. _____ | 0 | <input type="checkbox"/> | | |
| 6. _____ | 0 | <input type="checkbox"/> | | |
| 7. _____ | 0 | <input type="checkbox"/> | | |
| | 0 | = Total Cover | | Prevalence Index worksheet: |
| Sapling/Shrub Stratum (Plot size: _____) | | | | Total % Cover of: Multiply by: |
| 1. _____ | 0 | <input type="checkbox"/> | | OBL species <u>0</u> x 1 = <u>0</u> |
| 2. _____ | 0 | <input type="checkbox"/> | | FACW species <u>0</u> x 2 = <u>0</u> |
| 3. _____ | 0 | <input type="checkbox"/> | | FAC species <u>95</u> x 3 = <u>285</u> |
| 4. _____ | 0 | <input type="checkbox"/> | | FACU species <u>55</u> x 4 = <u>220</u> |
| 5. _____ | 0 | <input type="checkbox"/> | | UPL species <u>5</u> x 5 = <u>25</u> |
| 6. _____ | 0 | <input type="checkbox"/> | | Column Totals: <u>155</u> (A) <u>530</u> (B) |
| 7. _____ | 0 | <input type="checkbox"/> | | Prevalence Index = B/A = <u>3.419</u> |
| | 0 | = Total Cover | | Hydrophytic Vegetation Indicators: |
| Herb Stratum (Plot size: _____) | | | | <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation |
| 1. <i>Solidago rugosa</i> | 95 | <input checked="" type="checkbox"/> | FAC | <input type="checkbox"/> Dominance Test is > 50% |
| 2. <i>Daucus carota</i> | 5 | <input type="checkbox"/> | UPL | <input type="checkbox"/> Prevalence Index is ≤ 3.0 ¹ |
| 3. <i>Erigeron strigosus</i> | 10 | <input type="checkbox"/> | FACU | <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) |
| 4. <i>Poa pratensis</i> | 40 | <input checked="" type="checkbox"/> | FACU | <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) |
| 5. <i>Medicago lupulina</i> | 5 | <input type="checkbox"/> | FACU | |
| 6. _____ | 0 | <input type="checkbox"/> | | ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 7. _____ | 0 | <input type="checkbox"/> | | Definitions of Vegetation Strata: |
| 8. _____ | 0 | <input type="checkbox"/> | | Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. |
| 9. _____ | 0 | <input type="checkbox"/> | | Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall. |
| 10. _____ | 0 | <input type="checkbox"/> | | Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |
| 11. _____ | 0 | <input type="checkbox"/> | | Woody vine - All woody vines greater than 3.28 ft in height. |
| 12. _____ | 0 | <input type="checkbox"/> | | |
| | 155 | = Total Cover | | |
| Woody Vine Stratum (Plot size: _____) | | | | |
| 1. _____ | 0 | <input type="checkbox"/> | | |
| 2. _____ | 0 | <input type="checkbox"/> | | |
| 3. _____ | 0 | <input type="checkbox"/> | | |
| 4. _____ | 0 | <input type="checkbox"/> | | |
| | 0 | = Total Cover | | |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | <p>Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/></p> |

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: DTN/6276 Newton & M-78 Vacant City/County: Meridian Township/Ingham Co. Sampling Date: 19-Jul-17
 Applicant/Owner: DTN Management Company/Newton Pointe, LLC State: Michigan Sampling Point: WDP #2
 Investigator(s): Steven P. Voice, MS, PWS, CSE Section, Township, Range: S. 4 T. 4W R. 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat'' Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR L Lat.: 42.763462 Long.: -84.431001 Datum: _____
 Soil Map Unit Name: Houghton muck (Hn) NWI classification: PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology 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 <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/> | Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Remarks: (Explain alternative procedures here or in a separate report.) Data pointed is located in the southwest "corner" of this large, lowland area near the delineated upland/wetland boundary. | |

Hydrology

| | |
|--|--|
| Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) | Secondary Indicators (minimum of 2 required) |
| <input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" 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"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trlm 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 checked="" type="checkbox"/> FAC-neutral Test (D5) |
| Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (inches): <u>8</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (Inches): _____ | Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | |
| Remarks: | |

VEGETATION - Use scientific names of plants

Sampling Point: WDP #2

| | Absolute % Cover | Dominant Species? | Indicator Status | |
|---|------------------|-------------------------------------|------------------|---|
| Tree Stratum (Plot size: _____) | | | | Dominance Test worksheet: |
| 1. <i>Populus deltoides</i> | 60 | <input checked="" type="checkbox"/> | FAC | Number of Dominant Species That are OBL, FACW, or FAC: <u>7</u> (A) |
| 2. <i>Acer saccharinum</i> | 30 | <input checked="" type="checkbox"/> | FACW | Total Number of Dominant Species Across All Strata: <u>7</u> (B) |
| 3. _____ | 0 | <input type="checkbox"/> | | Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) |
| 4. _____ | 0 | <input type="checkbox"/> | | |
| 5. _____ | 0 | <input type="checkbox"/> | | |
| 6. _____ | 0 | <input type="checkbox"/> | | |
| 7. _____ | 0 | <input type="checkbox"/> | | |
| | 90 = Total Cover | | | Prevalence Index worksheet: |
| Sapling/Shrub Stratum (Plot size: _____) | | | | Total % Cover of: Multiply by: |
| 1. <i>Ulmus americana</i> | 5 | <input type="checkbox"/> | FACW | OBL species <u>0</u> x 1 = <u>0</u> |
| 2. <i>Frangula alnus</i> | 30 | <input checked="" type="checkbox"/> | FAC | FACW species <u>45</u> x 2 = <u>90</u> |
| 3. <i>Cornus racemosa</i> | 10 | <input checked="" type="checkbox"/> | FAC | FAC species <u>150</u> x 3 = <u>450</u> |
| 4. <i>Rhamnus cathartica</i> | 5 | <input type="checkbox"/> | FAC | FACU species <u>0</u> x 4 = <u>0</u> |
| 5. <i>Acer saccharinum</i> | 10 | <input checked="" type="checkbox"/> | FACW | UPL species <u>0</u> x 5 = <u>0</u> |
| 6. _____ | 0 | <input type="checkbox"/> | | Column Totals: <u>195</u> (A) <u>540</u> (B) |
| 7. _____ | 0 | <input type="checkbox"/> | | Prevalence Index = B/A = <u>2.769</u> |
| | 60 = Total Cover | | | Hydrophytic Vegetation Indicators: |
| Herb Stratum (Plot size: _____) | | | | <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation |
| 1. <i>Cornus racemosa</i> | 15 | <input checked="" type="checkbox"/> | FAC | <input checked="" type="checkbox"/> Dominance Test is > 50% |
| 2. _____ | 0 | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Prevalence Index is ≤ 3.0 ¹ |
| 3. _____ | 0 | <input type="checkbox"/> | | <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) |
| 4. _____ | 0 | <input type="checkbox"/> | | <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) |
| 5. _____ | 0 | <input type="checkbox"/> | | ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 6. _____ | 0 | <input type="checkbox"/> | | Definitions of Vegetation Strata: |
| 7. _____ | 0 | <input type="checkbox"/> | | Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. |
| 8. _____ | 0 | <input type="checkbox"/> | | Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall. |
| 9. _____ | 0 | <input type="checkbox"/> | | Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |
| 10. _____ | 0 | <input type="checkbox"/> | | Woody vine - All woody vines greater than 3.28 ft in height. |
| 11. _____ | 0 | <input type="checkbox"/> | | |
| 12. _____ | 0 | <input type="checkbox"/> | | |
| | 15 = Total Cover | | | |
| Woody Vine Stratum (Plot size: _____) | | | | |
| 1. <i>Vitis riparia</i> | 5 | <input type="checkbox"/> | FAC | |
| 2. <i>Toxicodendron radicans</i> | 25 | <input checked="" type="checkbox"/> | FAC | |
| 3. _____ | 0 | <input type="checkbox"/> | | |
| 4. _____ | 0 | <input type="checkbox"/> | | |
| | 30 = Total Cover | | | |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> |

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: DTN/6276 Newton & M-78 Vacant City/County: Meridian Township/Ingham Co. Sampling Date: 19-Jul-17
 Applicant/Owner: DTN Management Company/Newton Pointe, LLC State: Michigan Sampling Point: WDP #3
 Investigator(s): Steven P. Voice, MS, PWS, CSE Section, Township, Range: S. 4 T. 4W R. 1W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR L Lat.: 42.762973 Long.: -84.429338 Datum: _____
 Soil Map Unit Name: Oshtemo-Spinks loamy sands (0 to 6 percent slopes) NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology 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 <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> | Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Remarks: (Explain alternative procedures here or in a separate report.) Data point is located near the southern property line, immediately west of a small, lowland depression. | |

Hydrology

| | |
|---|---|
| Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) | Secondary Indicators (minimum of 2 required) |
| <input type="checkbox"/> Surface Water (A1) <input 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 along 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 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) |
| Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ | |
| Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> | |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | |
| Remarks: No water table or evidence thereof observed in the 32" deep boring. | |

VEGETATION - Use scientific names of plants

Sampling Point: WDP #3

| | Absolute % Cover | Dominant Species? | Indicator Status | |
|---|--------------------------|-------------------------------------|------------------|---|
| Tree Stratum (Plot size: _____) | | | | Dominance Test worksheet: |
| 1. <i>Quercus velutina</i> | 60 | <input checked="" type="checkbox"/> | UPL | Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) |
| 2. <i>Quercus macrocarpa</i> | 10 | <input type="checkbox"/> | FACU | Total Number of Dominant Species Across All Strata: <u>7</u> (B) |
| 3. <i>Carya ovalis</i> | 10 | <input type="checkbox"/> | FACU | Percent of dominant Species That Are OBL, FACW, or FAC: <u>28.6%</u> (A/B) |
| 4. <i>Carya ovata</i> | 30 | <input checked="" type="checkbox"/> | FACU | |
| 5. | 0 | <input type="checkbox"/> | | |
| 6. | 0 | <input type="checkbox"/> | | |
| 7. | 0 | <input type="checkbox"/> | | |
| | 110 = Total Cover | | | Prevalence Index worksheet: |
| Sapling/Shrub Stratum (Plot size: _____) | | | | Total % Cover of: Multiply by: |
| 1. <i>Carya ovata</i> | 20 | <input checked="" type="checkbox"/> | FACU | OBL species <u>0</u> x 1 = <u>0</u> |
| 2. <i>Prunus serotina</i> | 10 | <input checked="" type="checkbox"/> | FACU | FACW species <u>42</u> x 2 = <u>84</u> |
| 3. <i>Ulmus americana</i> | 2 | <input type="checkbox"/> | FACW | FAC species <u>30</u> x 3 = <u>90</u> |
| 4. | 0 | <input type="checkbox"/> | | FACU species <u>125</u> x 4 = <u>500</u> |
| 5. | 0 | <input type="checkbox"/> | | UPL species <u>60</u> x 5 = <u>300</u> |
| 6. | 0 | <input type="checkbox"/> | | Column Totals: <u>257</u> (A) <u>974</u> (B) |
| 7. | 0 | <input type="checkbox"/> | | Prevalence Index = B/A = <u>3.790</u> |
| | 32 = Total Cover | | | Hydrophytic Vegetation Indicators: |
| Herb Stratum (Plot size: _____) | | | | <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation |
| 1. <i>Prunus serotina</i> | 30 | <input checked="" type="checkbox"/> | FACU | <input type="checkbox"/> Dominance Test is > 50% |
| 2. <i>Circaea alpina</i> | 40 | <input checked="" type="checkbox"/> | FACW | <input type="checkbox"/> Prevalence Index is ≤ 3.0 ¹ |
| 3. <i>Rosa multiflora</i> | 15 | <input type="checkbox"/> | FACU | <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) |
| 4. <i>Cornus racemosa</i> | 20 | <input type="checkbox"/> | FAC | <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) |
| 5. | 0 | <input type="checkbox"/> | | ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 6. | 0 | <input type="checkbox"/> | | Definitions of Vegetation Strata: |
| 7. | 0 | <input type="checkbox"/> | | Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. |
| 8. | 0 | <input type="checkbox"/> | | Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall. |
| 9. | 0 | <input type="checkbox"/> | | Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |
| 10. | 0 | <input type="checkbox"/> | | Woody vine - All woody vines greater than 3.28 ft in height. |
| 11. | 0 | <input type="checkbox"/> | | |
| 12. | 0 | <input type="checkbox"/> | | |
| | 105 = Total Cover | | | |
| Woody Vine Stratum (Plot size: _____) | | | | |
| 1. <i>Smilax rotundifolia</i> | 10 | <input checked="" type="checkbox"/> | FAC | |
| 2. | 0 | <input type="checkbox"/> | | |
| 3. | 0 | <input type="checkbox"/> | | |
| 4. | 0 | <input type="checkbox"/> | | |
| | 10 = Total Cover | | | |
| | | | | Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | |

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: DTN/6276 Newton & M-78 Vacant City/County: Meridian Township/Ingham Co. Sampling Date: 19-Jul-17
 Applicant/Owner: DTN Management Company/Newton Pointe, LLC State: Michigan Sampling Point: WDP #4
 Investigator(s): Steven P. Voice, MS, PWS, CSE Section, Township, Range: S. 4 T. 4W R. 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR L Lat.: 42.763663 Long.: -84.428968 Datum:
 Soil Map Unit Name: Urban land-Capac-Colwood complex, 0 to 4 percent slopes (UpA) NWI classification: PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology 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 <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/> | Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Remarks: (Explain alternative procedures here or in a separate report.) Data point is located in a smaller lowland area to the east of the lowland at WDP #2. | |

Hydrology

| | |
|---|--|
| Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) | Secondary Indicators (minimum of 2 required) |
| <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" 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 along 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 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 checked="" type="checkbox"/> FAC-neutral Test (D5) |
| Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Water Table Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (Inches): <u>11</u> Saturation Present? (Includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (Inches): <u>10</u> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/> | |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | |
| Remarks: | |

VEGETATION - Use scientific names of plants

Sampling Point: WDP #4

| Tree Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: |
|---|------------------|-------------------------------------|------------------|--|
| 1. <i>Acer rubrum</i> | 70 | <input checked="" type="checkbox"/> | FAC | Number of Dominant Species That are OBL, FACW, or FAC: <u>5</u> (A) |
| 2. <i>Populus deltoides</i> | 25 | <input checked="" type="checkbox"/> | FAC | |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | Total Number of Dominant Species Across All Strata: <u>5</u> (B) |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | |
| 5. _____ | 0 | <input type="checkbox"/> | _____ | Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | |
| 95 = Total Cover | | | | Prevalence Index worksheet: |
| Sapling/Shrub Stratum (Plot size: _____) | | | | Total % Cover of: _____ Multiply by: _____ |
| 1. <i>Acer rubrum</i> | 5 | <input checked="" type="checkbox"/> | FAC | OBL species <u>0</u> x 1 = <u>0</u> |
| 2. <i>Fraxinus pennsylvanica</i> | 5 | <input checked="" type="checkbox"/> | FACW | FACW species <u>20</u> x 2 = <u>40</u> |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | FAC species <u>100</u> x 3 = <u>300</u> |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | FACU species <u>0</u> x 4 = <u>0</u> |
| 5. _____ | 0 | <input type="checkbox"/> | _____ | UPL species <u>0</u> x 5 = <u>0</u> |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | Column Totals: <u>120</u> (A) <u>340</u> (B) |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | Prevalence Index = B/A = <u>2.833</u> |
| 10 = Total Cover | | | | Hydrophytic Vegetation Indicators: |
| Herb Stratum (Plot size: _____) | | | | <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is > 50% <input checked="" type="checkbox"/> Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) |
| 1. <i>Fraxinus pennsylvanica</i> | 15 | <input checked="" type="checkbox"/> | FACW | ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 2. _____ | 0 | <input type="checkbox"/> | _____ | |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | |
| 5. _____ | 0 | <input type="checkbox"/> | _____ | |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | |
| 8. _____ | 0 | <input type="checkbox"/> | _____ | |
| 9. _____ | 0 | <input type="checkbox"/> | _____ | |
| 10. _____ | 0 | <input type="checkbox"/> | _____ | |
| 11. _____ | 0 | <input type="checkbox"/> | _____ | |
| 12. _____ | 0 | <input type="checkbox"/> | _____ | |
| 15 = Total Cover | | | | Definitions of Vegetation Strata: |
| Woody Vine Stratum (Plot size: _____) | | | | Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height. |
| 1. _____ | 0 | <input type="checkbox"/> | _____ | Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> |
| 2. _____ | 0 | <input type="checkbox"/> | _____ | |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | |
| 0 = Total Cover | | | | |

Remarks: (Include photo numbers here or on a separate sheet.)

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WDP #4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|----------------|---------------|-----|----------------|---|-------------------|------------------|-----------------|---------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-18 | 10YR | 2/1 | | | | | Loam | |
| 18-24 | 10YR | 4/1 | | | | | Loamy sand | |
| 24-28+ | 10YR | 4/1 | | | | | Sandy Clay Loam | |
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¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- Histic Sol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Muck Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR R, MLRA 149B)
- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Loamy Mucky Mineral (F1) LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils : ³

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L, M)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: sandy clay loam
 Depth (Inches): 24

Hydric Soil Present? Yes No

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: DTN/6276 Newton & M-78 Vacant City/County: Meridian Township/Ingham Co. Sampling Date: 19-Jul-17
 Applicant/Owner: DTN Management Company?Newton PoInte LLC State: Michigan Sampling Point: WDP #5
 Investigator(s): Steven P. Voice, MS, PWS, CSE Section, Township, Range: S. 4 T. 4W R. 1W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR L Lat.: 42.764946 Long.: -84.429032 Datum: _____
 Soil Map Unit Name: Oshtemo-Spinks loamy sands, 0 to 6 percent slopes (OtB) NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology 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 <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> | Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Remarks: (Explain alternative procedures here or in a separate report.) Data point is located in a relatively open to shrub dominated field area to the northeast of the large lowland where WDP #2 was evaluated. | |

Hydrology

| | |
|---|---|
| Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) | Secondary Indicators (minimum of 2 required) |
| <input type="checkbox"/> Surface Water (A1) <input 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 along 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 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) |

Field Observations:

Surface Water Present? Yes No Depth (Inches): _____
 Water Table Present? Yes No Depth (Inches): _____
 Saturation Present? Yes No Depth (Inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

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

Remarks:
 No water table or evidence thereof observed in the 32" deep boring.

VEGETATION - Use scientific names of plants

Sampling Point: WDP #5

| Tree Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: |
|---|------------------|-------------------------------------|------------------|---|
| 1. _____ | 0 | <input type="checkbox"/> | _____ | Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A) |
| 2. _____ | 0 | <input type="checkbox"/> | _____ | Total Number of Dominant Species Across All Strata: <u>7</u> (B) |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | Percent of dominant Species That Are OBL, FACW, or FAC: <u>42.9%</u> (A/B) |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | |
| 5. _____ | 0 | <input type="checkbox"/> | _____ | |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | |
| | 0 | = Total Cover | | |
| Sapling/Shrub Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | Prevalence Index worksheet: |
| 1. <i>Elaeagnus umbellata</i> | 15 | <input checked="" type="checkbox"/> | UPL | Total % Cover of: <u>0</u> x 1 = <u>0</u> |
| 2. <i>Acer negundo</i> | 5 | <input type="checkbox"/> | FAC | FACW species <u>0</u> x 2 = <u>0</u> |
| 3. <i>Malus pumila</i> | 5 | <input type="checkbox"/> | UPL | FAC species <u>70</u> x 3 = <u>210</u> |
| 4. <i>Cornus racemosa</i> | 20 | <input checked="" type="checkbox"/> | FAC | FACU species <u>125</u> x 4 = <u>500</u> |
| 5. <i>Lonicera tatarica</i> | 30 | <input checked="" type="checkbox"/> | FACU | UPL species <u>20</u> x 5 = <u>100</u> |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | Column Totals: <u>215</u> (A) <u>810</u> (B) |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | Prevalence Index = B/A = <u>3.767</u> |
| | 75 | = Total Cover | | |
| Herb Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | Hydrophytic Vegetation Indicators: |
| 1. <i>Rubus allegheniensis</i> | 40 | <input checked="" type="checkbox"/> | FACU | <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation |
| 2. <i>Solidago rugosa</i> | 25 | <input checked="" type="checkbox"/> | FAC | <input type="checkbox"/> Dominance Test is > 50% |
| 3. <i>Lolium perenne</i> | 50 | <input checked="" type="checkbox"/> | FACU | <input type="checkbox"/> Prevalence Index is ≤ 3.0 ¹ |
| 4. <i>Achillea millefolium</i> | 5 | <input type="checkbox"/> | FACU | <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) |
| 5. _____ | 0 | <input type="checkbox"/> | _____ | <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) |
| 6. _____ | 0 | <input type="checkbox"/> | _____ | |
| 7. _____ | 0 | <input type="checkbox"/> | _____ | ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 8. _____ | 0 | <input type="checkbox"/> | _____ | |
| 9. _____ | 0 | <input type="checkbox"/> | _____ | |
| 10. _____ | 0 | <input type="checkbox"/> | _____ | Definitions of Vegetation Strata: |
| 11. _____ | 0 | <input type="checkbox"/> | _____ | Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. |
| 12. _____ | 0 | <input type="checkbox"/> | _____ | Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall. |
| | 120 | = Total Cover | | Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |
| Woody Vine Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | Hydrophytic Vegetation Present? |
| 1. <i>Vitis riparia</i> | 20 | <input checked="" type="checkbox"/> | FAC | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| 2. _____ | 0 | <input type="checkbox"/> | _____ | |
| 3. _____ | 0 | <input type="checkbox"/> | _____ | |
| 4. _____ | 0 | <input type="checkbox"/> | _____ | |
| | 20 | = Total Cover | | |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | |

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WDP #5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|----------------|---------------|-----|----------------|---|-------------------|------------------|------------|---------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-12 | 10YR | 3/4 | | | | | Loamy sand | |
| 12-30+ | 10YR | 4/6 | | | | | Loamy sand | |
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¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Muck Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR R, MLRA 149B)

- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Loamy Mucky Mineral (F1) LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils : ³

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L, M)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

APPENDIX C.

Copies of the November 3, 1997 letter from then-DEQ District Supervisor Gary F. Marx to Dennis Forsberg and Keith Schroeder and the October 18, 2002 letter from then-DEQ District Supervisor Walter Danyluk to G.S. Fedewa Builders, Inc., confirming that all four (4) of the wetlands identified and delineated on the current project site, specifically Wetland A (previously Wetland 1), Wetland B (previously Wetland 10), Wetland C (previously Wetland 2) and Wetland D (previously Wetland 2), are NOT subject to state jurisdiction or regulation under Part 303 (Appendix C).

STATE OF MICHIGAN



JOHN ENGLER, Governor

DEPARTMENT OF ENVIRONMENTAL QUALITY

HOLLISTER BUILDING, PO BOX 30473, LANSING MI 48900-7973

INTERNET: <http://www.deq.state.mi.us>

RUSSELL J. HARDING, Director

REPLY TO:

SHIAWASSEE DISTRICT OFFICE
10650 S BENNETT DR
MORRICE MI 48857-9792

November 3, 1997

Dennis Forsberg and Keith Schroeder
Newton Property Partnership
2360 Jolly Oak Road
Okemso, Michigan 48864

Dear Messrs. Forsberg and Schroeder

Subject: Wetland Determination
WD-11-97-70
Ingham County

I have reviewed the materials included in your consultant's July 21, 1997 letter to this office as well as other information to confirm a wetland determination on property located in the west 1/2 of the northeast 1/4 of the southeast 1/4 of Section 4 of Meridian Township, T4N, R1W, in accordance with Section 30321(3) of Part 303, Wetland Protection, of the Natural Resource and Environmental Protection Act, 1994 PA 451. The determination was made in response to your request to the Department.

It was determined that regulated wetlands do exist on the parcel of land as indicated in your determination. We also confirm that the wetlands designated 4 and 14 are state regulated pursuant to the above statute.

Any of the following activities in a regulated wetland area require a permit under Section 5 of the aforementioned act:

- (a) Deposit or permit the placing of fill material in a wetland.
- (b) Dredge, remove, or permit the removal of soil or minerals from a wetland.
- (c) Construct, operate, or maintain any use or development in a wetland.
- (d) Drain surface water from a wetland.

This jurisdictional wetland determination is valid for five (5) years from the date of this letter unless new information warrants a revision of the delineation before the expiration date.

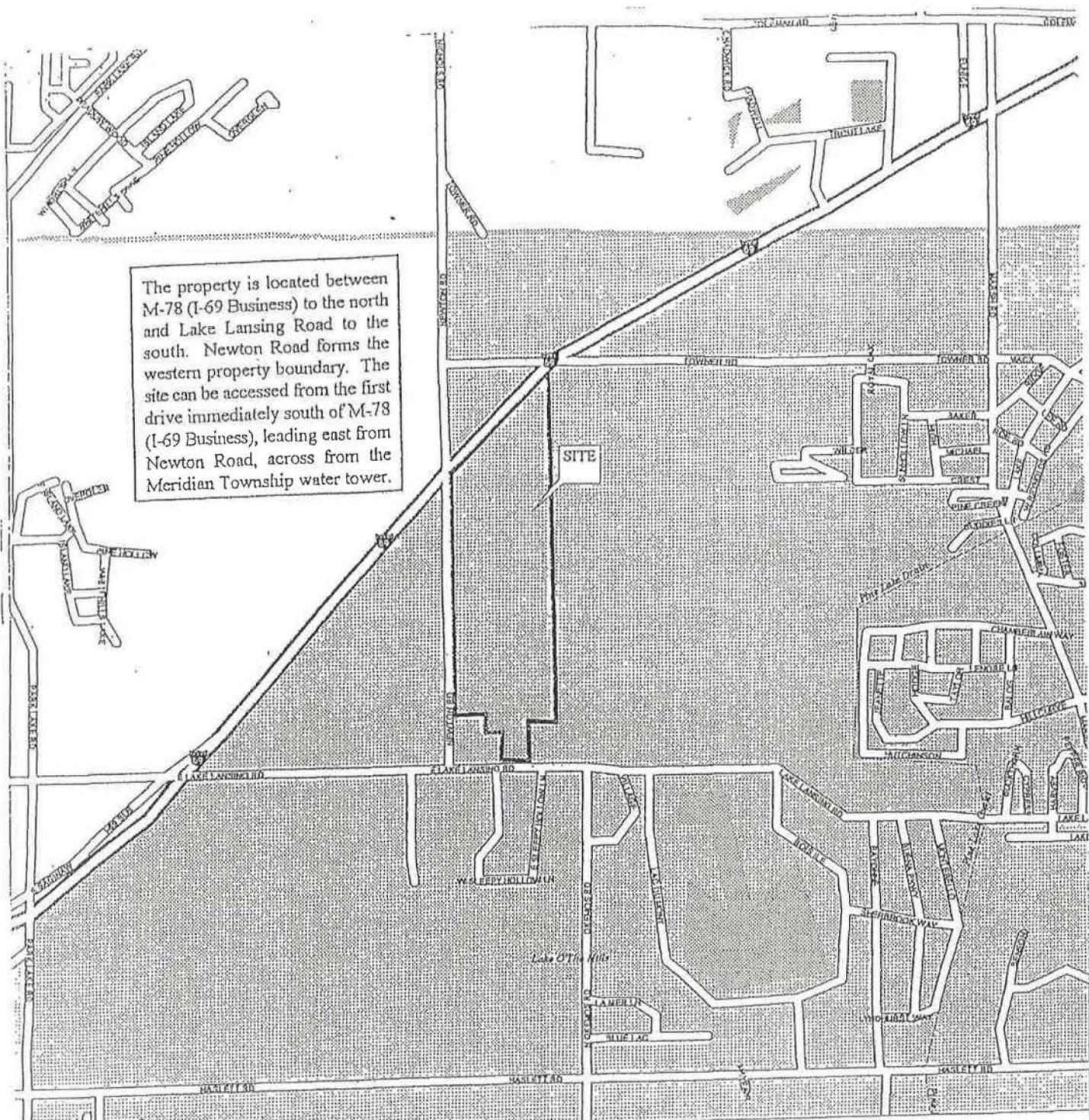
This determination does not obviate the need for any other state, federal, or local permits which may be required by law.

Should you have any questions regarding this determination, please contact this office at 517/625-5515.

Sincerely,

Gary F. Marx
District 11 Supervisor
Land & Water Management Division

cc: LWMD, Lansing
Ingham CEA
Meridian Township
Vital Resources Consulting



© 1996 DeLorme-Street Atlas USA

Mag 15.00
 Fri Jul 18 17:05 1997
 Scale 1:15,625 (at center)
 1000 Feet
 500 Meters

- Secondary SR/Road/Hwy Ramp
- Interstate/Limited Access
- Population Center
- County Boundary
- Water
- River/Canal



Figure 1

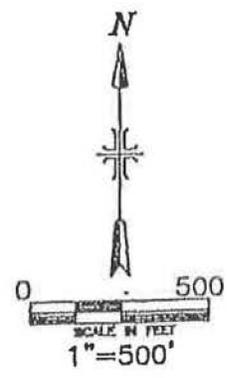
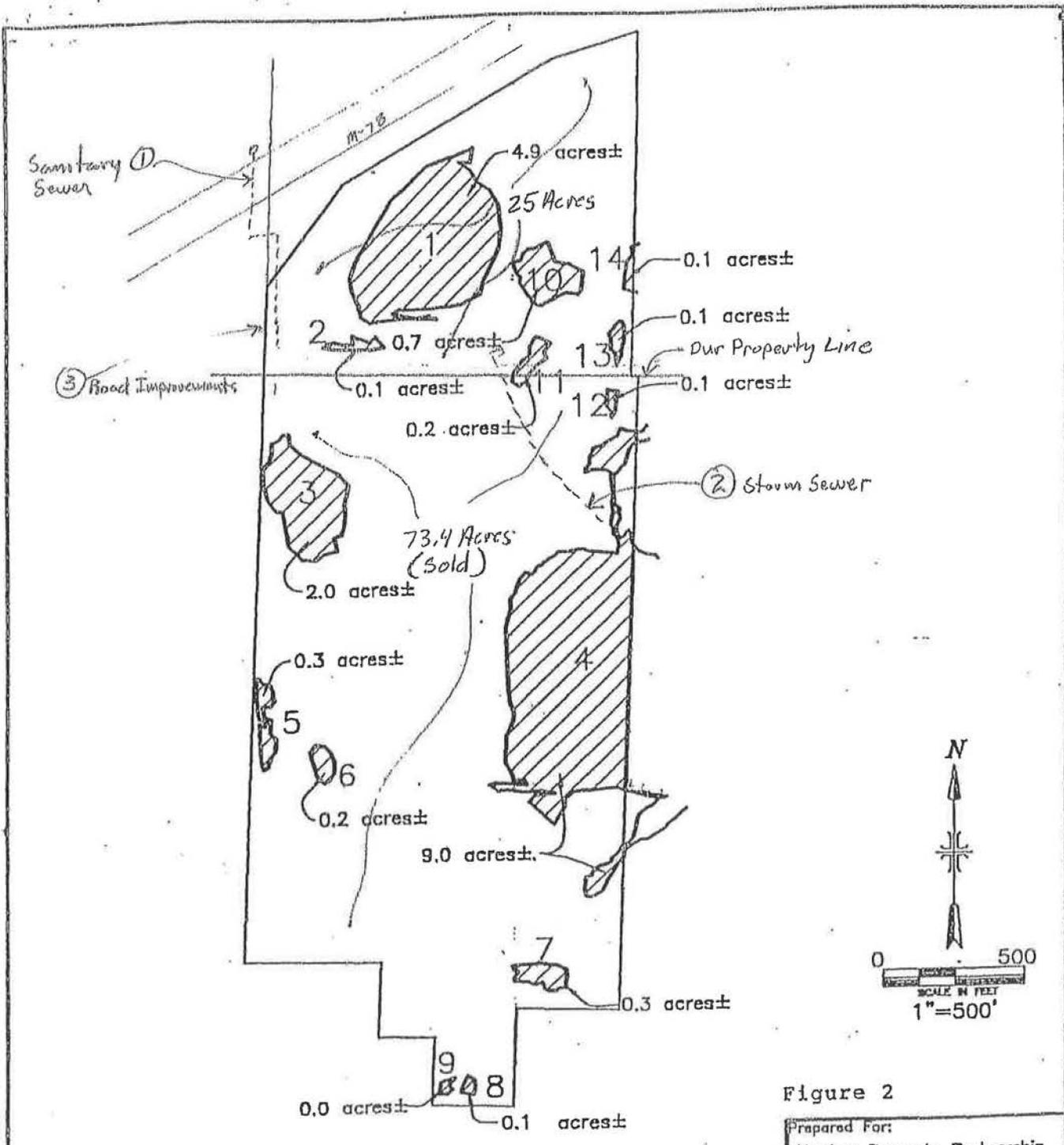


Figure 2

| | |
|--|-------------|
| Prepared For: | |
| Newton Property Partnership 2360 Jolly Oak Road Okemos, MI 48864 | |
| Sec. 4, T4N, R1W, Meridian Twp., Ingham Co., MI | |
| Project No.: | Drawn By: |
| V-975822 | S.E.Bell |
| Date: | Sheet No.: |
| July 14, 1997 | 1 of 1 |
| Scale: | Checked By: |
| 1"=500' | |

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JOHN ENGLER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SHAWANASSIE DISTRICT OFFICE



RUSSELL J. HARDING
DIRECTOR

October 18, 2002

G.S. Fedewa Builders, Inc.
5670 Okemos Road
East Lansing, MI 48823

Dear: Mr. Fedewa

SUBJECT: Wetland Assessment Report - Wetland Assessment File Number: 02-33-0009-WA

The Department of Environmental Quality (DEQ) conducted a Level 3 Wetland Assessment on property (property tax identification number 33-02-02-04-400-005, 009, and 010) located in Town 04N, Range 01W, Section 04, Meridian Township, Ingham County on September 10, September 17, and September 26, 2002. The assessment was conducted in accordance with Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4, Wetland Assessments (R 281.924) of the Administrative Rules for Part 303. This is a report of our findings in response to your wetland assessment application.

The DEQ staff walked the flagged boundaries as requested in your wetland assessment application. Based on our on-site investigation, which included review of plant communities, hydrologic indicators, and soils of the assessment area, and an in-office review of other pertinent information, the DEQ confirms, in part, the wetland boundaries observed during the site inspection. Staff noted a couple of errors in Wetlands 3 and 4. Staff found a small area of wetland coming out of the northern part of Wetland 3. The wetland is along a slope leading into Wetland 3, and catches water from up hill. There is a dominance of wetland vegetation in the area including Reed Canary Grass, Sedges, Red Osier Dogwood, and Poison Ivy. The area was added between Flags D49 and D12. Flags D49a - D49d were added. There were several changes made in Wetland 4. Flags F22a - F22d were added between F22 and F25 to include an area of wetland that had bare soil, shallow roots, and buttressed tree trunks. The plants in the area included American Elm, Green Ash, Rough Avenas, and Black Cherry. Flags F23 and F24 were excluded. Flags F29, F30, F31, F32a, and F32b were moved and F32c was excluded to include an area of wetland with watermarks, shallow roots, and buttressed tree trunks. The dominant vegetation in the area included American Elm, Sensitive Fern, Jewelweed, Green Ash, Late Goldenrod, Gray Dogwood, and Crooked Aster. Flags F58, F57, B2, and F59 were moved to include an area of wetland that contained Late Goldenrod, American Elderberry, and Black Ash, which are all indicative to wetlands. Finally, Flags AA19a and AA19b were added between Flags AA19 and AA20, to include an area that contained drainage patterns. Vegetation, including Lanced Leaf Goldenrod, Reed Canary Grass, Green Rush, and Swamp Aster, were found in the area. East of Wetland 5, a small unflagged wetland was found. It contained Glossy Buckthorn, Green Ash, Narrow Leaf Meadowsweet, Bulrush, Silky Dogwood, and Poison Ivy. Watermarks were also found in the wetland. This wetland is not believed to be regulated by the State, and is marked on the provided map.

517 625-5515
335-6010

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We flagged the modified boundaries with pink DEQ flagging tape and documented the new boundaries on the enclosed site map. The site map of the assessment area was created by combining information from your consultant and the DEQ. The new map identifies the areas containing wetland and the upland areas of the assessment area. A new delineation is not necessary.

For those areas identified as State regulated wetland on the site map, specifically Wetlands 4, 5, and 14, please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

For those areas identified as upland and non-regulated wetland on the site map, the DEQ lacks jurisdiction under Part 303 for activities occurring in those areas. The non-regulated wetlands are not regulated since they are not contiguous to the Great Lakes, an inland lake or pond, or a river or stream, and smaller than five acres in size.

You may request the DEQ reassess the subject parcel or any portion of the parcel within 30 days of the date of this report should you disagree with the findings. A written request to reassess the parcel must be accompanied by supporting evidence with regard to wetland vegetation, soils or hydrology different from, or in addition to, the information relied upon by DEQ staff in preparing this report and sent to:

Wetland Assessment Program
Inland Lakes and Wetlands Unit
Land and Water Management Division
Department of Environmental Quality
P.O. Box 30458
Lansing, Michigan 48909-7958

Please be aware that this assessment report does not constitute a determination of the presence of wetland that may be regulated under local ordinances or federal law. The U.S. Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Traditionally, navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of Michigan, the DEQ is responsible for determination of wetland boundaries for purposes of compliance with the CWA under an agreement with the U.S. Environmental Protection Agency.

Your assessment area does not appear to be within those areas also regulated by the USACE. However, should you desire more information, please contact the USACE at 313-226-2218.

This assessment report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other DEQ administered programs. Any land use activities

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undertaken on the assessed parcel may be subject to regulation pursuant to the NREPA under the following programs:

Floodplain Regulatory Authority found in Part 31, Water Resources Protection
Part 91, Soil Erosion and Sedimentation Control
Part 301, Inland Lakes and Streams

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable state, county, local, or federal approval or authorizations necessary to conduct any possible activities. This assessment report is not a permit for any activity that requires a permit from the DEQ.

The findings contained in this report are binding on the DEQ until September 26, 2006; a period of three years from the date of the assessment unless a reassessment is conducted. Please contact me if you have any questions regarding this assessment report.

Sincerely,

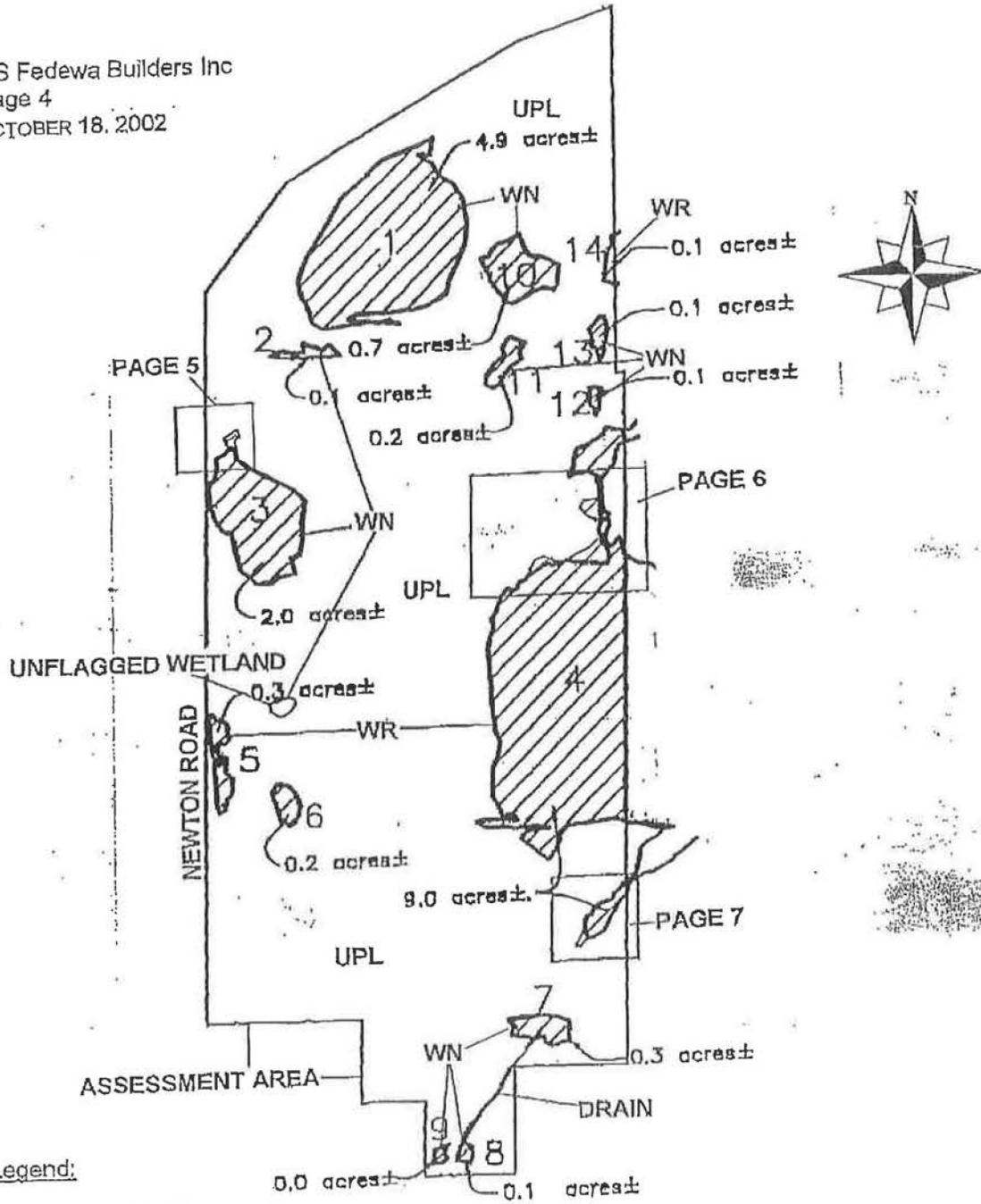


Walter Danyluk
District Supervisor
Geological and Land Management Division
517-625-4655

Enclosure

cc: Meridian Township
Mr. John Skubinna, DEQ
Ms. Wendy Veltman, DEQ

GS Fedewa Builders Inc
Page 4
OCTOBER 18, 2002



Legend:

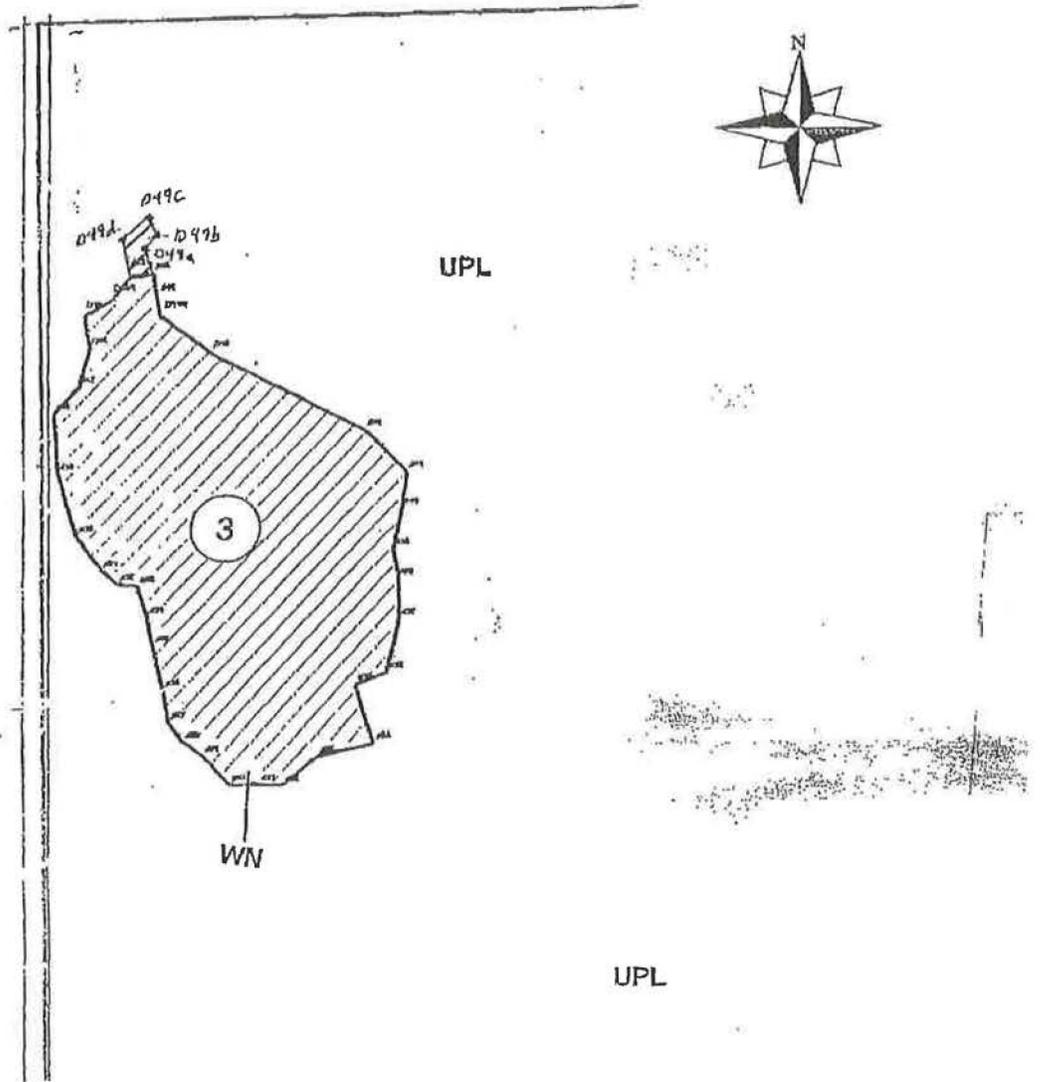
- WR = Wetland- Regulated
- WN =Wetland- Not Regulated
- UPL = Upland (non-wetland)

Approximate Scale: 1 inch = 500 feet

This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site,

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

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Legend:

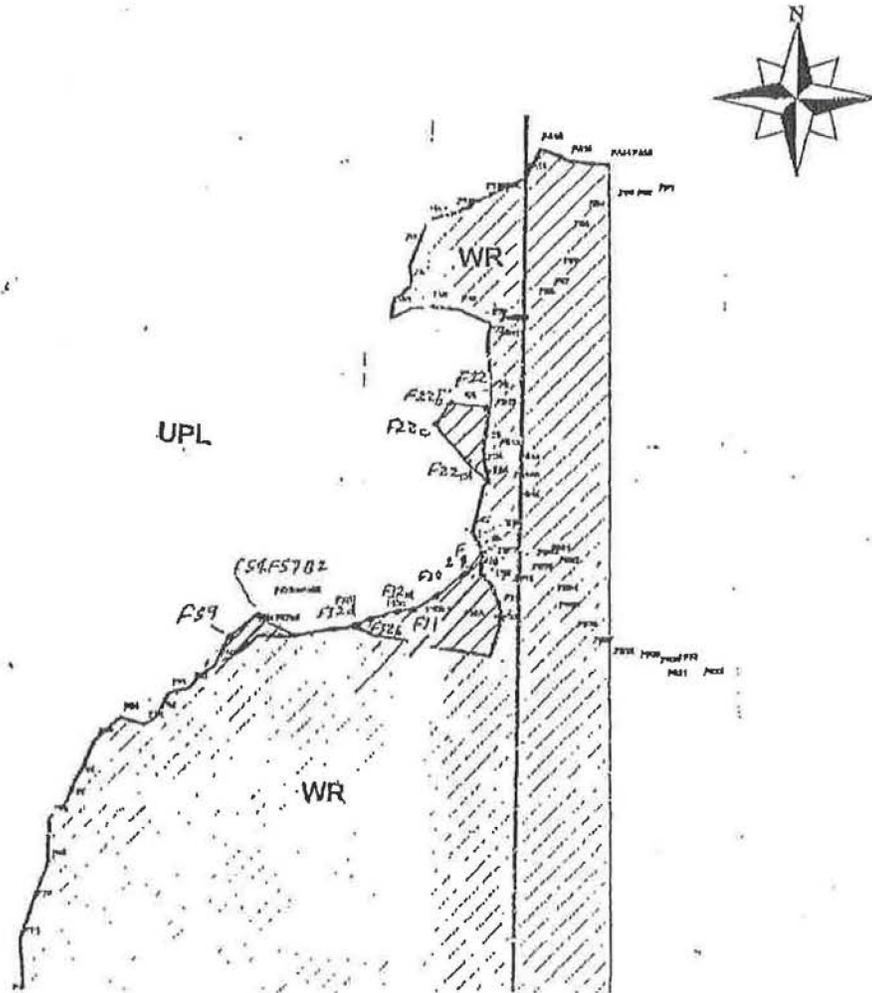
- WR = Wetland- Regulated
- WN =Wetland- Not Regulated
- UPL = Upland (non-wetland)

Approximate Scale: 1 inch = 150 feet

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Legend:

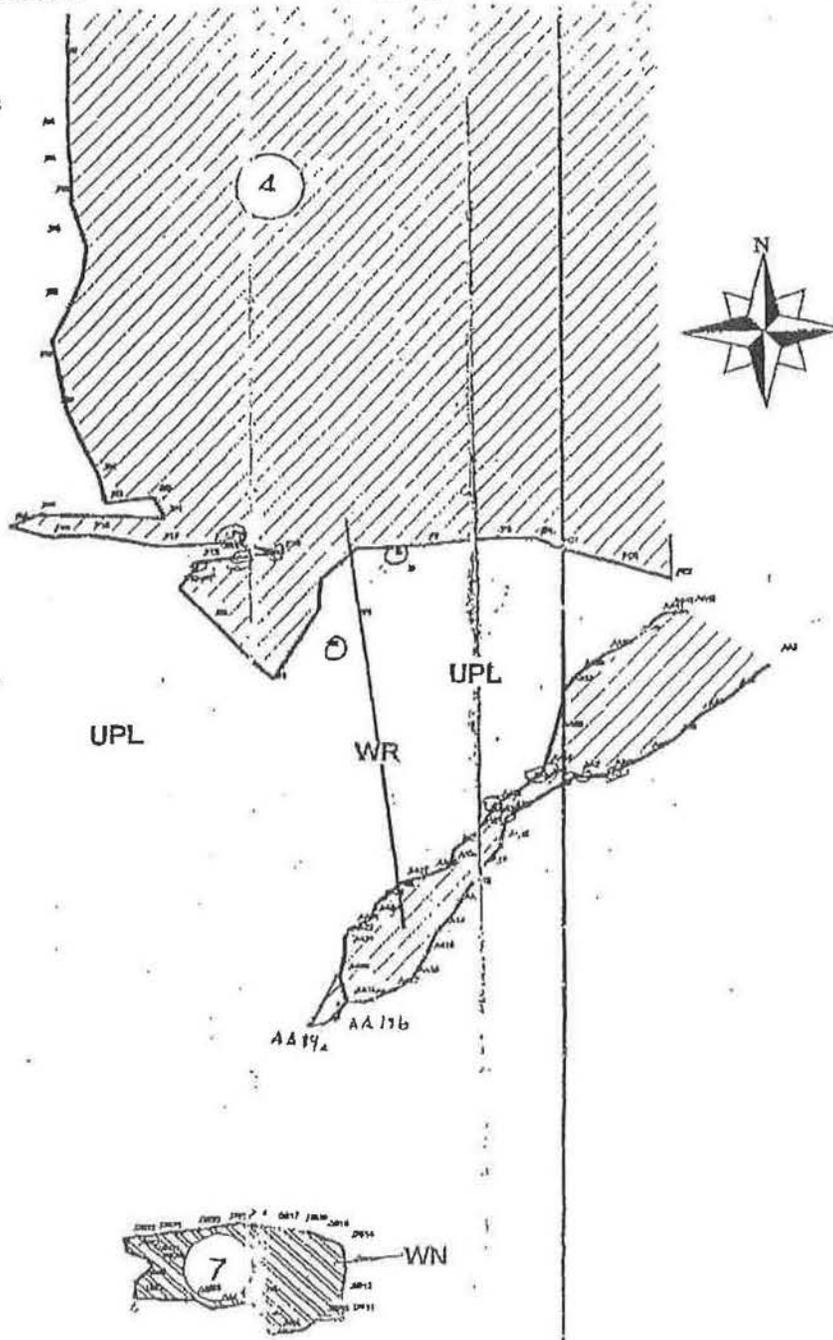
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GS Fedewa Builders Inc
Page 7
October 18, 2002



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**CHARTER TOWNSHIP OF MERIDIAN
ENVIRONMENTAL PERMITS CHECKLIST**

Name: _____
Mailing Address: _____
Telephone: _____ Fax: _____ E-Mail: _____
Type of Business (if applicable): _____
Owner/Manager: _____
Date: _____ Signature: _____

Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Department of Community Planning & Development as part of your project or development submittal – even if the approvals have not yet been obtained. This list includes the most common permits and approvals related to water and air quality, waste, and the environment. Other permits and approvals, including Township approvals may also be necessary.

1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, wetland, or other surface water? Contact: **MDEQ/Water Resources @ (517) 241-8993; MDEQ/Land & Water Features Programs @ (517) 373-9244; Meridian Township Dept. of Community Planning and Development @ (517) 853-4560.**
2. Y N Will the project involve any construction work, fill with any material, or soil disturbance in the 100-year floodplain? Contact: **MDEQ Land & Water Featured Programs @ (517)373-9244 and Meridian Township Dept. of Community Planning & Development @ (1517) 853-4560.**
3. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? Contact: **MDEQ/Groundwater Permits Program @ (517) 373-8148.**
4. Y N Will the project involve construction or alteration of any sewage collection or treatment facility? Contact: **MDNRE/Water Bureau @ (517) 335-4176.** For discharging to surface waters; Contact: **MDEQ/Water Resources @ (517) 241-1346.** For discharging to groundwater; Contact: **MDEQ/Groundwater Permits Program,@ (517) 373-8148.**
5. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact: **MDEQ/Water Resources, Part 5 Rules Program @ (517) 373-1623; Ingham County Health Department; Environmental Health Division @ (517) 887-4312; Meridian Township Fire Admin. @ (517) 853-4700.**
6. Y N Will the project involve the installation, operation, or removal of an underground or above ground storage tank containing a petroleum product or hazardous substance? Contact: **MDEQ/Storage Tank & Solid Waste Section @ (517) 335-7211 and Meridian Township Fire Administration @.(517) 853-4700.**
7. Y N Will the project involve liquefied petroleum gas storage tanks, container filling station, or a compressed natural gas dispensing station? Contact: **MDEQ/Storage Tank & Solid Waste Section @ (517) 335-2690.**
8. Y N Will the project involve the generation of hazardous waste or medical waste? Hazardous Waste Contact: **MDEQ/Waste & Hazardous Materials @ (517) 335-9875.** Medical Waste Contact: **MDEQ/Medical Waste Program @ (517) 335-1146.**
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? Contact: **MDEQ/Waste & Hazardous Materials @ (517) 335-2690.**
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact: **MDEQ/Waste & Hazardous Materials @ (517) 335-2690.**
11. Y N Will the project involve landfilling, transferring or processing solid non-hazardous wastes on site? Contact: **MDEQ/Waste & Hazardous Materials @ (517) 335-2690.**
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which could emit air contaminants, such as boilers, generators, and sandblasting. Contact: **MDEQ/Air Quality @ (517) 373-7023.**

13. Y N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? Contact: **Michigan Department of Agriculture Rural Development/Region 6 Pesticide & Plant Pest Management @ (517) 335-1830.**
14. Y N Will the project involve a manmade change in the natural cover (land clearing) and/or topography of land, such as cut/fill activities that may contribute to soil erosion/sedimentation? Contact: **Meridian Township Dept. of Public Works & Engineering @ (517) 853-4440 and MDEQ/Land & Water Feature Programs @ (517) 373-9244.**
15. Y N Will the project involve any dredging, filling with any material, or construction in, across, under, or within 500 feet of a river, stream, creek, ditch, drain, lake, pond, swamp, or wetland(s)? Contact: **MDEQ/Land & Water Feature Programs @ (517) 373-9244 and Meridian Township Dept. of Community Planning & Development (517) 853-4560.**
16. Y N Will an on-site wastewater treatment system or septic system be installed?
 For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less: For any subsurface discharge or sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: **MDEQ/Resource Management @ (517) 335-4035.**
- For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the Ingham County Health Department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact: **MDEQ/Resource Management @ (517) 335-4035.**
- For industrial or commercial wastewater (other than sanitary sewage) in any quantity. Contact: **MDEQ/Waste & Hazardous Materials @ (517) 335-2690.**
17. Y N Will the project involve construction of a water supply well or extension of a water supply service from an existing water system? Contact: **MDEQ/Water Bureau @ (517) 335-6127 and Ingham County Health Dept./Environmental Health @ (517) 887-4312.**
18. Y N Are there out-of-service water wells, abandoned water wells, or cisterns on the site? (drinking water, irrigation & monitoring wells). Contact: **MDEQ/Water Bureau @ (517) 241-1377; Ingham County Health Dept./Environmental Health @ (517) 887-4312; and Meridian Township Department of Community Planning & Development @ (517) 853-4560.**
19. Y N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: **Ingham County Health Dept./Environmental Health @ (517) 887-4312.**
20. Y N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact: **MDEQ/Resource Management @ (517) 335-4035.**
21. Y N Has the site/facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? Contact: **MDEQ/Remediation & Redevelopment @ (517) 373-8815 and/or MDEQ/Waste & Hazardous Materials @ (517) 335-9837.**
22. Y N Will the project involve the installation of a seawall or bulkhead? Contact: **MDEQ/Land & Water Feature Programs @ (517) 373-9244 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.**

Notes:

- For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including coordination among MDEQ divisions, contact the Office of Environmental Assistance at (517) 373-9244 or (800) 662-9278.
- For Spill/Release reporting to the MDEQ, call (517) 373-8481.
- For pollution emergencies, call the MDEQ at (800) 292-4706 in Michigan and (517) 373-7660 outside of Michigan.

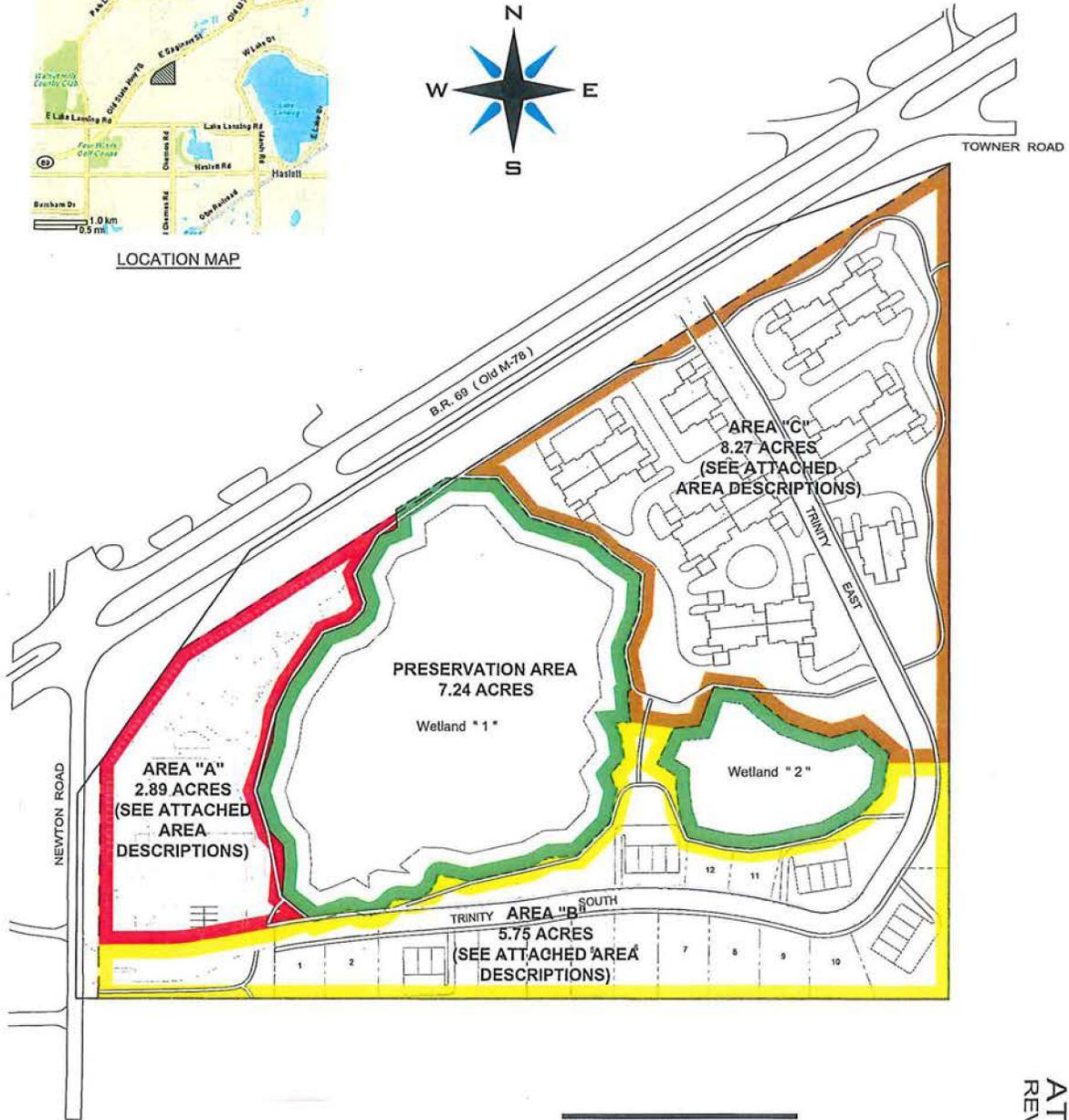
NEWTON CORNERS

PROPOSED MAP AMENDMENT

C-2 ZONING CONDITIONED UPON APPLICATION AND APPROVAL OF
MIXED USE PLANNED UNIT DEVELOPMENT
(PRESENTATION OF LOCATION, USE AND DENSITY CONDITIONS)



LOCATION MAP



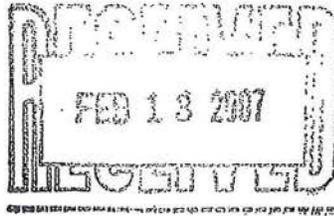
| WETLAND ANALYSIS | |
|--------------------------------------|--------------------------|
| Wetland "1" | 182,853 SF ±4.20 ACRE |
| Wetland "2" | 36,375 SF ±0.84 ACRE |
| Wetland Buffer Area "1" | 78,470 SF ±1.80 ACRE |
| Wetland Buffer Area "2" | 17,673 SF ±0.40 ACRE |
| Preservation Area (Wetland & Buffer) | 315,374 SF ±7.24 ACRE |

STRUCTURE, LOT, UNIT, ROAD, PARKING, ACCESS IMPROVEMENTS SHOWN ARE CONCEPTUAL AND PROVIDE A DESCRIPTION OF A POSSIBLE DEVELOPMENT SCENARIO UNDER THE PROPOSED "LOCATION, USE AND DENSITY" CONDITIONS OFFERED BY THE APPLICANT.

DEVELOPMENT OF PROPERTY SHALL BE BASED UPON APPLICATION FOR A MIXED-USE PLANNED UNIT DEVELOPMENT AND AS REVIEWED AND APPROVED BY THOSE BOARDS, COMMISSIONS, OR OFFICIALS CHARGED WITH SUCH RESPONSIBILITY PURSUANT TO THE MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE. PROPOSED DEVELOPMENT UNDER MIXED-USE PUD SHALL BE IN COMPLIANCE WITH THE "LOCATION, USE AND DENSITY" CONDITIONS AS PRESENTED BY THE APPLICANT.

ATTACHMENT "B"
REVISED: 1/15/07





ATTACHMENT "C"
REVISED: 2/8/07

The following "areas" correspond to the "areas" presented under Attachment "B".

A. AREA "A"- COMMERCIAL USE

(1.) Allowable Uses:

(a.) C-1, Commercial Uses

All uses permitted by right in the C-1, Commercial District (Sec. 86-403.c.)

All uses permitted as conditional uses in the C-1, Commercial District (Sec. 86-403.d.)

All uses permitted by special use permit in C-1, Commercial District (Sec. 86-403.e.), except:

- Sec. 86-403.e.2- Public or private utility building and structures
- Sec. 86-403.e.5- Gasoline Stations

All above uses shall maintain the standards applying to all C-1 uses as provided in Sec. 86-403.b, except the following, which are anticipated to be addressed through the Mixed-Use Planned Unit Development process as standards addressed through design and provision for amenities:

- Section 86-403.b.3- Side and rear yard setback adjacent to a residential district.
- Section 86-403.b.10- Lighting height restrictions.

(b.) C-2, Commercial Uses

All uses permitted by right in the C-2, Commercial District (Sec. 86-404.c.), except:

- Section 86-404.c.5 (portions of) - Bowling alleys.
- Section 86-404.c.12 - Retail food establishments, such as supermarkets, occupying a maximum of 25,000-sf. of gross floor area which supply grocery. Use still permitted, but as permitted in the C-1 district, which limits the size of establishment to 3,000-sf.
- Section 86-404.c.14 - Theaters and Auditoriums

All uses permitted as conditional uses in the C-2, Commercial District (Sec. 86-404.d.), except:

- Section 86-404.d.1- Bars, taverns, lounges and brewpubs.

All uses permitted by special use permit in C-2, Commercial District (Sec. 86-404.e.), except:

- Sec. 86-404.e.1- Funeral homes and mortuaries.
- Sec. 86-404.e.2 (portion of) - Hospitals
- Sec. 86-404.e.3- Light manufacturing
- Sec. 86-404.e.4- Open air business uses, unless otherwise provided for in the C-1 district.
- Sec. 86-404.e.5- Parking buildings or lots
- Sec. 86-404.e.6- Public or private utility buildings or structures
- Sec. 86-404.e.7- Satellite passenger bus terminals
- Sec. 86-404.e.8- Tattoo and body piercing establishments
- Sec. 86-404.e.9- Any building or group of buildings with a combined gross floor area of greater than 25,000-sf.
- Sec. 86-404.e.10- Use or combinations of uses located in a structure greater than 75,000-sf. in gross floor area.
- Sec. 86.404.e.11- Banks, credit unions, saving and loan establishments occupying a maximum of 5,000-sf. of gross floor area with a maximum of five (5) drive-through lanes. Use still permitted, but as permitted in the C-1 district, which limits the size to 2,500-sf. (but permitted by right) and two-drive thru window by special use permit.
- Sec. 86.404.e.13 (portion of) - Gasoline, automobile service stations, oil change establishments, and car washes are excluded.
- Sec. 86.404.e.14- Hotels or motels
- Sec. 86.404.e.15- Enclosed climate controlled storage facilities.

All above uses shall maintain the standards applying to all C-2 uses as provided in Sec. 86-404.b, except the following, which are anticipated to be addressed through the Mixed-Use Planned Unit Development process as standards addressed through design and provision for amenities:

- Section 86-404.b.3- Side and rear yard setback adjacent to a residential district.

(2.) *Density:*

First-floor commercial square footage shall not exceed twenty-five (25,000) square feet within Area "A".

(3.) *Additional Conditions:*

Any residential proposed above commercial establishments shall not cause overall residential density on entire subject property to exceed 10-DU's per acre.

B. AREA "B"- SINGLE-FAMILY USE

(1.) *Allowable Uses:*

Single-family, detached

Single-family, attached, comprised of three (3) to four (4) units townhouse, brownstone, type structures.

(2.) *Density:*

Single-family residential density shall not exceed six (6) dwelling units per acre within Area "B".

(3.) *Additional Conditions:*

In the event that single-family attached (three (3) to four (4) unit townhouse, brownstone type structures) are proposed, the majority of said structures shall not be located along the southern property line on the south side of proposed access within the subject property.

Overall residential density on entire subject property shall not exceed 10-DU's per acre.

C. AREA "C"- MULTIPLE-FAMILY USE

(1.) *Allowable Uses:*

Multiple-family (apartments and/or condominiums)

(2.) *Density:*

Multiple-family residential density shall not exceed fourteen (14) dwelling units per acre within Area "B" "C".

(3.) *Additional Conditions:*

Overall residential density on entire subject property shall not exceed 10-DU's per acre.



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: October 31, 2018

Re: Special Use Permit #18091 (Newton Pointe, LLC), construct a group of buildings greater than 25,000 square feet in size at 6276 Newton Road and an adjacent property to the east recognized as Tax I.D. #04-252-005.

Newton Pointe, LLC has submitted a mixed use planned unit development (MUPUD #18044) proposal for a project identified as Newton Park. The approximate 23.97 acre project site is located at the southeast corner of Saginaw Highway and Newton Road and consists of two parcels, a property addressed as 6276 Newton Road (17.97 acres) and a property recognized as Tax I.D. #04-252-005 (six acres). The proposal includes the construction of a new 86,468 square foot mixed use building with 85 multiple family dwelling units and 19,367 square feet of commercial space, 10, 10-unit multiple family buildings, six, four-unit single family attached buildings, nine single family dwellings, and a 4,778 square foot clubhouse. Overall, total commercial square footage is approximately 19,367 square feet in size and total residential square footage is approximately 238,719 square feet in size.

In addition to the MUPUD, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area. The special use permit is being processed concurrently with the MUPUD request. This staff report focuses on the special use permit for construction of a group of buildings greater than 25,000 square feet in size. The staff report for MUPUD #18044 should be referenced for a more complete overview of the project.

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

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the special use permit request and the Township Board has final approval.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Special Use Permit #18091 (Newton Pointe, LLC)
Planning Commission (November 5, 2018)
Page 2

Attachment

1. Special use permit application.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\SUP 18091 (Newton Pointe LLC) Newton Park\SUP 18091.pc1.docx



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

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant _____
Address of Applicant _____
Telephone - Work _____ Home _____ Fax _____ Email _____
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number _____
Legal description (please attach if necessary) _____
Current zoning _____
Use for which permit is requested / project name _____
Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

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

Part II

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

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

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

Part III

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

Yes No (Please check one)

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

Signature of Applicant

Date

Type/Print Name

Fee: _____

Received by/Date: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: November 1, 2018

Re: Planned Unit Development #18014 (Haslett Holding LLC), develop Copper Creek PUD consisting of 88 single family residential lots on the north side of Haslett Road, east of Creekwood Lane.

The Planning Commission last discussed Planned Unit Development #18014 at its last meeting on October 22, 2018. At the meeting the Commission agreed to consider a resolution to recommend approval of the request at its next meeting on November 5, 2018.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed PUD. A resolution to recommend approval of the PUD to the Township Board is provided.

- Motion to adopt the resolution recommending approval of Planned Unit Development #18014.

Attachment

1. Resolution to recommend approval.

RESOLUTION TO RECOMMEND APPROVAL

**Planned Unit Development #18014
(Haslett Holding LLC)**

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 5th day of November, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Haslett Holding LLC has submitted a request to establish a planned unit development (PUD) identified as Copper Creek; and

WHEREAS, the proposed planned unit development includes the construction of 88 single family residential lots on 44.70 acres located on the north side of Haslett Road, east of Creekwood Lane; and

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

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 13, 2018, and has reviewed staff material forwarded under cover memorandums dated August 6, 2018, August 24, 2018, September 6, 2018, and October 18, 2018; and

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

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

WHEREAS, the proposed connection to Wood Knoll Drive provides for sufficient access for emergency vehicles (police, fire, ambulance) to the dwelling units in the development as required in the PUD general restrictions and standards identified in Section 86-439(c)(9) of the Code of Ordinances; and

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

WHEREAS, the requested waivers for lot size, lot frontage, building setbacks, and water feature setbacks are necessary to facilitate preservation of open space; and

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

Resolution to Recommend Approval

PUD #18014 (Haslett Holding LLC)

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

WHEREAS, the proposed development is consistent with Objective E of Goal 2 of the 2017 Master Plan to preserve open space and natural areas by utilizing the planned unit development ordinance for the project; and

WHEREAS, the proposed planned unit development is consistent with Objectives A and B of Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods by ensuring new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Planned Unit Development #18014, subject to the following conditions.

1. Approval is in accordance with the submitted site plan prepared by Kebs, Inc., dated February 1, 2018 (revision date October 8, 2018) and received by the Township on October 10, 2018.
2. The waivers requested for lot size, lot frontage, building setbacks, and water feature setbacks are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc., dated February 1, 2018 (revision date October 8, 2018) and received by the Township on October 10, 2018.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
5. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
6. The proposed roads in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
7. Construction traffic for development of the property shall only access the site from Haslett Road.
8. The proposed boulevard at Haslett Road is subject to approval from the Ingham County Road Department.

Resolution to Recommend Approval

PUD #18014 (Haslett Holding LLC)

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9. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
10. The applicant shall construct a seven foot wide pathway along the Haslett Road frontage of the properties included in the development. The pathway shall be designed and constructed in accordance with Township Engineering and Construction standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.
11. Street trees shall be provided along all internal roads in the development. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.
12. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive convenient.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 5th day of November, 2018.

Dante Ianni
Planning Commission Chair