

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

REGULAR MEETING

JANUARY 23, 2017

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

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. January 9, 2017 Regular Meeting
4. Public Remarks
5. Communications
 - A. Sheila Flynn RE: Rezoning #16060
 - B. Rick & Gerri Gouthro RE: Rezoning #16060
 - C. Jim Fitzgerald RE: Rezoning #16060
 - D. Bill & Chris Triola RE: Rezoning #16060
 - E. Donna Rose RE: Rezoning #16060
 - F. Shelly Smithson RE: Rezoning #16060
 - G. Betty Wei RE: Rezoning #16060
 - H. Jan Ragan RE: Rezoning #16060
 - I. Kevin Witgen RE: Rezoning #16060
 - J. Brett Bean RE: Rezoning #16060
 - K. Ken Ketcham RE: Rezoning #16060
 - L. Tom Collins RE: Rezoning #16060
 - M. Jane Schneider RE: Rezoning #16060
 - N. Mary Jo Stacks RE: Rezoning #16060
 - O. Ruthi Bloomfield RE: Rezoning #16060
 - P. Dave Regan RE: Rezoning #16060
 - Q. John Grettenberger RE: Rezoning #16060
 - R. Brenda Ramsby RE: Rezoning #16060
 - S. Linda McCardel RE: Rezoning #16060
 - T. William & Emily Anderson RE: Rezoning #16060
 - U. Melanie Melton RE: Rezoning #16060
 - V. Bill & Carol Weatherhead RE: Rezoning #16060
 - W. Bruce McFee RE: Rezoning #16060
 - X. Stuart Sleight RE: Rezoning #16060
 - Y. Maureen LaValley RE: Rezoning #16060
 - Z. Gretchen Karlake RE: Rezoning #16060
 - AA. Pat Bridson RE: Rezoning #16060
 - BB. Rick Lasch RE: Rezoning #16060
 - CC. Dennis Campbell RE: Rezoning #16060

Planning Commission Agenda

January 23, 2017

Page 2

- DD. Andrea Jackson RE: Rezoning #16060
 - EE. Tara Tyler RE: Rezoning #16060
 - FF. Jim & Diane Harsha RE: Rezoning #16060
 - GG. Judy Kurth RE: Rezoning #16060
 - HH. Lawrence Schneider RE: Rezoning #16060
 - II. Karla Hudson RE: Rezoning #16060
 - JJ. Sue Hughes RE: Rezoning #16060
 - KK. Vicky Bellon RE: Rezoning #16060
 - LL. Ralph & Catherine Harvey RE: Rezoning #16060
 - MM. Lisa Farzam RE: Rezoning #16060
 - NN. Susan Foltz RE: Rezoning #16060
 - OO. Stuart Sleight RE: Rezoning #16060
 - PP. Karen Renner RE: Rezoning #16060
 - QQ. Roy Bierwirth RE: Rezoning #16060
 - RR. Pamela Andrews RE: Rezoning #16060
8. Public Hearings
- A. None
9. Unfinished Business
- A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
 - B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1560 Grand River Avenue.
 - C. Special Use Permit #16091 (Stockwell), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
 - D. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.
10. Other Business
- A. Planning Commission liaison to other boards and commissions
11. Township Board, Planning Commission officer, committee chair, and staff comments or reports
12. Project Updates
- A. New Applications
 - 1. Commercial Planned Unit Development #17014 (Saroki), construct gasoline station at 1619 Haslett Road.
 - 2. Special Use Permit #17011 (2/42 Church), establish community center at 2630 Bennett Road.

Planning Commission Agenda

January 23, 2017

Page 3

B. Site Plans Received – NONE

C. Site Plans Approved - NONE

13. Public Remarks

14. Adjournment

Post Script: Dante Ianni

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

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

**TENTATIVE
PLANNING COMMISSION AGENDA**

WORK SESSION and REGULAR MEETING

FEBRUARY 13, 2017

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

Regular Meeting

1. Public Hearings
 - A. Commercial Planned Unit Development #17014 (Saroki), construct gasoline station at 1619 Haslett Road.
 - B. Special Use Permit #17011 (2/42 Church), establish community center at 2630 Bennett Road.
2. Unfinished Business
 - A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
 - B. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.
 - C. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
3. Other Business

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

DRAFT

January 9, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff, Ianni, Cordill, Lane, Premoe, Richards, Scott-Craig, Tenaglia,
Baruah
ABSENT: None
STAFF: Senior Planner Menser

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda as written. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 9-0.

3. Approval of Minutes

Commissioner Lane moved to approve the minutes from the Regular Meeting of December 19, 2016 and the Work Session meetings of November 21, 2016, December 12, 2016, and December 19, 2016. Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 9-0.

4. Introduction of New Commissioners

Chair Scott-Craig introduced new and returning Commissioners Baruah and Cordill

5. Election of Chair, Vice Chair and Secretary

Commissioner DeGroff nominated Commissioner Ianni for Chair. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried 9-0.

Commissioner Tenaglia nominated Commissioner Scott-Craig for Vice-Chair. Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 9-0.

Commissioner Scott-Craig nominated Commissioner Cordill for Secretary. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 9-0.

6. Public Remarks

Chair Ianni opened the floor for public remarks.

Mr. Neil Bowlby, 6020 Beechwood Drive, Okemos, expressed his opinion that the meeting minutes have been very helpful in the past and hopes they will continue to be in the future. He suggested that the Planning Commission change their by-laws to state any motion that fails to pass is automatically a motion to deny. Mr. Bowlby commented the density at Hannah Farms East is too great.

Chair Ianni closed public remarks.

7. Communications

- A. Suchitra Webster, 556 E. Circle Drive, East Lansing, RE: MSU Student Demographics & Housing Needs
- B. Natalie Hool, 6196 Skyline Drive, East Lansing, RE: Rezoning #16060
- C. Neil Bowlby, 2020 Beechwood Drive, Okemos, RE: Master Plan
- D. Meridian Township Environmental Commission RE: draft Future Land Use Map

8. Public Hearings

- A. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.

Chair Ianni opened the public hearing at 7:16 p.m.

- Summary of subject matter
Senior Planner Menser summarized the rezoning request.
- Applicant
Mr. Balam Singh, 2020 E. M-78, East Lansing, spoke in support of his rezoning request and stated he had reached an agreement with Bath Township to provide water and sewer services to the property.
- Public
Ms. Sumera Sumbal, 7113 Saginaw Highway, spoke in support of the rezoning but stated traffic was a concern.

Planning Commission, applicant’s representative and staff discussion:

- Concern about the Township’s vision for the future of the property
- Property may be better zoned as commercial rather than multiple-family
- Potential increase in traffic from proposed development
- If proposed development would be considered “in-fill”
- Applicant’s representative stated the proposed project would not significantly increase traffic and water and sewer services would be provided by Lansing Board of Water and Light through Bath Township.

Consensus of the Planning Commission was to place the rezoning on the next regular meeting agenda for action to recommend approval.

B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1650 Grand River Avenue.

Chair Ianni opened the public hearing at 7:45 p.m.

- Summary of subject matter
Senior Planner Menser summarized the wetland use permit request.
- Applicant
The applicant's representative stated the design of the detention pond took into account the future development of the site in order to eliminate a future request to increase the size of the retention pond.
- Public
Mr. Leonard Provencher, 5824 Buena Parkway, asked if pervious pavement had been considered when developing plans for the site. The applicant's representative responded pervious pavement would not be functional for the site.

Planning Commission, applicant's representative and staff discussion:

- Concerns about the amount of paved surface in the proposed development
- Question about the retention pond having enough space for future development
- Ingham County Drain Commissioner approval would occur during site plan review

Consensus of the Planning Commission was to place the wetland use permit on the next regular meeting agenda for action to approve the request.

Chair Ianni closed the public hearing at 8:00 p.m.

9. Unfinished Business

A. Special Use Permit #16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.

- Senior Planner Menser summarized the special use permit for discussion.
- Applicant, Mr. Ken Stockwell, stated he believes two drive-through windows are needed at the location to accommodate the maximum number of customers. He said his plans for the development include a restaurant with a patio and perhaps 4 to 5 other tenants.

Planning Commission, applicant's representative and staff discussion:

- Concerns about the traffic impact on pedestrians and bicyclists from two drive-through windows
- A patio may not be appropriate with traffic from drive-through use
- Representative of the applicant stated the middle drive-through could be a service business such as a bank or a dry cleaner, not necessarily a restaurant
- Additional parking spaces are for potential restaurant tenant
- Concern that paving of Powell Road and traffic from Silverstone Estates were not included in traffic study

- Desire to extend service drive to Powell Road

Consensus of the Planning Commission was to place the special use permit on the next regular meeting agenda for action to approve one of the two requested drive-through windows.

B. Mixed Use Planned Use Development #16040 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.

- Senior Planner Menser outlined the mixed use planned use development for discussion.
- Applicant outlined the changes to the site plan since the public hearing, including:
 - relocation of the north site parking to increase the buffer between the development and the adjacent neighborhood
 - a reduction of 24 bedrooms
 - revised configurations of the townhomes in the south site
 - a total decrease in impervious surface
 - Amenities were added, including electric car charging stations, sidewalks linked to the Township pathway system, covered bicycle storage, underground utilities

Planning Commission, applicant’s representative and staff discussion:

- Concern the reduction in density was too small
- Suggestion to add active outdoor space such as basketball courts and tennis courts
- Not enough buffering from existing commercial space as well as adjacent residential space
- Concern over traffic increase resulting from higher density
- Public
 - Ms. Jane Sissle, 4777 Mohican Lane, commented she was concerned about the high density of the proposed development and related noise and disturbances.

Consensus of the Planning Commission was to not recommend approval of the mixed use planned use development to the Township Board.

C. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.

This item was not discussed as it was covered during the discussion of MUPUD #16024.

10. Other Business

A. Planning Commission liaison to the Zoning Board of Appeals

- Commissioner Scott-Craig moved to appoint Commissioner Lane liaison to the Zoning Board of Appeals. Seconded by Commissioner Richards.

VOICE VOTE: Motion carries 9-0.

- B. Planning Commission liaison to other boards and commissions
 - Commissioner Scott-Craig volunteered to be liaison to the Economic Development Corporation.
 - Commissioner Premoe volunteered to act as liaison to the Environmental Commission for their meetings in February and March of 2017.
 - Commissioner Tenaglia suggested a rotation of commissioners to attend other boards and commissions. Senior Planner Menser will look into a system.
- C. January 10, 2017 Joint Boards and Commissions meeting
 - Commissioner Scott-Craig volunteered to attend the January 10, 2017 Joint Boards and Commissions meeting

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

- Commissioner Scott-Craig attended the last meeting of the Environmental Commission where they discussed the Township Master Plan, adding open space and formulating a sustainability plan.
- Commissioner Scott-Craig also attended the last Economic Development Corporation Meeting where they discussed their goals for 2017 and development of the Corridor Improvement Authority.

12. Project updates

- A. New Applications – NONE
- B. Site Plans Received
 - Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point development at Jolly Road/Jolly Oak Road
- C. Site Plans Approved
 - Site Plan Review #16-14 (Potterpin), construct a 2940 square foot addition to the existing office building located at 1784 Hamilton Road.
 - Site Plan Review #16-10 (Hotel Development Services, LLC), construct a 64,000 square foot, 97 room Marriott Courtyard hotel at the corner of Jolly Oak Road and Meridian Crossings Drive.

13. Public Remarks

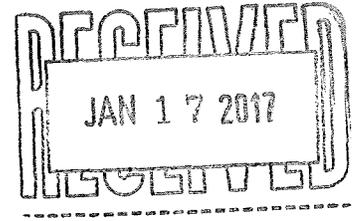
- Mr. Leonard Provencher, 5824 Buena Parkway, spoke in opposition to Special Use Permit #16091(Stockwell)
- Ms. Donna Bozgan, 2715 Skyline Court, spoke in opposition to Special Use Permit #16091(Stockwell)

14. Adjournment

Chair Ianni adjourned the meeting at 10:12 p.m.

Respectfully Submitted,

Angela M. Ryan, Recording Secretary



From: Sheila Flynn

6086 Skyline Drive,
East Lansing, MI

To: Planning Commission of Meridian Township
C/O Peter Menser, Senior Planner

RE: Rezoning #16060

Dear Committee,

We have lived on Skyline Drive for over three decades, most recently building on the golf course side. Many neighbors have expressed their desire for the course to remain, but the reality is the course now belongs to Summer Park Realty. I would ask that you not change the zoning, however. The added traffic on Lake Lansing road, and Park Lake roads would definitely impact the neighborhoods in a negative way. The difference in traffic for 180 homes vs 360-450 would be tremendous. My children crossed Lake Lansing to attend Donley. We have four grandchildren who live on skyline who cross that intersection to get to the school grounds and the traffic is already fairly busy...especially before and after school. Costco will add to the traffic, and my understanding is that Lake Lansing Rd may become a three lane with bike paths, which would make it more crowded.

The developer has indicated that 50% of the property would be green space. His PUD reveals that it would be out in the middle, so the neighbors would not benefit, they would only have three units per acre instead of one behind their homes. Because we live on lot 8, we will not directly benefit from not rezoning. The property behind our home is already zoned RAA. However, I know having such a huge subdivision on the course will create substantial problems with traffic and change the flavor of the neighborhood.

Thank you for consideration of this matter. I trust you will do what is best for the neighborhoods and the township.

Sincerely,

Bill and Sheila Flynn

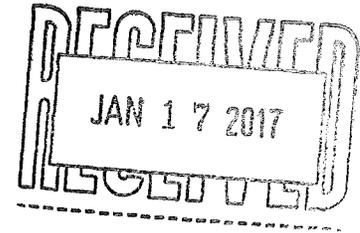
Peter Menser

From: rlgouthro@gmail.com on behalf of Rick Gouthro <rick@diamonddemotions.com>
Sent: Tuesday, January 17, 2017 12:48 PM
To: Peter Menser
Subject: Walnut Hills ReZoning

January 17, 2017

Peter Menser
Planning Commission Senior Planner

Meridian Township
5151 Marsh Road
Okemos, MI 48864



Dear Mr. Menser,

I am a concerned citizen of Meridian Township opposed to the rezoning of Walnut Hills Golf Course. Walnut Hills Golf Course is a beautiful piece of property that adds value to our neighborhood as well as having history since 1921.

I joined Walnut Hills in 2010 after purchasing our home at 6083 Horizon Drive in order to provide a place where my children could meet new friends as well as enjoy the pool, golf course and tennis facilities offered by the club. Although we knew the expense may be more than we wanted at the time, we believed the experience of becoming a member of such a beautiful facility and the open green space were the factors in making a final decision to join.

We have attended the past meetings where members, neighbors and concerned Meridian Township families have expressed their concerns with traffic, quality of life and concern with Mr. Schafer's plans on how he will development the land. I became very concerned listening to Mr. Schafer's plans that seemed to change with the wind. He made a lot of comments on what his plans may be but they were very inconsistent. The type of development he proposed was inconsistent and when confronted with this by the Board, he became defensive.

At the last meeting, Mr. Schafer clearly spoke to the concerned citizens attending saying he has already agreed to have golf in 2017 at Walnut Hills. As of today, the operating group has yet to receive a signed lease and has ignored the request and lease submitted by Walnut Hills. Failure to sign a lease jeopardizes the ability to guarantee a facility/golf course for returning members as well as ignoring the number of Wedding & Meetings contracted with Walnut Hills in 2017. The employees and staff need to be informed if they have a job this year so they can support their families. The course needs to be prepared and that requires member dues for this to happen. The longer Mr. Schafer stalls the signing of the lease jeopardizes the ability to hire and prepare the facility for 2017. The couples that have planned their weddings need to be

guaranteed they have a venue to hold one of the most important events in their lives. The concern I have is Mr. Schafer has made a number of promises and I believe this is just the start of broken promises.

The increased traffic for our neighborhood and also surrounding neighborhoods will be greatly impacted with this development as well as the addition of Costco. As I watch the kids from Donnelly try to cross the street at Hagadorn & Lake Lansing, I am very concerned with the number of cars that will be added to the traffic patterns. At Skyline and Lake Lansing entrance, it is a nightmare trying to enter onto Lake Lansing and even worse trying to make a left turn exiting and entering.

At the last meeting, I remember a mom speaking about how they moved into this neighborhood last year and now both are afraid that the additional traffic will endanger her children as they walk to school. Karla Hudson & her husband who are both legally blind are also afraid for their children due to the increase traffic.

It is troubling that a real estate developer with no ties to our community can buy property in an established neighborhood and take a beautiful golf course/green space and begin to carve it up. It is even more troublesome to think the Planning Commission members are almost forced into approving any new subdivision that meets size requirements no matter how disruptive and harmful the subdivision may be to our existing neighborhood.. The fact that the developer had made suggestions on what he may build but had no real plans in place until the neighborhood citizens of Meridian Township voiced their concerns. Until the last meeting, Mr. Schafer had not agreed to show viable plans to the Planning Commission until the Commission made it known that at the present time, they would vote NO versus rezoning. Mr. Schafer then agreed to provide a more thorough plan but also made note that it may have to be turned over to his attorneys versus Meridian Township. With the failure to sign a lease for 2017 with the operating Manager of Walnut Hills is now the second red flag that Mr. Schafer may not be a man of his word and should the rezoning be approved, who really knows what kind of development he may build.

As a father, business owner, Walnut Hills member and more importantly, a Meridain Township homeowner, I strongly oppose Mr. Schafer request to rezone the Walnut Hills golf course.

Sincerely,

Rick & Gerri Gouthro

6083 Horizon Drive

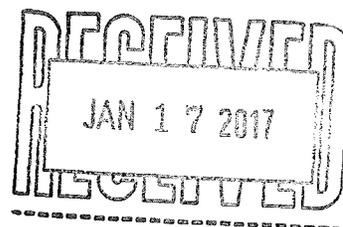
East Lansing, MI 48823

Peter Menser

From: Jim Fitzgerald <hjfitzjr@comcast.net>
Sent: Tuesday, January 17, 2017 10:30 AM
To: Peter Menser
Cc: Carol Fitzgerald
Subject: Walnut hills CC rezoning

As a resident of meridian township living at 5905 patriots way, my wife and I oppose any change in the zoning of the WHCC property. Such a change will adversely affect the quality of life in this area . the traffic will increase and access to lake lansing road will be more difficult and even dangerous. Please use common sense which would deny this request. Thank you H. James Fitzgerald

Sent from my iPad



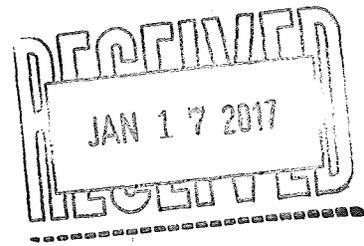
Peter Menser

From: Gail Oranchak
Sent: Tuesday, January 17, 2017 8:29 AM
To: Mark Kieselbach; Peter Menser
Subject: FW: Rezoning Walnut Hills Country Club

Gail Oranchak, AICP
Principal Planner

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

517-853-4564
oranchak@meridian.mi.us



From: TRIOLAS@aol.com [mailto:TRIOLAS@aol.com]
Sent: Saturday, January 14, 2017 3:58 PM
To: Gail Oranchak <oranchak@meridian.mi.us>
Cc: ctriola@aol.com
Subject: Rezoning Walnut Hills Country Club

To: Meridian Township Planning Commission

Re: Proposed Rezoning of Walnut Hill Country Club

We remain strongly opposed to the rezoning of Walnut Hills Country Club for the reasons we have stated in previous correspondence:

1. **Diminished Quality of Life:** Noise, light, destruction of prime and unique landscape
2. **Urban sprawl:** Non-adherence to SMART GROWTH principals of community development
3. **Traffic increase:** Major egress on Park Lake Road within feet of an elementary school
4. **Destruction of open green space:** non-compliance with township GREENSPACE PLAN
5. **Community opposition:** does not represent the wishes of the impacted community

Note:

At the December meeting of the Planning Commission, so much opposition was expressed by residents that the developer, Mr. Shafer, raised his hands in frustration and exclaimed that "if you don't want this in your community, talk to me, I'm reasonable". Since it is the expressed desire of the members Walnut Hills to repurchase this property, we see this as a very strong reason to help this happen by denying rezoning.

Thank you for your efforts to listen to us and help us preserve what we love about our township.

William and Mary C. (Bill and Chris) Triola
6292 Skyline Drive
E. Lansing, MI 48823

Peter Menser

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Tuesday, January 17, 2017 2:51 AM
To: Peter Menser
Cc: Frank Walsh; Ronald Styka
Subject: Opposition to Rezoning Walnut Hills

Dear Commissioner Menser,

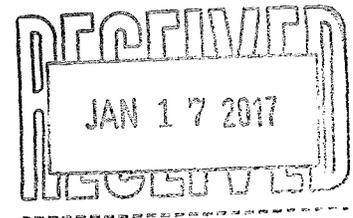
I am writing to express my opposition to the rezoning of Walnut Hills. I am not even certain a residential development on that property is even called for, because we have lots of empty housing in our township as things stand now. I live in the Carriage Hills neighborhood which is about two blocks from Walnut Hills.

I feel property owners and buyers should be responsible when they purchase property and understand the master plan of the city or township where they feel they need to develop. In the case of Meridian Township, we have some large projects going on right now. It doesn't look good to have houses and apartments sitting empty. It actually ruins the property values for the rest of the home-owners, people like myself. We need to stop and think about whether changing the zoning of the property really fits within our township's goals, and whether such development will enhance the quality of life for the individuals, many of whom have lived for years around this sedate property.

I am concerned about elements that should be considered before changing the zoning. . Our neighborhood will likely get a lot of extra traffic when Costco opens. Add to that the traffic which will come from the Walnut Hills development if the zoning is kept the same, and you know that will be a lot of extra traffic. Change the zoning to RAA and it will be about three times more traffic than we receive now, plus the new traffic from the Costco.

I am concerned about our quality of life as well as that for animals. Fumes from car exhausts are still causing enough air pollution to cause lung problems in children and adults. Donnelly Elementary is located at N. Hagadorn and Lake Lansing. And there are a lot of homes along Lake Lansing and beyond. The noise from traffic and the extra air pollution, should be enough incentive to keep the development at its current zoning of RR. It won't be perfect for residents who directly surround this property, but at least this will limit the density a bit.

Sincerely,
Donna Rose
6207 Cobblers Dr.
East Lansing, MI 48823
517-489-2233



Peter Menser

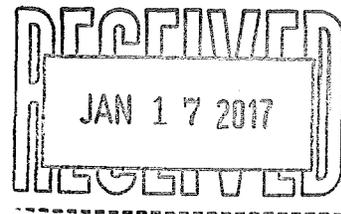
From: Shelley Smithson <sbsmithson@gmail.com>
Sent: Tuesday, January 17, 2017 12:05 AM
To: Peter Menser
Subject: re change in zoning request by Mr. Shafer/Walnut Hills property

Dear Mr. Menser,

I have been a resident on Skyline Drive in Meridian Township since 1979. I lived at 6079 Skyline Drive for eighteen years and then farther north, I have resided since 1996 at 6314 Skyline Drive. I love this street and this neighborhood. This has been a very stable neighborhood with mindful, serious citizens. I am deeply concerned about the proposed plan by a developer to request a reclassification of the green space of Walnut Hills Country Club property and the desire on the part of the developer to build many single and multiple unit residences. The plans that I have seen seem ill conceived. The number of units would place an undue burden on the traffic patterns in this neighborhood. Lake Lansing Road and Park Lake Road would be inundated with traffic. There will already be changes coming because of the new Costco coming to Park Lake Road. There is an elementary school, Donley School, at the southeast corner of Hagadorn and Lake Lansing Roads. That school traffic flow and the safety of children in the school area could all be negatively affected as well by increased residential traffic that I foresee as being significant if 200 plus residential units were built. I have trouble picturing how a large number of homes and the infrastructure required to support those residences would be feasible on the land, considering the requirement of pipes, underground wires, streets, street lights and then proper egress from the neighborhood that would be safe and efficient. The green space that has been the golf course would better remain as open space with other options looked into, whether the membership of the club tries to purchase the land, where the land is offered at a lower price to a group like The Nature Conservancy or whether other proposals for development are looked into that propose far more spacious living units and much more retention of green space.

Thank you for reading this correspondence.
Respectfully submitted,

Ms. Shelley Smithson
6314 Skyline Drive
Meridian Township Resident



Peter Menser

From: Betty <dr.bwei@gmail.com>
Sent: Monday, January 16, 2017 10:54 PM
To: Peter Menser
Cc: Linda McCardel
Subject: Walnut Hills rezoning

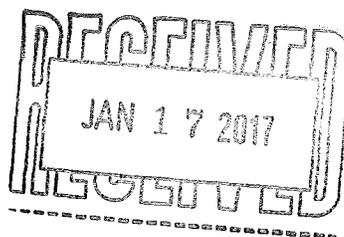
Dear Mr Menser,

My family and I are opposed to the rezoning of Walnut Hills. We are residents near Meridian Township and members of this prestigious and beautiful golf course which hosted the LPGA Oldsmobile Tournament for many years. This is a World Class Golf Course which cannot be duplicated and should not be destroyed for the sake of housing which this community neither needs nor wants.

Our community is concerned with potentially large increases in traffic impacting the safety of the children of two nearby elementary schools, water drainage problems and the elimination of green space and wildlife areas.

Thank you for your consideration of the needs of your neighbors.

Betty D Wei DO

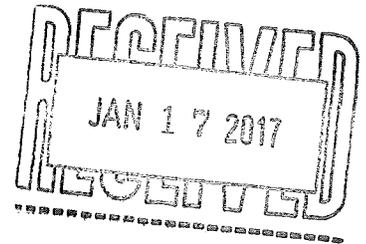


Peter Menser

From: Jan Ragan <jaragan@sbcglobal.net>
Sent: Monday, January 16, 2017 8:40 PM
To: Peter Menser
Subject: Walnut Hills

My name is Jan Ragan and I live at 6195 Skyline Drive. My life has turned upside down since my husband had a stroke on Nov. 15th but I'm taking the time to write to you about what the rezoning would do to our neighborhood. The developer is an interloper. Constantly he showed he didn't have the facts or did the research. Much of the golf course would not perk and the traffic nightmare would be horrible for the neighborhood school. Would you feel safe to have your children walk to school with construction trucks and in general more traffic on Lake Lansing Road? NO! Quit counting on additional taxes from the homes. I'm a decorator and we have been in a slump for years. Realty is slowly coming back but all the new construction is standing empty. " if you build it they will come" doesn't apply here. Do not approve this rezoning! Thank you.

Jan Ragan
6195 Skyline Dr.
East Lansing, MI. 48724

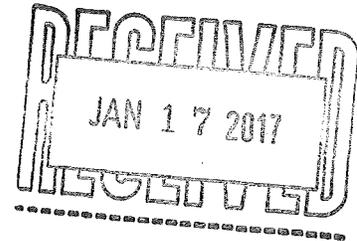


Peter Menser

From: Kevin Witgen <kevinwitgen@icloud.com>
Sent: Monday, January 16, 2017 8:02 PM
To: Peter Menser
Subject: Walnut Hills rezoning

Hello Peter, my name is Kevin Witgen, I live at 1524 Parkvale Ave. in East Lansing, & I have also been a member of Walnut Hills country club for the last four years. Currently I am in Florida for the season. Hence I will not be able to make the meeting regarding the rezoning of Walnut Hills. However, I would like to let you know I strongly oppose the redevelopment of the course. I feel it will be a terrible disservice to the people of East Lansing and Meridian township. It will take away a beautiful golf course and green space, and add more unneeded housing, as well as a great deal more traffic issues we don't need. Thank you, Kevin Witgen

Sent from my iPhone

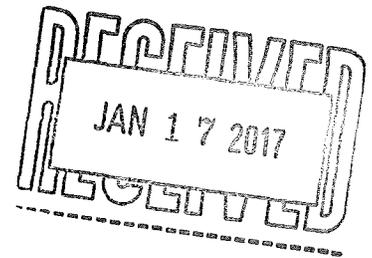


Peter Menser

From: Brett Bean <bjbean@comcast.net>
Sent: Monday, January 16, 2017 7:58 PM
To: Peter Menser
Subject: Fwd: Rezoning Walnut Hills Golf Course

First email inadvertently sent without corrections. Sorry.

>
> Dear Mr. Menser,
>
> We have been members of Walnut Hills Country Club for over 30 years and residents of Meridian Township even longer. We concur with the numerous requests your office has received to deny rezoning and redevelopment of the Walnut Hills property.
>
> Green space is already limited in Meridian Township. Homes for sale already seem to be quite abundant . The developer's plan to densely populate the Walnut Hills property seems contrary to the current Meridian Township development plan and good sense.
>
> We don't need more traffic in the Park Lake Rd and Lake Lansing Rd areas. The many residences already in the area, an elementary school and two retirement properties would suggest less, not more, residential density would be desirable.
>
> Please, lets keep the green space, the golf course and the reasonable residential density in this area of Meridian Township as it exists today. We are a "no vote" on the requested rezoning of the property. We just don't think Mr. Steve Shafer (developer) has the best interest of Meridian Township and its residents at heart.
>
> Sincerely,
>
> Patricia Bean
> Brett Bean
>
> 5532 Silverleaf Ct.
> Haslett, MI 48840
> 517-896-1099



January 15, 2017

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Re: Walnut Hills Property Development – Rezoning #16060

Thank you for allowing me to speak at the November 21st Planning Commission Meeting. Since the makeup of the Commission has changed or will soon change since then, I'm sending this letter to document my comments made on November 21st.

I quote from Meridian Township's own web site regarding the Land Preservation Program:

Meridian Township's Land Preservation Program was established in 2000 to acquire, preserve, and protect natural areas throughout the township that have unique or special natural features. The protection of these special characteristics will give the gift of permanence and the knowledge that those features will always be available for current and future generations to visit, appreciate, and enjoy.

Since 2002, Meridian Township has spent \$7,347,955 tax dollars acquiring 17 properties, totaling 739 acres.

Walnut Hills Golf Club (WHGC) totals 190 acres, more than 1/4 of what Meridian Township has purchased or had donated to it's Land Preservation Program.

WHGC is visited and enjoyed every day by golfing members and adjacent property owners. I would hazard a guess that it's used and enjoyed by many more people than all the Land Preservation acres Meridian Township has acquired.

Except for an especially convoluted purchase agreement and many thousands of dollars in lawyer's fees, the golf course would have been purchased by the members. Despite what the applicant's request for rezoning states, golf course operations are economically feasible.

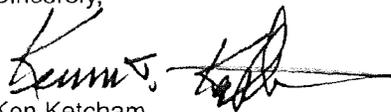
The traffic study performed by HRC for the Costco proposed development did not include the intersection of Hagadorn and Lake Lansing Road, where Donley Elementary School is located, and where many students walk to school. Their traffic counts were also performed on March 3rd, 15th, and 16th of 2016, so it's easy to understand why there was little or no foot or bike traffic on intersections that were part of the study. I'm also confused as to why the study didn't use traffic counts from existing Costco stores to perform their study.

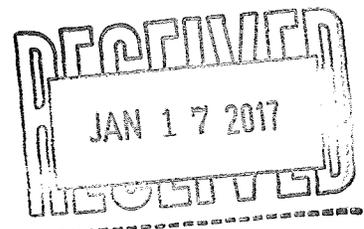
The traffic study performed by Traffic Engineering Associates for the Walnut Hills proposed development, which used the Costco study, estimates 7 out of the 50 turn movements to be Level Of Service D or worse. Level of service D is the minimum acceptable LOS in an urban area. The TEA study also stated the speed on Lake Lansing Road is 35, however, it's 45 from Saginaw Highway to shortly before Hagadorn Road. Anyone who has tried to exit from Walnut Hills Golf Club knows how difficult a left turn can be during higher traffic times.

You have an important decision to make: Do you attempt to preserve a unique and beautiful part of the township or do you allow it to be destroyed for asphalt roads, housing tracts, and tremendously increased traffic.

Although I'm not a township resident, I do enjoy golf in the township and I do most of my shopping in the township. I hope you make the right decision for township residents as well as those who aren't township residents but who use this unique and wonderful resource.

Sincerely,


Ken Ketcham



8445 Cutler Rd • Bath, MI • 48808
Phone: 517-641-4322

Peter Menser

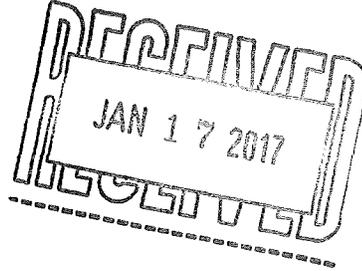
From: Tom Collins <collitom@aol.com>
Sent: Monday, January 16, 2017 4:40 PM
To: Peter Menser
Subject: Rezoning

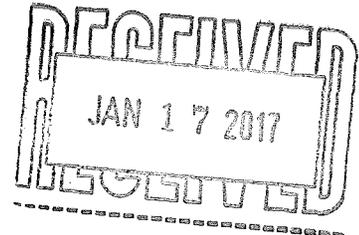
Dear Mr. Menser

I oppose the rezoning of Walnut Hills Golf Course

Thomas M. Collins
6116 E. Longview Dr. (The Greens)
East Lansing, MI. 48823

Sent from my iPad
Tom Collins





My name is Jane Schneider. My husband Larry and I live at 6295 Skyline Drive. Thank you for the opportunity to comment.

We do not live on the golf course proper, but we benefit greatly by living across the street, adjacent to one of the township preservation areas.

We remain in total opposition to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and is in concert with the Township's own Master Plan and Greenspace plan.

Of particular interest to us, is the Township's own greenspace plan 'key element' of 'Wildlife Crossings'. Since our property backs up to a preservation area, and we are across the street from the golf course, our situation is unique.

We are constantly delighted by the number of mammals and birds that use our property as a thoroughfare to reach the water on the golf course.

We regularly see deer, racoons, rabbits, groundhogs, fox, wild turkeys, possum, skunks and a myriad of birds enter and exit our property, coming or going from one resource rich area to another.

The resources now available to wildlife would disappear under the rubble of years of construction, and the 'wildlife crossings' may become Lake Lansing and Park Lake Roads.

I volunteer during the warmer months at an area wildlife rehabilitation center, and every day we receive injured mammals and birds that have been hit by cars, nests fallen from chopped trees or wildlife displaced by building and renovations.

Just because the developer, who is not from this place..... our township..... our home..... states he plans on 'saving wetlands', it does not mean we will be preserving essential water and nesting resources.

Wildlife will not be able to use the crossings that have been available to them for thousands of generations if there is grading, paving and building in the area. We need to understand that any development will change this space forever.

We need the township to honor its community plans and keep the property under consideration for development, green.

We also feel that there should be no rush in evaluating the merits of the rezoning. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

If any development should ever occur, it should only occur after careful consideration of its need, it's long term impact on the community, the environment at large, drainage over the long term, traffic implications, schools impact, and minimally not until the effects of the new Costco are known.

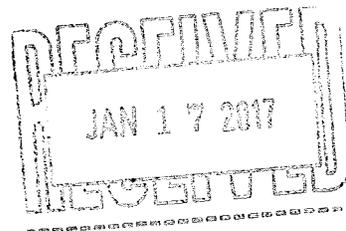
We need space to breathe. Our wildlife needs a place to live. It's why we moved to Meridian Township. What no one has convinced us of, is that we need more concrete, asphalt, years of building noise, houses, people, pets, and trafficand less greenspace.

Please do not approve this rezoning request. Once this current precious greenspace is changed, it will be lost to the township and its residents forever.

Thank you

Peter Menser

From: Mary Jo Stacks <mjstacks@aol.com>
Sent: Tuesday, January 17, 2017 3:10 PM
To: Peter Menser
Subject: Rezoning of Walnut Hills



Dear Mr. Menser,

I am opposed to the rezoning Walnut Hills Country Club.

We are lifelong residents of Meridian Township, additionally our family has lived, worked and gone to school in Meridian Township for five generations. I have attended all of the township meetings regarding the current rezoning and I have read all of the letters etc. I am in agreement with all of those who oppose the rezoning and I believe that they all have valid arguments, which I support, so there is no need to relist them in this e mail.

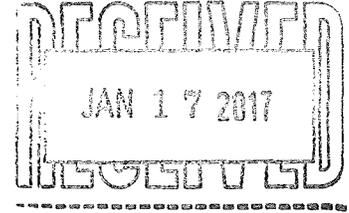
Walnut Hills has offered Students from all over our State opportunities to play golf at this prestigious venue for many decades. It is a venue that has given back to the community in many ways that often go unnoticed and un publicized. It would be a mistake to destroy this parcel of land.

I am asking that the Planning commission support its constituents and deny the request to rezone Walnut Hills Country Club.

Thank You,
Mary Jo Stacks
5913 Highgate
East Lansing, Mi 48823

Peter Menser

From: Bloomfield, Ruthi <bloomf19@msu.edu>
Sent: Tuesday, January 17, 2017 2:24 PM
To: Peter Menser
Cc: 'Bob Wood (shadow5899@comcast.net)'
Subject: Rezoning of Walnut Hills Golf Course



Dear Mr. Menser,

I am writing in regard to the rezoning of the Walnut Hills Country Club. As a resident of Heritage Hills neighborhood, I am afraid development of that property will lead to further congestion on the surrounding streets of our neighborhood. This is especially concerning given the increased traffic that will be generated by the new Costco on Park Lake Rd. The added congestion is bound to impact quality of life and home values in our neighborhood.

As a Meridian Township resident, I value open green space as well as only necessary development. I hope you will oppose the rezoning of Walnut Hills Country Club.

Thank you for your consideration.

Ruthi Bloomfield

5899 Shadow Lawn Dr.
East Lansing, MI 48823
517-23905760

PROUD MEMBER OF



Laboratory
Products
Association

PLAS ■ LABS®

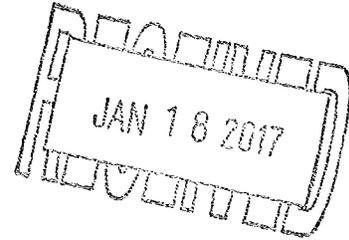
Lansing, Michigan

1-517-372-7177

International Memo

Date: January 17, 2017

To: Mr. Peter Menser
Senior Planner
Meridian Township Planning Commission
551 Marsh Road
Okemos, MI 48864



From: Dave Regan
President

Subject: Rezoning of the Walnut Hills property.

Hello and good day to you all on the Planning Commission. This just a note to express my opinion (opposition) to the proposed rezoning of the Walnut Hills (golf course) property.

My wife and I have been members at Walnut Hills since 1979. During that period of time, we have entertained many of our international distributors (and friends) from both Europe and Asia. All of our global friends and business colleagues have remarked how beautiful and serene the course and facilities were. Frankly, many of them do not see anything like Walnut Hills in their home country. At least they do not have access to such a place.

Additionally, I have serious concerns over the proximity of the proposed housing development that close to the school. The normal traffic in the morning and afternoon when school lets out is quite enough. To add the traffic from several hundred homes in that area would be serious challenge for your traffic controls people. Five decades ago when I started my business in North Lansing, Lake Lansing road was two lanes. If you want a very clear picture of what can happen with traffic at morning and evening "rush" hours, just spend some time watching the intersections and potential for congestion. Believe me, it will happen !

Cordially,

A handwritten signature in cursive script, appearing to read 'Dave Regan'. The signature is written in black ink and is positioned above a horizontal line that extends to the right.

CONCEPTION ■ INTERPRETATION ■ PRODUCTION ■ SATISFACTION

Peter Menser

From: John Grettenberger Jr <John@lorannoils.com>
Sent: Tuesday, January 17, 2017 4:32 PM
To: Peter Menser
Subject: Please Vote NO for Proposed Rezoning of Walnut Hills

Dear Mr Menser,

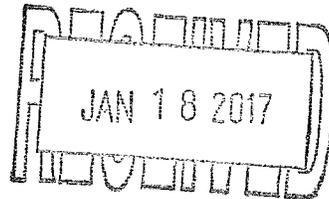
Our family has lived in the White Hills Woods neighborhood since 199 (2448 Pine Hollow Dr), and we want to firmly express our opposition to the current rezoning request for the property known as Walnut Hills Golf Club.

While there is room for some development of the property facing Lake Lansing Road and Park Lake Road, the proposed plan for a significant number of new houses and multi-unit housing in that area is a terrible idea. We already expect to see significant traffic growth in the area due to the addition of the Costco and other development sure to come shortly up and down Saginaw. The added strain and congestion caused by adding all that new housing in place of Walnut Hills would exacerbate this problem for all area residents. Moreover, the greenspace provided by Walnut Hills would be lost forever (just like Par More Golf course and soon to be much of the green space up and down Saginaw)

A better plan would be to put more resources into maintaining and improving the neighborhoods and parks currently in the area. While White Hills and White Hills lakes & Woods are both in good shape, the other residential communities in that area could all use revitalization. Adding more housing to this area will further depress property values for all.

There are better uses for the Walnut Hills property than those being proposed by this out-of-area developer. Please vote no to this rezoning request.

John Grettenberger
CEO
John@LorAnnOils.com
LorAnn Oils Inc.
4518 Aurelius Rd.
Lansing, MI 48910
517-882-0215/800-862-8620



Peter Menser

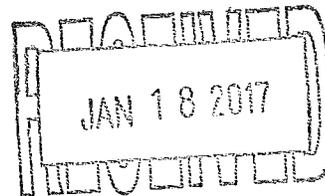
From: Brenda Ramsby <bramsby@icloud.com>
Sent: Tuesday, January 17, 2017 5:37 PM
To: Peter Menser
Subject: Rezoning of Walnut Hills

Dear Commissioner,

I live off Park Lake Rd. I am very alarmed by the possible rezoning of Walnut Hills. Park Lake Rd is narrow with little or no shoulder in many places and poorly lighted if at all. A major increase of traffic on this road in its current state will result in more accidents.

Furthermore this unique green space of rolling hills, wetlands, ponds and a variety of wildlife including a family of Sandhills cranes that return every summer should be preserve!

Respectfully,
Brenda Ramsby
Sent from my iPhone



Peter Menser

From: Linda McCardel <lindamccardel@gmail.com>
Sent: Tuesday, January 17, 2017 10:03 PM
To: Peter Menser
Subject: Walnut Hills Rezoning

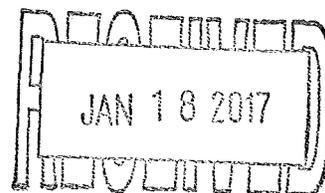
My husband and I are against the rezoning of Walnut Hills Country Club. We have been members for more than 20 years. Walnut Hills is a jewel in Meridian Township - it will be 100 years old in 4 years and should be preserved as a beautiful open greenspace and wildlife refuge by remaining the top rated golf course it currently is.

Rezoning would be contrary to the Township's Master Plan goals. The community is concerned with the traffic impact and the safety of children attending the school nearby. The water drainage is a major concern for surrounding property owners and looking at the course after a moderate rain makes one wonder just how any home built there could be flood free.

Please follow the Township's Master Plan goals and deny the rezoning request. Thank you.

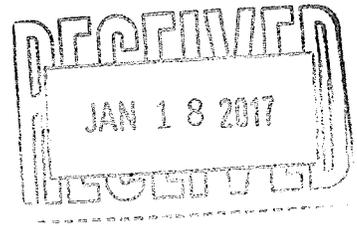
--

Linda & Gary McCardel
517-712-7266



Peter Menser

From: William Anderson <William.Anderson@hc.msu.edu>
Sent: Wednesday, January 18, 2017 2:41 PM
To: Peter Menser
Subject: Walnut Hills Golf Course Rezoning



Mr Mesner:

I am writing to comment on the proposed rezoning of the Walnut Hills Golf Course. The proposal, as presented by the developer to the Planning Commission on November 21, was incomplete and inconsistent. I am opposed to the proposal until several critical issues are addressed. I do not live on properties adjacent to the golf course, and I have no financial ties to the project. I do have concerns about the impact of such a large development on our neighborhood—Heritage Hills.

1. I am concerned that the Walnut Hills Golf Course represents one of the few open green spaces in the Township. Putting 353 homes on that property would be inconsistent with the Township Master Plan to encourage and keep green space.
2. I am concerned that the developer has no ties to this community. This is simply an economic project for him. If allowed to build, he will depart the are without contributing anything to the future of the Township.
3. I have not heard what problem gets solved by this development plan. There appears to be ample housing (at all economic levels) in the Township but not much green space. I believe the developer must show a need for the kind of project he is proposing.
4. I have not heard the developer address the impact of 353 new homes and a new Costco for traffic on Lake Lansing Road and Park Lake Road. What road improvements are required? Who pays for them?
5. I have not heard the developer discuss the impact of 353 new homes on the East Lansing Public Schools. Has he met with the ELPS Board? What does he see as a potential impact?
6. I have not heard the developer discuss his interactions with the Drain Commissioner on how wetlands would be protected and plans for draining the property.
7. I have not heard anything from the developer about the “character” of the 353 home neighborhood. Will these be cookie-cutter homes?
8. The developer has said that up to 70% of the homes would be designed for seniors. Has he conducted any needs assessments or marketing studies to justify promising such a high total? What need is there for approximately 250 homes designed “especially for seniors”?

In summary, I remain skeptical of this developer. He has no ties to this area and appears to be an opportunist. I understand that he has owns the property, but I hope the Meridian Township Planning Commission and Board will not just “rubber stamp” this zoning request. Once a green space is gone, it is gone forever.

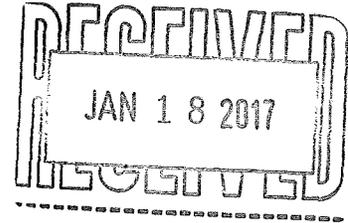
Thank you for the opportunity to comment on this issue.

Signed,

William and Emily Anderson
2910 Crestwood Drive

Peter Menser

From: Melanie Melton <mamtm3@gmail.com>
Sent: Wednesday, January 18, 2017 2:15 PM
To: Peter Menser
Subject: Walnut Hills Country Club



Dear Mr. Menser,

My husband and I are former members of Walnut Hills Country Club, but plan to rejoin in the spring of this year. As former residents of the Whitehills Lakes/Woods subdivision, it is distressing to hear of the plans to turn Walnut into a housing project. Walnut Hills is a beautiful piece of property and has been an upscale, prestigious golf course for nearly 100 years. Developing it as a subdivision would be a shame in and of itself, not to mention the loss of wildlife and green space.

Having lived in the immediate area of Walnut for many years, I have many concerns about developing it besides losing a beautiful piece of property and golf course. Traffic/safety is a major concern! The building of Costco will certainly bring additional traffic to the area and, if Walnut is turned into a housing project, the area will be impacted by much higher traffic counts. We have two elementary schools nearby and, obviously, safety of the children is another concern!

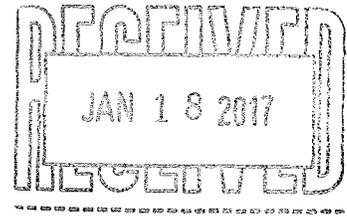
Also, property values in neighboring communities will potentially be affected. Having lived in Whitehills Woods, I have witnessed houses sitting on the market for sometimes two to three years. I don't believe the area needs and I believe the majority of the residents certainly don't want additional housing.

We are opposed to the rezoning of Walnut Hills Country Club! Thank you for your consideration in this matter.

Melanie Melton

Peter Menser

From: bfcjw53@aol.com
Sent: Wednesday, January 18, 2017 1:15 PM
To: Peter Menser
Subject: Walnut Hills Rezoning



Dear Mr. Menser,

I am writing to express our disapproval of the rezoning of Walnut Hills Country Club. We have been members of Walnut Hills for 28 years. We have enjoyed many years of golf and other family activities. It has become home to us, as we have formed many close friendships. Destroying this beautiful setting with its green space, wild life and wetland habitat is not a good decision. We moved to Meridian township from East Lansing because of this tranquil and peaceful surrounding. We have also lived in the Whitehills Lakes neighborhood since 1992. We are very concerned about our property values, traffic increase and safety issues.. Our roads will already be heavily travelled with the development of Cosco a mile away. Safety and road conditions are a major concern.

Developing an area for the sake of development(money), especially by someone who has no involvement in our community and will not have to deal with any of the consequences once its completed, is wrong.

I feel that Meridian Township has always supported green space, wetlands and natural habitats. I also feel that the safety and concerns of your constituents are also very important to the township.

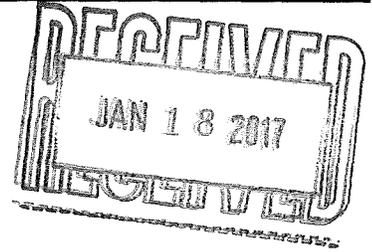
We ask that you do not approve this rezoning request.

Thank you for your time.

Bill and Carol Weatherhead

Peter Menser

From: Bruce Mcfee <bmcfee@aol.com>
Sent: Wednesday, January 18, 2017 12:12 PM
To: Peter Menser
Subject: Opposition to re-zoning of Walnut Hills Property



January 18, 2017

Peter Menser
Meridian Township Senior Planner

Dear Peter

I am writing this letter to express my opposition to the proposed zoning change at Walnut Hills properties.

Please note that I have been a resident of Meridian Township for 32 years, I have been a member of Walnut Hills for 24 years, and I have a long historical knowledge of the area's property development. Also note that I spoke at the November 21, 2016 Planning Commission Meeting.

My primary concern is that numerous property owners will see their property values decline. Over time I have observed how investments and property improvements were impacted by the proximity of the golf course. Many of their specific **improvements risk being obsoleted.**

For instance, several homeowners on Skyline drive made improvements to patios, walkout basements, windows, and pools etc. to connect to the golf course. As a result, the assessed values of properties on Skyline Drive are much higher for those that back up to the golf course as opposed to those on the other side of the road. Improvements like these would not have the same appeal if they backed up to another subdivision.

There are more than 80 condominium units in the **Greens** where the entire **development character came from the golf course.** The condos are upscale, with large windows and balconies intended to be connected to a golf course. IMO, the desirability of these condos would be terribly degraded if the golf was discontinued.

To a lesser degree, homes in Whitehills Lakes and Heritage Hills have had appeal being near the golf course. However, the loss of an anchor like Walnut Hills would also degrade the appeal of these homes.

While denying this proposed zoning change does not guarantee a future for Walnut Hills, passing the zoning change will assure the end of the golf course. Once approved it would never be undone. There are few beneficiaries to a zoning change of the Walnut Hills property, however hundreds of residents might be harmed by the proposed change. **Please consider the rights of these nearby property owners.**

Sincerely,

Bruce C. McFee
6217 Island Lake
Cell: 517-881-4414

PS: Peter, would you reply to this and **acknowledge your receipt of my email?** Thanks.

January 17, 2017

Peter Menser
Meridian Township Senior Planner
Meridian Township Hall
5151 Marsh Rd, Okemos

Dear Sir:

My name is Stuart Sleight and I am a long term resident on Skyline Drive adjacent to the golf course. We moved here in 1962 and now I am living here alone and will probably not be here for many more years. The fact that I personally will not be affected too much by whatever happens does not lessen my concerns. I am strongly opposed to the rezoning as is being proposed by the developer. My apprehension has been increased lately by the developer having survey stakes driven only about 20 feet from my lot line.

Because the Walnut Hills Golf Club had become insolvent, it was inevitable that changes would be forthcoming. For our township and for you as our Senior Planner I know that the proposed development presents major challenges, but perhaps also gives us opportunities for preserving precious open space where there can be no residential development. To state the obvious, when open space is developed open space is gone forever. To lose all of the now open space on Walnut Hills would be catastrophic. It seems to me that at least 10% of the space should be preserved. That would be an area of 25 to 30 acres. The open space should be easily accessible to the residents of Skyline Hills and to those in the proposed development and also accessible to the public. If the space could also be near or adjacent to already preserved property, that would be great.

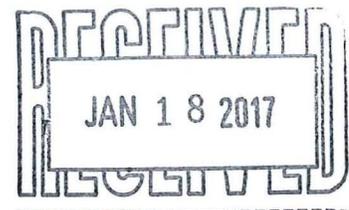
If a strip of land approximately 100 yards wide and nearly 3/4 mile long could be preserved it would be in the range of 25 acres. I am proposing that this strip of land extend 3/4 of a mile northward from Lake Lansing Road with the west boundary at the east lot lines of Skyline Hills. This location would provide us, young and old, with all kinds of recreational activities year round. This location would meet the criteria I proposed in the last paragraph.

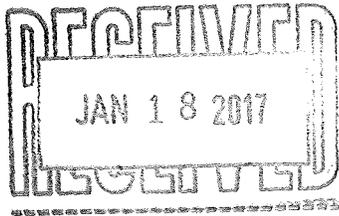
This area is truly beautiful and if this land could be procured by the township it could become one of the most treasured parks in the area.

From what I have learned, I believe that the developer acquired Walnut Hills for about \$10,000 per acre. If that is right the property I described has a current market value of between 250 and 300 thousand dollars. You are in a better position than I to know if it is possible for the township to acquire the property and what it would cost to do so. I sincerely hope that you consider what I have proposed. It would be a dream come true if the area could be preserved as a park.

Sincerely yours,


Stuart D. Sleight
6250 Skyline Drive
East Lansing, MI 48823
Phone 332-4922 , e-mail sd_sleight@yahoo.com





January 18, 2017

To: Peter Nenser
Senior Planner, Meridian Township

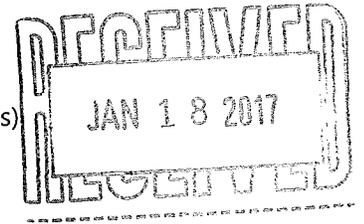
I recommend this planning Commission leave Walnut Hills a golf course. It's the best park in Meridian Township. I have been a member there for almost 30 years. Our daughter learned to swim, golf + play tennis there. Our grand daughter learned to swim there this past summer. It's been home to the East Lansing Golf team for years. Okemos + Haslett Golf teams can be seen there also.

And yes, it's a private facility but for a very reasonable price one can become a member allowing their children + grand children to take part in golf, swimming + many family activities there is no better place for our youth to "hang-out."

Margaret LaValley-Nieratko
15013 Classie Dr Roll

Peter Menser

From: Gretck <gretck@aol.com>
Sent: Wednesday, January 18, 2017 5:18 PM
To: Peter Menser
Subject: Rezoning of property located on Lake Lansing (Walnut Hills)



Mr. Menser,

I am submitting this email as a concerned citizen of East Lansing regarding the rezoning proposition of Walnut Hills property. I strongly urge this proposition be voted down as this is close to a century old landmark of this community and it would be a travesty to turn it into just another housing development. There's very little open land left in this township or in East Lansing. Other than land owned by the University, you would be hard pressed to find any pristine undeveloped property in this area.

Communities need to offer things like golf courses, parks, bike paths, etc. These promote physical activity, which we know our nation needs, also camaraderie and community spirit. The new owner has returned to this community to ensure the legacy of Walnut Hills remains. As a young boy, I believe his summer job was caddying for the golfers at Walnut Hills.

Hopefully your committee will consider all the correspondence submitted by the local residents of maintaining this golf course and it's natural beauty and wild life conservancy.

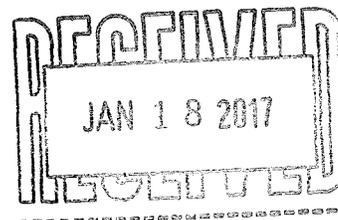
Thank you for your consideration and your public service.

Best regards,

Gretchen Karlake
5860 Printemp Dr.
East Lansing, Mi. 48823

Peter Menser

From: Pat Bridson <pjbridson@gmail.com>
Sent: Wednesday, January 18, 2017 6:26 PM
To: Peter Menser
Subject: Walnut Hills

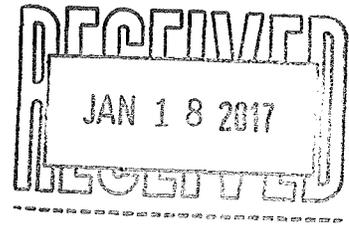


As a property owner on Skyline I am appalled that you would consider allowing the rezoning of the property to give this foreign entity the ability to maximize profits and increase congestion, chance of injury, etc. to the neighborhood. Give them the minimal consideration and allow the lowest possible density to protect YOUR district. Have some GUTS!!!

Sent from my iPad

Peter Menser

From: Rick Lasch <rwlasch@gmail.com>
Sent: Wednesday, January 18, 2017 7:43 PM
To: Peter Menser
Subject: Please Vote NO to Rezoning of Walnut Hills



Dear Mr. Menser,

Thank you for your public service. I'm writing to express my desire for the planning commission to vote against rezoning Walnut Hills. I've lived in the area since 1986 and have lived in Whitehills Woods since 2008.

Over the years, I've seen many great developments and in general I'm for ongoing development. I oppose this rezoning however because I believe we are becoming over crowded. Meridian township is starting to feel like Farmington Hills. Please vote against the rezoning.

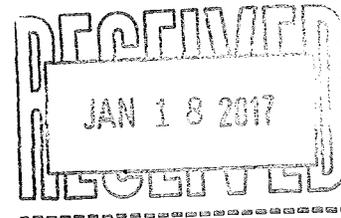
Thank you for your time and consideration.

Sincerely,

Rick and Suzanne Lasch

Peter Menser

From: DENNIS CAMPBELL <dlcampbell@comcast.net>
Sent: Wednesday, January 18, 2017 8:01 PM
To: Peter Menser
Subject: Planning Commission Packet



Dear planning commission

RE: Rezoning of Walnut Hills Country Club

My neighbors have all made an excellent case for denying this rezoning request. I have two points to add.

The developer keeps throwing around the term “spot zoning”. Spot zoning is the rezoning of a property to a more aggressive use than the neighboring properties to the benefit of the property owner. What we have here is the almost exact opposite of spot zoning. For starters, the property wasn’t rezoned. It has been zoned RR for forty years. Secondly, its zoning isn’t more aggressive than properties around it. And its zoning certainly is not to the benefit of the owner. It might be added that he knew it’s zoning when it was purchased.

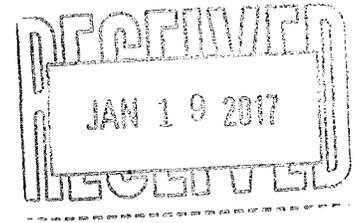
My second point concerns the plans that the developer has submitted to you. It doesn’t matter how detailed, complete or attractive these plans are—the fact remains that he is in no way bound to these plans. If the rezoning is granted, he could change his plans on a dime or sell that rezoned property quadrupling his investment to another developer who has completely different ideas for this property. I ask you to vote for denial and I am confident that you will.

Thank you in advance.

Dennis L. Campbell
6049 Skyline Drive
East Lansing, MI 48823

Peter Menser

From: Andrea Jackson <andreaviger@yahoo.com>
Sent: Thursday, January 19, 2017 11:38 AM
To: Peter Menser
Subject: Stop Rezoning of Walnut Hills



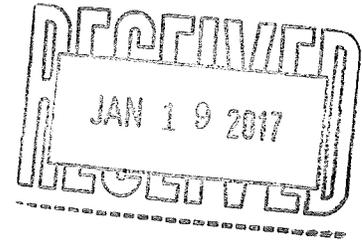
Mr Menser:

We have recently moved into the Heritage Hills neighborhood and are very concerned about the rezoning of Walnut Hills. One of the reasons we chose our neighborhood was because of lack of traffic and overcrowding. This rezoning is going to increase traffic drastically, reduce the value of our house and also remove green space which is very important for wildlife in the area. Please do not rezone the Walnut Hills area.

Sincerely,
Andrea Jackson

Peter Menser

From: Tara Tyler <ttyler@mersofmich.com>
Sent: Thursday, January 19, 2017 11:57 AM
To: Peter Menser
Subject: Opposed to rezoning Walnut Hills



Hello Peter,

It has been brought to my attention that the planning commission will be discussing the rezoning of Walnut Hills at Mondays meeting. I have reviewed the detail behind the proposed plan and strongly oppose the development.

- 1.) This land provides much green space for the area which adds value to the Township for natural views. Maybe the course should consider becoming a Public course or other alternatives.
- 2.) There is not a demand for additional homes in the area as there are plenty of houses on the market that are available for purchase which are not selling and the vacant houses are increasing.
- 3.) Local traffic already seems to be an issue with the increase of accidents on Park Lake and Lake Lansing. With the approval of Costco traffic will continue to increase and roads will need to be reviewed for flow and safety. Adding homes will only make this a greater risk and danger to the increase of traffic.

Honestly my list could go on and on. The board needs to make a reasonable decision to oppose this as the plans and other issues have not been considered or discussed. I will be at the meeting on Monday to further voice my opinion.

Kindly, tara tyler

--

CONFIDENTIALITY NOTICE:

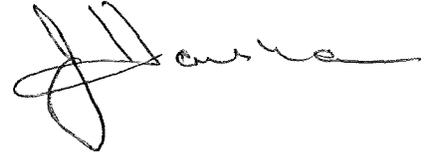
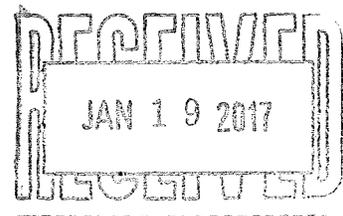
This email and any attachments are for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law, including attorney-client communications. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete/destroy all copies of the original message and attachments.

Dear Mr Peter Menser

My name is Jim Harsha and my wife and I have been members of Walnut Hills since 1977. We would hate to see the zoneing changed it is such a majestic location with a lot of fond memories. We know that is little reason compared to the revanure it would produce but it has to do with the beauty of the location.

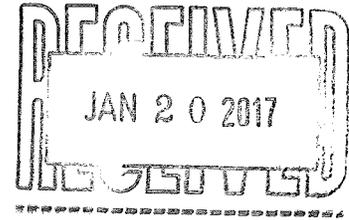
We would ask that you would vote or deni a change to the zoning. Thank you

Jim and Diane Harsha

A handwritten signature in cursive script, appearing to read "Harsha".

Peter Menser

From: Judy Kurth <judykurth@comcast.net>
Sent: Thursday, January 19, 2017 8:50 PM
To: Peter Menser
Subject: Rezoning #16060 (Summer Park Realty)



Dear Mr. Menser,

We are neighbors in the Greens whose property abuts this proposed project. We also attended the introductory meeting at Carriage Hills and have watched the subsequent meetings at the township on TV.

Since I have had 25 years experience as a residential broker, I have a very good understanding of this type of endeavor.

This rezoning request is not in the best interest of your constituents. It is only for the greater good of the developer.

It is obvious that they want the maximum density of homes allowed by law to be configured on the property. In fact, Steve Schaefer said that if approved they could feasibly get 3 to 4 units per acre. (Now we are told the number could be 383 to 451 units.)

There is no pressing need to fill this iconic green space with as many homes as they can possibly jam on a site plan. It is a "for profit" only project with no concern for township residents. Developers say anything they think the people want to hear:

"neighborhood swimming pool, Italian Bistro restaurant, 50% green space, we want what you want...."

There are other serious considerations to be taken into account: the new Costco which is underway is obviously very close to this proposed neighborhood. No one can yet imagine the traffic situation with people coming from Saginaw, Lake Lansing and Park Lake from the Greater Lansing area. It is a certainty that accidents will increase as a result.

No matter the size of home, there will undoubtedly be many families with children who will have need of Donley School. The influx of children along with Costco and various neighborhood traffic sets up a dangerous situation for children who are pedestrians.

Through my 25 years working nearly exclusively in Meridian Township as Briarwood's top agent, I have seen so many of these real estate projects fail in the township. College Fields is a prime example....after failing initially, in the end it is a hodgepodge of homes with no architectural control at all because the many developers who picked up the pieces only cared about lot sales to various builders just to get rid of the property.

We just want to add our support to the many residents and neighbors who oppose this rezoning. We respectfully request that you do not approve this change from RR to RAA.

Thank you for your consideration.

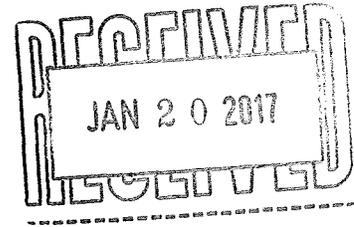
Judy and Phil Kurth

6187 W. Golfridge Drive
East Lansing, MI 48823

517-256-9670

January 19, 2017

Lawrence & Jane Schneider
6295 Skyline Drive
East Lansing MI 48823
(517) 351-8144
Larry.Jane.S@comcast.net



Dear Members of the Meridian Charter Township Planning Commission:

There is a myriad of reasons why the Walnut Hills property on Lake Lansing Road should not receive upgraded zoning. It serves no useful purpose for me to repeat here what others have eloquently and accurately stated in other correspondence to you opposing the proposed rezoning.

Instead, I want to address the recent mistakes of our neighboring communities, and urge this body to learn from those mistakes, not repeat them. Specifically, my greatest concern is traffic. Having served as a planner with the Tri-County Regional Planning Commission many years ago, I am especially sensitive to the need for cooperation between adjoining municipalities. Sadly, foolish actions by one municipal body often have profound consequences for their immediate neighbors.

The City of East Lansing and Lansing Charter Township have created a dramatic example of the destructive community consequences that can be caused by a lack of foresight and mutual cooperation from a regional standpoint. These two communities continue to allow the destruction of the US-127 – Lake Lansing Road intersection, as if they were in a race to see who can raise more revenues from commercial and high-density residential development at this location. It seems that each week, we learn of more high density development which has been approved on one side of the freeway or the other, which in turn promises to require taxpayers to pay for extremely expensive solutions that are only on the drawing boards at this time (e.g., a freeway exit/intersection at State Road which will involve yet a third municipality, DeWitt Township).

Just three miles from the Walnut Hills property on Lake Lansing Road, the same street has become nearly impassible during rush hour and during peak shopping hours. Drivers exiting US-127 intending to go east find it nearly impossible to turn left onto West or Coolidge Roads. With a single center turn lane, cars often come at one another from opposite directions as they attempt to turn left into the Spartan Hall of Fame Café from the east, or onto West Road from the west. A fatal head on collision in this general area is just a matter of time.

The Lake Lansing Road congestion has continued to spread eastward during the past five years, and is now affecting the curve where Lake Lansing Road, Towar Road, and Birch Row intersect. Drivers entering or leaving the commercial plazas on the northwest and southeast segments of the intersection now do so at significant peril because of increasing traffic congestion.

I am pleased, to be sure, that the Carriage Hills Plaza is beginning to see a renaissance of sorts, but this has come with the price of additional traffic volumes from both directions of Lake Lansing Road and from Hagadorn Road. Sadly, two elementary schools are now affected by this constant increase of traffic.

This is happening now, in January 2017. But it is important to pause for a moment and consider what affect the new Costco development at Park Lake Road and Business I-69 will have on our area traffic. I have heard that some have suggested that Costco will only impact Park Lake Road and Business I-69. My experience as a planner and as a resident of this area tells me that these persons are simply incorrect. Regardless, Meridian Township should not consider any increase in density in this general area until the actual traffic effects of Costco (and its inevitable commercial progeny) can be measured.

Meridian Township must step back and look at the Walnut Hills area as it will exist in a year or two. Certainly, the Township was not at fault for the travesty that has been created on Lake Lansing Road three miles west of its border. But the consequences are coming our way, and we cannot stop them. Moreover, as Bath Township continues to develop, traffic on Park Lake Road is continually increasing.

When we moved into our home on Skyline Drive in 2003, it was not a particularly dangerous turn from Skyline onto Lake Lansing Road, to the west or east. Today, especially during peak travel hours, we are coming closer to needing a traffic light at the intersection.

The new owners of the Walnut Hills property propose to add between 342 and 451 housing units on the Walnut Hills property, potentially adding 800 - 1,000 vehicles a day onto Lake Lansing and Park Lake Road. A traffic light will almost certainly be required on Lake Lansing Road, in addition to a center turn lane. All of this, of course, is just two blocks from an elementary school.

The Township can choose to turn Lake Lansing Road into another Okemos Road or Grand River Road. But we must learn from the mistakes of the communities that surround us. I urge the Township to put public safety and green space above tax revenues.

Ideally, I would have the Township invoke its power of eminent domain to acquire the property for a public park.

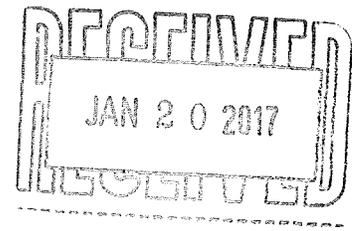
But if that is not the direction the Township takes, please leave its zoning exactly as it is. For the benefit of all of the residents of Meridian Township. It is your legacy as it is mine.

Sincerely,

Lawrence P. Schneider
6295 Skyline Drive
East Lansing MI 48823
(517) 351-8144
Larry.jane.s@comcast.net

Peter Menser

From: Karla Hudson <hudson.kc@live.com>
Sent: Thursday, January 19, 2017 6:45 PM
To: Peter Menser
Subject: Opposition: re-zoning Walnut Hills



Dear Planning Commissioners and township staff,

We write in opposition to the potential re-zoning of Walnut Hills. The change in zoning is unwelcomed, adverse to existing residents and it offers safety and health risks to our community. Donley elementary is located a short distance from the property along with Whitehills school. Both schools are vital educational centers and centers for recreational play for children in the neighborhoods. Many of the children must cross Lake Lansing Road to reach these schools. The intersection at Lake Lansing and Hagadorn stands to receive massive new influx of vehicular traffic as the approved Costco will pipeline traffic from the north and west and new housing in the hundreds of homes will further accelerate the demise of a once livable Lake Lansing corridor. The corridor will become consistent with that virtual highway near Meijer's to the west that children must cross to attend school and reach playgrounds when school is out. Children often take shortcuts across this road which further extends concerns. Recent restructuring of area schools from the former K-4 to the new Pre-K/developmental K-5 has intensified numbers crossing Lake Lansing to get to school. The current crossing already demands extreme vigilance from a paid crossing guard who routinely witnesses risky interactions with the existing traffic levels. Housing changes at MSU have also shifted additional international student families to apartments just north of this intersection with their children also crossing here daily.

We also share news of health concerns created by increase traffic. Below you will find an article entitled "Dementia Risk Rises with Proximity to Major Roads" that is just one of many examples one can find when googling the health impact of traffic on communities. The impact of noise and pollution on mental health and heart conditions are just a few topics discovered when researching the effects of elevated traffic levels.

Our family purchased our home next to Lake Lansing Road knowing that we might have to sustain some noise from the traffic. We were willing to compromise on this given that we had the beautiful nature of Walnut Hills and the farm to the north. The fact that an adverse zoning decision on your part would remove that and pave the way for a highway next to our home is heartbreaking. Along with safety and health challenges we have the following concerns:

1. This out of area developer received a tremendous discount on this precious landmark. Their intention is largely profit-driven without sensitivity to our township heritage. We are losing a significant part of our township history, a parklike vista and gaining a new set of traffic congestion problems.
2. While the developer erroneously claim spot zoning, we recognize this as a parcel where 80% of the land they purchased is rural residential. Let them build rural residential if they insist on new homes in this parklike vista connected to existing township investments in land preserves and a working farm. This property as zoned represents a graceful transition from farm to rural residential to low-density residential. It is perfectly zoned as is.
3. We bought our home knowing this township valued green space and that we were in an area beautifully appointed with a variety of existing residential types, a small shopping center. Indeed, the area offered a rich diversity of options which are now threatened with a move away from our rural heritage.
4. The existing rural zoning already allows them to develop hundreds of houses. We desire to remain as this area has been for nearly 100 years keeping consistent with core Meridian quality of life greenspace values.

Sincerely,
Karla and Michael Hudson
6009 Skyline Drive

Dementia Risk Rises With Proximity to Major Roads

Sue Hughes
January 05, 2017

Living close to heavy traffic was associated with a higher incidence of dementia in a new large population-based cohort study. But no association was seen between proximity to heavy traffic and Parkinson's disease or multiple sclerosis.

Dementia Risk Rises With Proximity to Major Roads

The study, published online in *The Lancet* on January 4, showed a clear dose response in that the risk for dementia increased with the proximity to a major road, with a 7% increased risk when the distance from the road was less than 50 meters, a 4% increase at 50 to 100 meters, and a 2% increase at 100 to 200 meters. No increased risk was seen at over 200 meters.

"Our study suggests a role for traffic pollution in contributing to dementia," coauthor Ray Copes, MD, Public Health Ontario, Toronto, Canada, commented to *Medscape Medical News*. "This is not the first study to show a link between pollution and dementia, but it is the largest to date and it used the best methods to assess such associations."

The highest risk of all was seen in people who lived in an urban environment, close to a major road, and had lived there for a long time. "This was the most heavily exposed group and they showed a 12% increased risk of developing dementia," Dr Copes said.

"We believe this data, along with previous studies showing air pollution contributes to cardiovascular and respiratory disease, is enough to warrant action," he added.

This could include further controls on traffic-related emissions, planning future land use so that major roads are positioned away from residential areas, and improvements to buildings that are near major roads to protect against air pollution, he said. "It also has implications for people taking exercise outside — if you are running, walking, or cycling — try to avoid areas with heavy traffic."

"It would be foolish if we didn't consider such accumulating evidence on the health risk of air pollution when going forward in land use planning," Dr Copes added. "This is particularly important in the large cities in Asia where urban development is expanding quickly."

Lead author, Hong Chen, PhD, Public Health Ontario, added: "Increasing population growth and urbanization has placed many people close to heavy traffic, and with widespread exposure to traffic and growing rates of dementia, even a modest effect from near-road exposure could pose a large public health burden."

Coauthor of an accompanying "Comment," Lilian Calderón-Garcidueñas, MD, University of Montana, Missoula, commented on the study for Medscape Medical News.

"This is a very important study because of its size — with the entire population of Ontario included," she said. "It shows a very straightforward result — the closer you live to a major highway the higher your risk of dementia.

"This has massive implications for some cities — such as Mexico City and New York — where almost everybody lives near a major road," she added. "In the US there are many schools have been built close to major highways for logistical reasons but we have to rethink this idea."

For the study, the researchers analyzed data on all adults aged 20 to 50 years (about 4.4 million; multiple sclerosis cohort) and all adults aged 55 to 85 years (about 2.2 million; dementia or Parkinson's disease cohort) who resided in Ontario, Canada, in 2001. Eligible patients were free of these neurologic diseases, had been Ontario residents for 5 years or longer, and were Canadian-born.

Their proximity to major roadways was based on their residential postal-code address in 1996. Incident diagnoses of dementia, Parkinson's disease, and multiple sclerosis were ascertained from provincial health administrative databases.

Almost all people (95%) in the study lived within 1 kilometer of a major road and half lived within 200 meters of one. Between 2001 and 2012, 243,611 incident cases of dementia were identified.

After adjustment for individual and contextual factors, such as diabetes, brain injury, socioeconomic status, education levels, and body mass index, the adjusted hazard ratio (HR) of incident dementia was 1.07 for people living less than 50 meters from a major traffic road (95% confidence interval [CI], 1.06 - 1.08), 1.04 (95% CI, 1.02 - 1.05) for 50 to 100 meters, 1.02 (95% CI, 1.01 - 1.03) for 101 to 200 meters, and 1.00 (95% CI, 0.99 - 1.01) for 201 to 300 meters vs farther than 300 meters (P for trend = .0349).

The associations were robust to sensitivity analyses and seemed stronger among urban residents, especially those who lived in major cities (HR, 1.12 for people living <50 meters from a major traffic road) and those who had never moved (HR, 1.12 for people living <50 meters from a major traffic road).

The study also identified 31,577 cases of Parkinson's disease and 9247 cases of multiple sclerosis, but no association between these conditions and proximity to a major road was seen.

Dr Copes pointed out that using records from the Canadian single-payor health system meant that patients with dementia could be identified with good accuracy. "We were also able to accurately assess exposure from information on postal addresses and we were able to ascertain that the dementia developed after exposure to pollution."

On the possible mechanism involved, he said: "We know the fine particles in exhaust fumes get into the lungs and the circulation and move around the body. We also know they cause oxidative stress and inflammation throughout the body. This is possibly the mechanism that contributes to dementia, which has a chronic inflammatory vascular component." He added that traffic-related noise may also play a role.

In the "Comment" piece, Dr Calderón-Garcidueñas and coauthor Rodolfo Villarreal-Ríos, Universidad del Valle de México, Mexico City, note that this study might also provide new insights into the mechanisms for the early development of oxidative stress, neuroinflammation, and neurodegeneration, and opportunities to prevent and ameliorate such harmful brain effects.

They write: "We have made little progress in understanding the pathogenesis of neurodegenerative disorders such as Alzheimer's disease. We desperately need novel integrative paradigms that cut across the molecular and cellular level to the individual and societal level. In light of these new research directions, we need to prioritise research funding, including understanding brain health from conception, the impact of epigenetic changes, and the early interaction between environment and genetics.

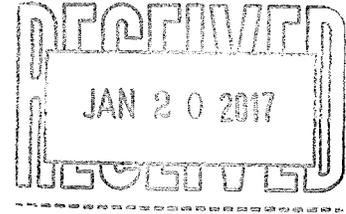
"We must implement preventive measures now, rather than take reactive actions decades from now."

The study was funded by Health Canada. The authors and editorialists have disclosed no relevant financial relationships.

Lancet. Published online January 4, 2017.

Peter Menser

From: Vicky Bellon. <bellonvicky@gmail.com>
Sent: Thursday, January 19, 2017 9:44 PM
To: Peter Menser
Subject: Walnut Hills rezoning

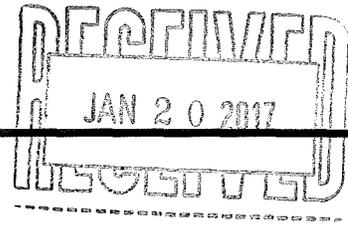


Dear Sir,

I am writing to you to oppose the re-zoning plan for Walnut Hills. I am very concerned about the increase in traffic on Lake Lansing Road and its impact on our school, Donley Elementary. Many children cross from the north side of Lake Lansing Road to get to and from school, with the help of our wonderful crossing guard. I think there are real safety implications by putting an additional 320+ houses, and cars, through that intersection.

Thank you for listening to my concerns,
Vicky Bellon

Resident of the Heritage Hills neighborhood, Meridian taxpayer, and parent of two children at Donley.



Peter Menser

From: rharveymd . <rharveymd@gmail.com>
Sent: Thursday, January 19, 2017 10:54 PM
To: Peter Menser
Subject: Rezoning 16060 "Summer Park Realty) Walnut Hills Country Club property.

TO Meridian Township Panner Peter menser

My wife and I have lived in Heritage Hills subdivision since June 1990. Our son went to school at Donley Elementary. We are about 3 blocks south of the Wallet Hills Country Club.

As I try to read up on the request for resulting from RR to RAA, I have some thoughts and questions. I will admit I have had difficulty finding details at the Township website. I do plan to attend the meeting on Monday evening.

The 'raw data' that I have is that the property is 157 acres, which includes some wetlands. If there were no wetlands involved, RR zoning could allow for potentially ~170 parcels. RAA could allow for a minimum of 506 lots, and possibly a higher number.

I have heard "anecdotally" that current traffic flow on Lake Lansing Road is approximately 1,000 vehicles/day. With the proposed development(s) in the areas, traffic flow might increase to 10,000 vehicles. A 10 fold increase in traffic could have a major impact on Lake Lansing Rd, Park Lake Rd, and potentially on Hagadorn, and Saginaw.

I am hoping that the potential impact on traffic flow on our area from the Costco project is being factored into potential traffic flow on the rezoning of Walnut Hills.

My areas of concern include:

1) What is the % and distribution of wetlands within the Walnut Hills GC property?

How is the developer conceptualizing the use of this property?

2) What is the developer's proposed site plan?... is he designing for 150 lots, or > 500?

3) What is the projected impact on traffic flow on the surrounding major streets, including Lake Lansing Rd, Hagadorn, Park Lake, and Saginaw?

4) Are the design and condition of those roads, and their intersections currently adequate to sustain a proposed increase in traffic?

4) Does the developer propose adequate 'infrastructure' to support a project that could allow for up to 500 or more homes?

5) What are developer's plans/thoughts/intentions in terms of wetlands?

6) Is the developer planning or committing to any % of the property being dedicated to open space?

7) On a 'broader scope', is this within the desired scope/intent of Meridian Township? Is this zoning change going to improve the quality of life for the neighbors, and for the larger Meridian Township community?

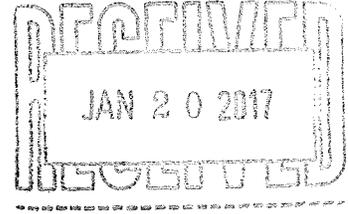
Thank you for listening!

Sincerely,

Ralph Harvey, MD & Catherine Harvey
2819 Southwood Drive
East Lansing, MI 48823

Peter Menser

From: Lisa Farzam <lisa.farzam@gmail.com>
Sent: Thursday, January 19, 2017 10:35 PM
To: Peter Menser
Subject: Opposed to rezoning



To whom it may concern:

I am emailing you to express my opposition to the rezoning of walnut hills country club. My family and I are members at whcc. This landmark club and golf course are a huge part of East lansing and a huge part of our family. We have 3 children under the age of 5 that have been swimming in the pool since they were babies. Not to mention that my husband and I grew up spending our summers there as children. We now enjoy golfing while the grandparents watch the kids on a gorgeous summer day. I don't have time to understand all of the goals of the developer because i am very busy stay at home mom that looks forward to spending her summers with her kids and husband at the pool and golf course. Walnut Hills country club brings joy to our family and we intend to be members for life. Thank you for your consideration.

Lisa Farzam

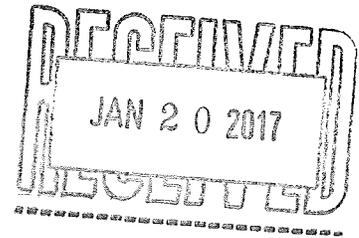
Peter Menser

From: Sue Foltz <suefoltz@comcast.net>
Sent: Friday, January 20, 2017 7:55 AM
To: Peter Menser
Subject: Proposal for walnut hills golf course real estate development

I am a resident of Whitehills Lakes. I would like to strongly disapprove of the proposed development of Walnut Hills. I have been a resident of Meridian Township for over thirty years and have enjoyed the green space the course provides the township. The fact that a big housing development would come in there is disheartening. I hope you will vote against this project and keep the area a pleasure to look at.

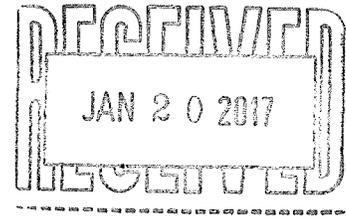
Thank you,
Suzanne J Foltz
2429 Pine Drive

Sent from my iPad



Peter Menser

From: Stuart Sleight <sd_sleight@yahoo.com>
Sent: Friday, January 20, 2017 10:58 AM
To: Peter Menser
Subject: Walnut Hills Development

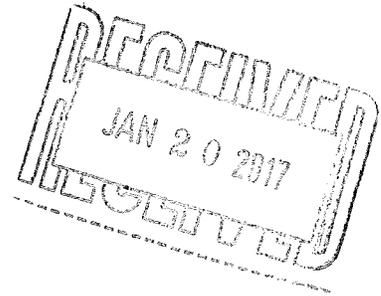


In my recent letter I stated that I was opposed to rezoning Walnut Hills. Opponents have presented many reasons why. The developer keeps proposing fewer numbers of units as a maximum.that he would develop. For the township and for those opposed to the rezoning, the question should be why under the current zoning couldn't the developer develop the property and make a profit doing so? In other words,we should be looking at minimums rather than maximums. .This area is too beautiful to have it spoiled by over development'

Stuart Sleight
6250 Skyline Drive
East Lansing, MI

TO: Meridian Township Planning Commission

FROM: Karen Renner, 6270 Skyline Drive



RE: Rezoning of Walnut Hills Country Club to RAA

January 20, 2017

I had the opportunity to review the proposed PUD of the Walnut Hills property by Schafer Development.

I am asking the Planning Commission to **not rezone and consider a PRD with current zoning before proceeding any further.** My reasoning includes:

1. Drainage issues: The development of this site cannot have surface water discharge greater than surface discharge prior to the development (per drainage commissioner comments at a previous meeting). This development is going to concentrate runoff in smaller areas. Adding impervious layers and changing topography will increase total runoff, and the developer must have the detention ponds adequate for the increased runoff at this site. Climate is changing and rainfall events with greater accumulation are increasing in number. The Planning Commission must consider the rainfall patterns predicted for the next 50-100 years and ensure adequate drainage within the development. This is my greatest concern with the proposed PUD.
2. Soil mapping units classified as poorly drained muck occur throughout the northern half of the property. See the attached map of the soil mapping units and the adjacent site plan submitted by the developer. There are major issues in the northern area of the property. A PRD with fewer housing units may be a more appropriate fit for the site topography and soils.
3. Reduced truck traffic for removing muck soils and replacing with fill (see previous letter). Lake Lansing Road and Park Lake Road are deteriorating with current auto traffic. Over the 2-4 year building process how will these roads tolerate heavy truck traffic?
4. Safety with trucks on Park Lake and Lake Lansing Roads. William Donley elementary school is on the corner of Lake Lansing and Hagadorn roads. Children and their safety must be considered when putting in such a large housing development in a congested area, regardless of whether the development is a PUD or a PRD. A PRD will decrease truck traffic by at least 1/3 due to less development.

A PRD (planned residential development) in the current zoning would allow for an estimated 240 units, 150 units less than the proposed PUD under RAA zoning. Proposed lots on the north end of the property are on poorly drained muck soils. The side spur road running to the west of the main proposed road in the northern part of the property will create increased runoff into

the proposed northwest detention pond and the natural ponds on the west side of the golf course. Removing this side road with 34 housing units would increase the buffer on the north end and create greater site appeal to those considering purchasing a lot and building on the main road that runs north-south through the property. The majority of the mature trees in the interior of the northern half of this property that line the golf course fairways would be removed with the current plan submitted by the developer.

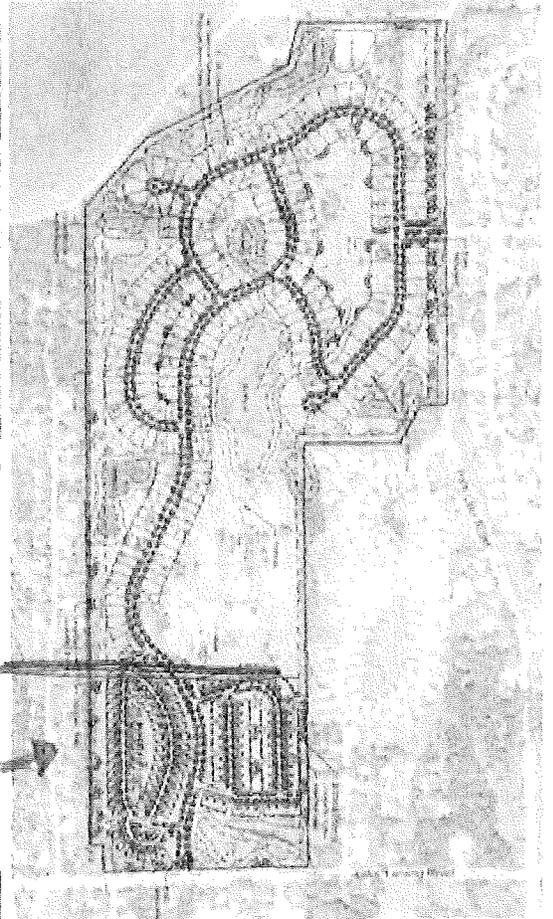
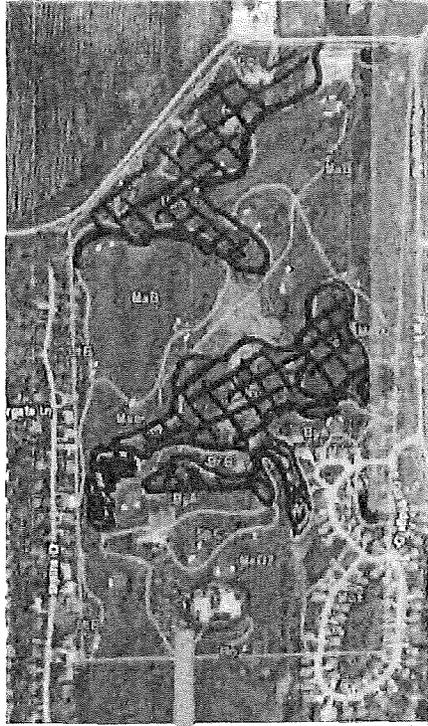
Furthermore, a PUD in RAA would allow a developer to potentially place 1000 units into the plan; he has proposed much fewer but once rezoned there are many opportunities to change the proposed plan.

In closing, **the developer bought the property as zoned RR. The Master Plan does show a potential change in zoning to RAA, but it is a plan and not 'the law'. There are numerous reasons not to rezone including drainage issues across much of the north end (there are flooded areas every spring and fall), and much of the property is not suitable for building without extensive soil removal and fill.**

The developer and the Planning Commission should consider a PRD for the benefit of the developer and current Meridian Township residents. It is better to stay out of the wet, poorly drained muck soil areas when building and provide greater buffers for drainage, less soil removal, and an appealing residential development for current and future homeowners in Meridian Township. The current property owners in Meridian Township should benefit from the development; this decision by the Planning Commission must be a win-win for all stakeholders.

Ingham County, Michigan (MI065)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrD	Boyer sandy loam, 0 to 6 percent slopes	1.4	0.0%
ByA	Brady sandy loam, 0 to 3 percent slopes	9.5	5.4%
Co	Colwood-Brookston loams	7.2	4.0%
Hn	Houghton muck, 0 to 1 percent slopes	29.7	16.8%
MaB	Marlette fine sandy loam, 2 to 5 percent slopes	46.0	26.0%
MaC	Filler fine sandy loam, Saginaw loam, 6 to 12 percent slopes	28.8	16.2%
MaD2	Marlette loam, 12 to 18 percent slopes, eroded	24.1	13.6%
MoE	Marlette-Boyar complex, 14 to 25 percent slopes	0.1	0.1%
SpC	Spinks loamy sand, 8 to 12 percent slopes	3.7	2.1%
Ud	Udorthents and Udipsammments	3.3	1.9%
UpA	Urban land-Cape-Calwood complex, 0 to 4 percent slopes	9.2	5.2%
UtB	Urban land-Marlette complex, 2 to 12 percent slopes	3.7	2.1%



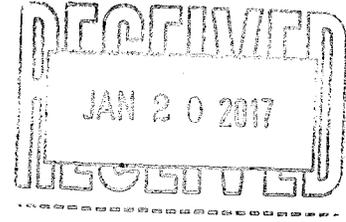
Poorly drained 30% of the RR zoned property

RAA zoning south

 = Poorly drained soils

Peter Menser

From: Roy Bierwirth <rbierwirth@comcast.net>
Sent: Friday, January 20, 2017 11:56 AM
To: Peter Menser
Subject: Re-zoning of Walnut Hills Golf Course



Dear Mr. Menser,

I am writing to provide another voice in opposition to the proposed re-zoning and development of the Walnut Hills Golf course. I will list my concerns briefly as I know others have stated the same:

1. Planned development will result in a huge increase in traffic on Park Lake and Lake Lansing roads. These roads are already overburdened and dangerous to exit the Whitehills Lakes subdivision.
2. Reduction of green-space in our community is directly opposed to stated position of our community leaders and planners.
3. Developer is not from our community and obviously does not understand the market that exists in and around East Lansing.
4. Meridian Township and East Lansing are already overbuilt. There is already a glut of unoccupied houses and apartments, yet more continue to be built.
5. This development will continue to drive home prices down in the area.
6. This development will directly impact the quality of life in Meridian Township. Throwing up more housing resulting in less green-space and natural areas will make the Township a less desirable place to live.

I urge you not to support this development.

Regards,

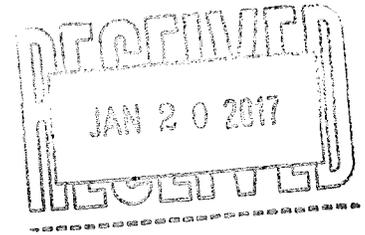
Roy C. Bierwirth, COL, USA (Ret.)

C: 517.231.4526

E: rbierwirth@comcast.net

Peter Menser

From: Pamela Andrews <pam5917@yahoo.com>
Sent: Friday, January 20, 2017 12:27 PM
To: Peter Menser
Subject: Fw: Walnut Hills



On Friday, January 20, 2017 11:19 AM, Pamela Andrews <pam5917@yahoo.com> wrote:

Mr. Menser,

I have been a resident of Heritage Hills for over 30 years. For many reasons, I have always thoroughly enjoyed living in Meridian Township and do not have plans to leave anytime soon! One of the main reasons I love where we live is the township's commitment to saving green space. Walnut Hills is a fine example of this. PLEASE do not allow this area to be destroyed by developers. We need to protect it!

Thank you for taking the time to read this.

Sincerely,
Pam Andrews
5917 Blythefield Drive

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: January 19, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road

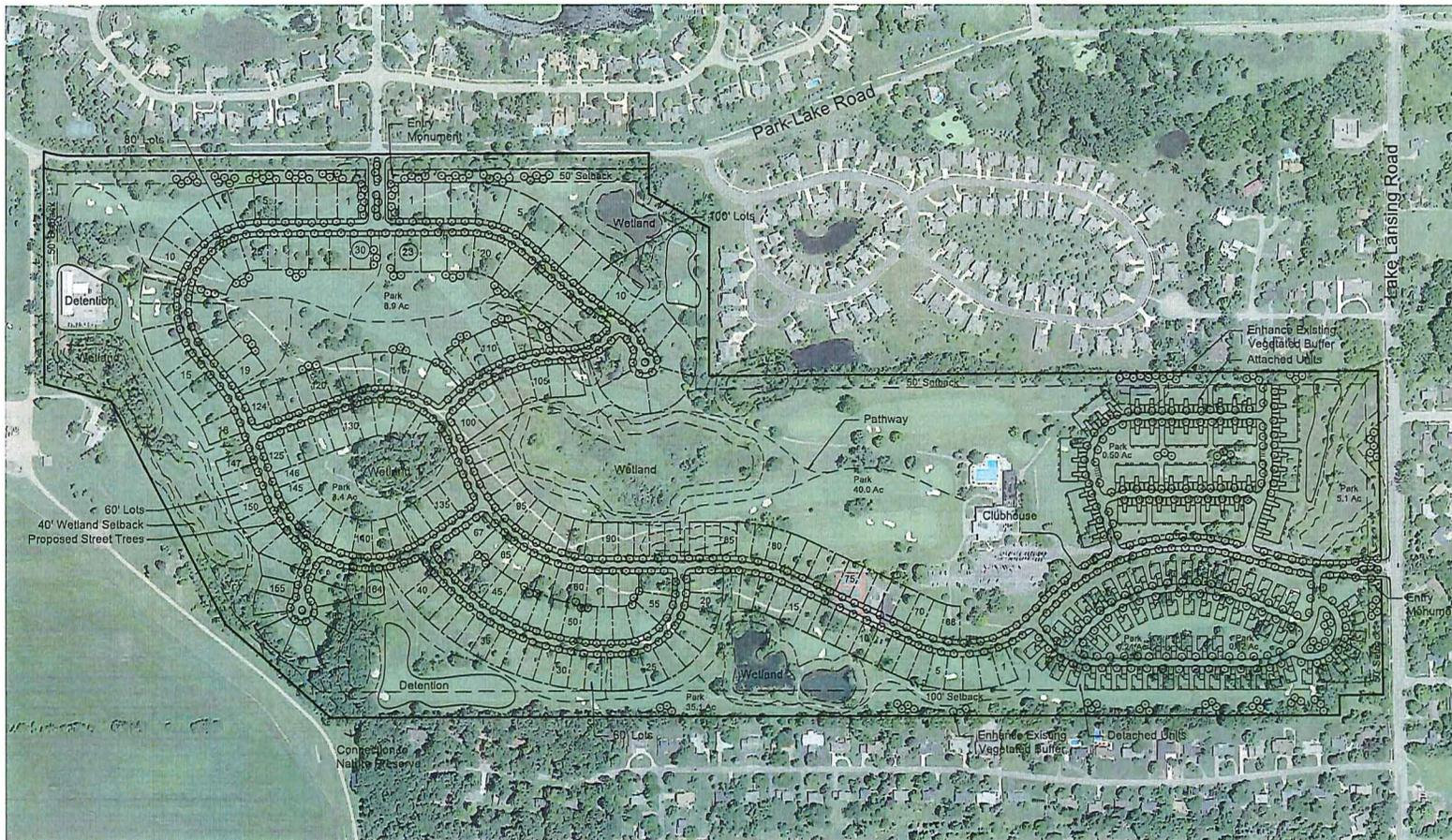
Rezoning #16060 was last discussed at the November 21, 2016 regular meeting. Since that meeting the applicant has provided a conceptual plan for the development of the property as requested by the Planning Commission.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

Attachment

1. Conceptual plan and yield plan dated January 17, 2017.



Seal: _____

Title: **Conceptual Plan**

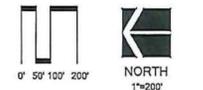
Project: **Walnut Hills CC
 Meridian Township, Michigan**

Prepared for: **Summer Park Realty
 25800 Middlebelt Road, Suite 150
 Farmington Hills, Michigan 48334**

Revision: _____ Issued: _____
 Submission January 17, 2017

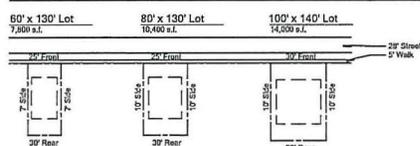
Job Number: _____
 15-075

Drawn By: _____ Checked By: _____
 jad jad



Sheet No. _____

Typical Lots

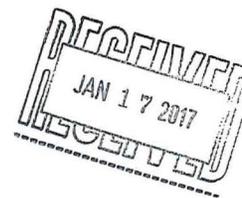


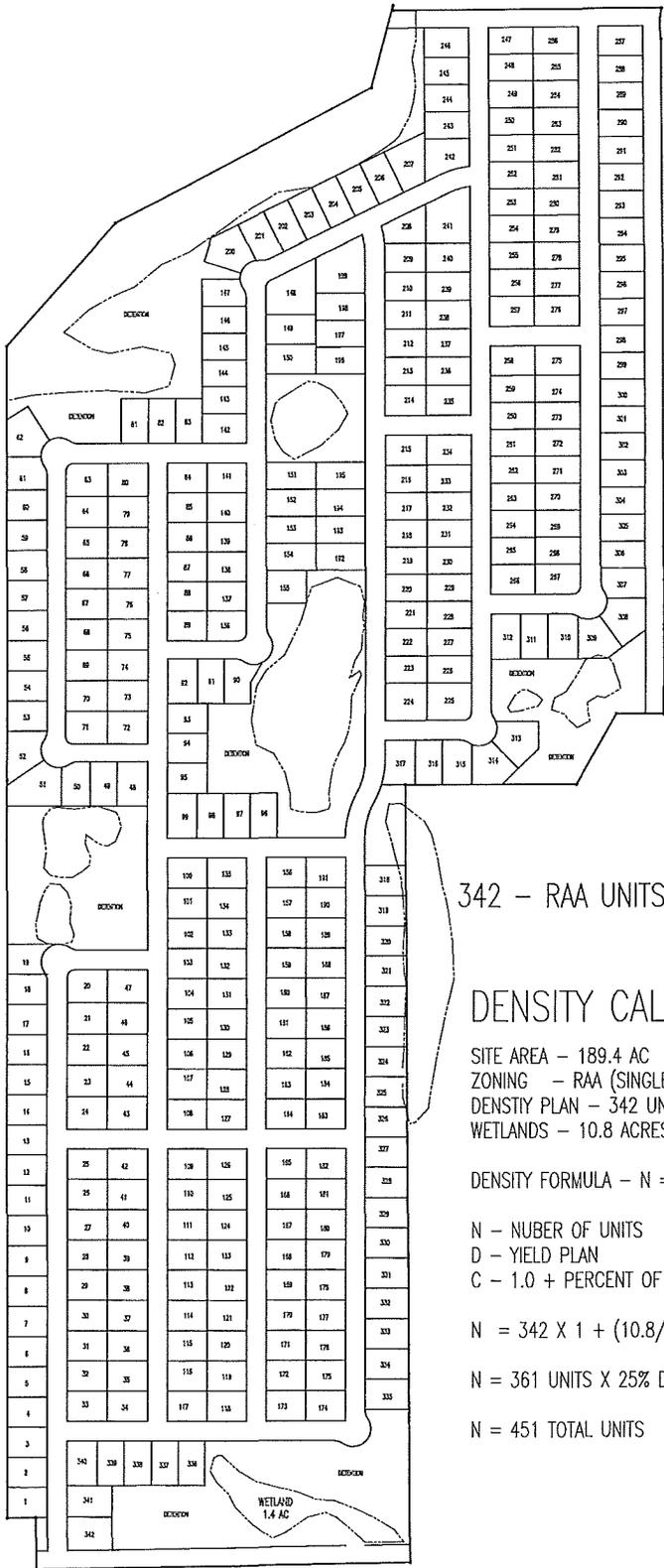
Site Summary

Gross Site Area	189.94 Acres
Less RCW	3.21 Acres
Net Site Area	186.73 Acres
Existing Zoning	RAA, RR
Open Space	9.81 Acres
Regulated Wetland Area	83.95 Ac
Non-Wetland Open Space	93.56 Ac (50.1%, Includes Clubhouse and Pkg.)
Unit Breakdown	
100' x 140'	23 Lots
80' x 130'	30 Lots
60' x 130'	164 Lots
Detached Units	60 Units
Attached Units	106 Units
Total Units	383 Units
Density Shown	2.05 Units/Acre (383 / 186.73 Acres)

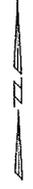
Parking	
Detached Units	
Total Units	60 Units
Parking Required	120 Spaces (2 per Unit)
Parking Provided	120 Spaces (2 Car Garages)
Attached Units	
Total Units	106 Units
Parking Required	212 Spaces (2 per Unit)
Parking Provided	222 Spaces (2 Car Garages + Visitor)

Note:
 Plan Scale was Developed from an Alta PDF. A Survey is Required.
 Lot Counts are Subject to Change as a Result.





Scale 1" = 200'



342 - RAA UNITS (YIELD PLAN)

DENSITY CALCULATION

SITE AREA - 189.4 AC
 ZONING - RAA (SINGLE FAMILY)
 DENSITY PLAN - 342 UNITS
 WETLANDS - 10.8 ACRES

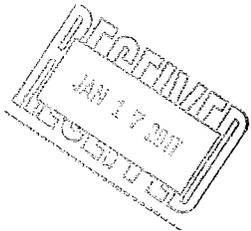
DENSITY FORMULA - $N = D \times C$

N - NUMBER OF UNITS
 D - YIELD PLAN
 C - 1.0 + PERCENT OF WETLANDD EXPRESSED AS

$$N = 342 \times 1 + (10.8/189.4)$$

$$N = 361 \text{ UNITS} \times 25\% \text{ DENSITY BONUS}$$

$$N = 451 \text{ TOTAL UNITS}$$



MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser
Senior Planner

DATE: January 19, 2017

RE: Wetland Use Permit #16-06 (Stockwell), request to discharge storm water from a detention basin into a regulated wetland at 1560 Grand River Avenue.

The public hearing for Wetland Permit #16-06 was held at the January 9, 2017 Planning Commission meeting. The Township's Environmental Consultant and Environmental Commission have both recommended approval of the request. If the development project associated with the wetland use permit moves forward to site plan review, the Ingham County Drain Commissioner (ICDC) will review the proposed detention pond and related wetland drainage activity. Site plan approval will not be issued until the ICDC approves the proposed work. The Michigan Department of Environmental Quality has issued a permit for the storm water discharge from the detention pond to the wetland.

- **Motion to adopt the resolution approving Wetland Use Permit #16-06 with the conditions set forth in the resolution of approval.**

Planning Commission Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Planning Commission has the option to approve, approve with conditions, or deny Wetland Use Permit #16-06. Based on the 90 day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is January 29, 2016. A resolution consistent with the Environmental Consultant and Environmental Commission recommendation is attached.

Attachment

1. Resolution to approve

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of January 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Stockwell Development Co., LLC submitted a wetland use permit (Wetland Use Permit #16-06) to drain storm water from a storm water detention pond at 1560 Grand River Avenue to a regulated wetland at 1510 Grand River Avenue; and

WHEREAS, the Township Wetland Protection Ordinance, Section 22-151, requires a wetland use permit for the proposed activity impacting a regulated wetland; and

WHEREAS, the Planning Commission held a public hearing on Wetland Use Permit #16-06 at its meeting on January 9, 2017 and has reviewed the staff material forwarded under a cover memorandum dated January 4, 2017; and

WHEREAS, the Township's Environmental Consultant, in a report dated November 22, 2016 recommended issuance of the wetland use permit with conditions; and

WHEREAS, the Environmental Commission at its meeting on December 7, 2016 voted to recommend approval of the wetland use permit with conditions; and

WHEREAS, the Michigan Department of Environmental Quality on November 23, 2016 issued Wetland Permit No. WRP005135 for the proposed activity in a regulated wetland.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #16-06 with the following conditions:

1. Approval is based on the wetland application and related plans prepared by Kebs, Inc., dated October 25, 2016.
2. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner and the Meridian Township Engineering Department prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.

**Resolution to Approve
WUP #16-06 (Stockwell)
Page 2**

3. The applicant shall implement appropriate erosion and sedimentation control measures during construction to ensure there are no impacts to the wetland as a result of eroding soil.
4. No fill or excess soil or other material shall be placed in any wetland or surface water area not specifically authorized by this permit, its plans and specifications.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of January, 2017.

Brett Dreyfus, CMMC
Meridian Township Clerk

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: January 19, 2017

RE: Special Use Permit #16091 (Stockwell), construct an approximately 12,000 square foot multiple unit shopping center with two (2) drive-through windows at 1560 Grand River Avenue.

Special Use Permit #16091 was last discussed at the January 9, 2017 Planning Commission meeting. At the meeting the Planning Commission expressed support for one drive-through window but not for a second drive-through window as requested by the applicant.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit for the drive-through use. A resolution to approve the special use permit with one drive-through window is provided.

Attachment

1. Resolution to approve

RESOLUTION TO APPROVE

**SUP #16091
(Stockwell)
1560 Grand River Avenue**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 23rd day of January, 2017 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Stockwell Development Co., LLC requested a special use permit to construct an approximately 12,000 square foot multiple unit shopping center with two (2) drive-through windows at 1560 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on September 26, 2016; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated September 22, 2016 and January 5, 2017; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits a drive-through window by special use permit; and

WHEREAS, the Planning Commission considered the request for two drive-through windows and determined one drive-through window is appropriate for the site due to concerns related to traffic generation and on-site circulation.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16091 (Stockwell) to install one drive-through window on a commercial building located at 1560 Grand River Avenue subject to the following conditions:

1. Approval is granted in accordance with the site plans prepared by Kebs, Inc. dated November 1, 2016, subject to revisions as required.
2. Site plan review approval is required to construct the proposed shopping center. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
3. Approval of the special use permit is limited to one drive-through window on the property.
4. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals (ZBA) or shall redesign the site plan as necessary.

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: January 19, 2017

RE: Rezoning #16070 (Singh), rezone approximately 1.61 acres located at 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family).

The Planning Commission last discussed the rezoning at its meeting on January 9, 2017. The consensus of the Planning Commission was to recommend approval of the rezoning to RDD (Multiple Family), which allows up to 5 dwellings per acre.

- **Motion to adopt the attached resolution to recommend approval of Rezoning #16070.**

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed to the Planning Commission. A resolution to recommend approval is provided.

Attachment

1. Resolution to approve

RESOLUTION TO APPROVE RDD

**Rezoning #16070
Balam Singh
1954 Saginaw Highway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of January, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Balam Singh requested a rezoning (Rezoning #16070) of approximately 1.6 acres located at 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on January 9, 2017; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated January 5, 2017; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed RDD (Multiple Family) zoning district; and

WHEREAS, the subject site is located on Saginaw Highway which is designated Principal Arterial and adjacent to commercial uses to the northeast and an industrial use to the south; and

WHEREAS, the proposed rezoning would result in a logical and orderly development pattern consistent with the Master Plan preference for providing a transition between commercial uses to the northeast and single family residential uses to the west; and

WHEREAS, the applicant stated at the public hearing on January 9, 2017 that sanitary sewer is available to serve the subject site and that public water is available to extend to the subject site; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16070 to rezone approximately 1.6 acres from RR (Rural Residential) to RDD (Multiple Family).

**Resolution to Approve
Rezoning #16070 (Singh)
Page 2**

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 Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of January, 2017.

Dante Ianni
Planning Commission Chair