



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 16, 2021 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Okemos High School Tennis State Champions-Suchir Nagisetty & Ethan Portnoy
 - B. Check Presentation from the Fire Department to It's a Breast Thing Charity
 - C. Nokomis Learning Center-John Ostrander
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-November 2, 2021 Regular Meeting
 - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Silverstone Estates Public Streetlighting Improvement
 - B. Daniels Drain Public Drain Improvement
12. ACTION ITEMS (PINK)
 - A. Town Hall Room A/V Upgrades
 - B. Zoning Amendment #21020 - Mixed Use Planned Unit Development Ordinance Update-**Introduction**
 - C. Retention and Recruitment Program
 - D. 2021 Small Business Saturday Resolution
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Silverstone Estates Public Streetlighting Improvement
 - B. Daniels Drain Public Drain Improvement
 - C. Diversity, Equity and Inclusion Plan Update
 - D. Information Technology Assessment Update
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



**CONSENT AGENDA
BOARD COMMUNICATIONS
November 16, 2021**



FOR IMMEDIATE RELEASE
November 2, 2021

CONTACT: LuAnn Maisner, Parks and Recreation Director
517.853.4604 | maisner@meridian.mi.us

Winter Farmers' Market Begins November 6th in Meridian Township
Outdoor Market Continues at the Marketplace on the Green Pavilion

Meridian Township, MI – The Farmers' Market will remain outdoors at the Marketplace on the Green pavilion (1995 Central Park Drive, Okemos) for the winter season. Visit the market every Saturday from 10:00 am – 2:00 pm beginning November 6 and continuing through December 18, the Saturday before Christmas.

Attendees can browse a variety of locally homegrown food, homemade goods and gift items that are sure to satisfy shoppers and bring warm feelings during the cold months. There will be 25 – 30 vendors attending, including new and returning favorites.

Supplemental Nutrition Assistance Program (SNAP) recipients can continue to use their Michigan Bridge Card at the Meridian Township Winter Farmers' Market. The Market also accepts Double-Up Food Bucks. Many vendors are also now accepting credit cards; however, having cash on-hand is recommended.

For additional information or to become a vendor, please contact Meridian Township Farmers' Market Manager, Tom Cary by calling 517.712.2395, emailing farmersmarket@meridian.mi.us or visiting meridian.mi.us/Farmersmarket.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



From: [Deborah Guthrie](#)
To: [Robin Faust](#); [Zack Lemaster](#)
Subject: FW: Mall News
Date: Friday, November 12, 2021 12:16:43 PM
Attachments: [CBL Emerges from Chptr 11 draft Final.pdf](#)

Communications

Deborah Guthrie
Meridian Township Clerk
517.853.4324
guthrie@meridian.mi.us
www.meridian.mi.us

from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Frank Walsh <walsh@meridian.mi.us>
Date: 11/3/21 11:34 AM (GMT-05:00)
To: "ronstyka@gmail.com" <ronstyka@gmail.com>
Subject: Mall News

Board,

From CBL, who own and operate the Meridian Mall.

Frank

We are thrilled to share the attached press release announcing that CBL has successfully emerged from Chapter 11. This is a major milestone for our company, and we appreciate your ongoing support over the last year.

We have emerged with a significantly improved capital structure, greater financial flexibility, and a lowered cost of capital. Through the restructuring, CBL has significantly reduced its debt and preferred obligation by approximately \$1.7 billion. As a result, we are positioned with a much-improved balance sheet, and ready to take advantage of growth opportunities.

Additionally, as part of the plan, CBL's talented and experienced management team will continue to lead the company, and we recently announced a new board of directors that is active and ready to help lead CBL into the future.

We have seen a strong rebound in traffic, sales and tenant demand at our properties and are optimistic about the holiday season and prospects for 2022. We have successfully diversified the offerings at many of our properties by adding exciting new uses such as the recently opened casinos at Westmoreland Mall and York Galleria, medical office building at Pearland Town Center and hotel

at Hamilton Place. We have additional new projects under construction and in planning that will generate even more excitement at our malls.

We have just launched a new corporate website and corporate marketing materials – Meet Us at the Mall – to showcase the vibrancy of CBL’s portfolio. Check it out at CBLProperties.com.

Thank you again for your continued support. If you have any questions, please don’t hesitate to reach out.

David T Neuhoff | Senior Vice President – Redevelopment

Direct: 423-490-8649 | Cell: 423-667-5703 | david.neuhoff@cblproperties.com

CBL Properties | 423-855-0001

CBL Center, Suite 500 | 2030 Hamilton Place Blvd. | Chattanooga, TN 37421

“Best Town in Michigan to Raise a Family” Newsweek Magazine 2021

“Best Small Town in Michigan to Live” Niche 2020

“Be Somebody that Makes Everybody Feel Like Somebody.”



A Prime Community

meridian.mi.us

Frank L. Walsh

Township Manager

walsh@meridian.mi.us

W 517.853.4258 | F 517.853.4251

5151 Marsh Road | Okemos, MI 48864



Investor Contact: Katie Reinsmidt, Executive Vice President & Chief Investment Officer, 423.490.8301, Katie.Reinsmidt@cblproperties.com
Media Contact: Stacey Keating, Vice President– Corporate Communications, 423.490.8361, Stacey.Keating@cblproperties.com

CBL PROPERTIES EXITS CHAPTER 11

CBL Well-Positioned for Growth With Lower Leverage, Greater Liquidity and a Simplified Capital Structure

CHATTANOOGA, Tenn. (November 1, 2021) – CBL Properties (NYSE: CBL) today announced that it successfully completed its Chapter 11 reorganization. CBL emerged with a significantly improved capital structure, greater financial flexibility and a lowered cost of capital, positioning the company with a much-improved balance sheet and primed to pursue future growth opportunities.

“This is a huge day for CBL,” said Stephen D. Lebovitz, Chief Executive Officer of CBL. “After a year of focused effort and collaboration with our major stakeholders, we emerge a renewed organization with a fresh start. The entire CBL team has shown incredible resilience, persistence and extraordinary effort in getting us to this point. Our improved cost structure, disciplined approach to capital investment and diverse portfolio of freestanding outparcels, open-air shopping centers and market-dominant malls, along with our talented team, position CBL to generate robust free cash flow and generate significant shareholder value.”

Lebovitz added, “As we emerge, we plan to utilize our new flexibility to take advantage of market opportunities. While the restructuring reduced overall interest expense significantly, a major priority is to continue to lower borrowing costs and enhance cash flow. The new senior secured 10% notes include an 18-month open-to-par window, providing a strong incentive to reduce this exposure in the near term. Additionally, our centers, and the industry, have benefited from a strong rebound in traffic, sales and tenant demand. As a result, we see unique opportunities for CBL utilizing our operational expertise coupled with our enhanced cash flow and improved capital structure.”

“With these new priorities and focus, we are excited about the bright future we envision for our company. I want to thank the CBL team, the exiting Board of Directors, as well as our creditors, lenders and other stakeholders for their confidence and support during this process.”

Through the restructuring, CBL has reduced its debt and preferred obligations by approximately \$1.7 billion. The post-restructuring balance sheet includes a new \$883.7 million secured term loan, \$455.0 million of new secured notes bearing interest at 10% (“10% Notes”) and \$150.0 million of new convertible secured notes bearing interest at 7% (“7% Notes”), including \$50.0 million funded by new money.

CBL intends to utilize the \$50.0 million in new money proceeds and \$10.0 million in recent asset sale proceeds to redeem a portion of the 10% Notes, which will result in a total of \$395.0 million of 10% Notes outstanding post-redemption. Following the redemption and \$195 million in cash payments made as part of the emergence and other fees and costs, CBL will have approximately \$260.0 million in cash and cash equivalents on the balance sheet.

CBL Properties Announces Emergence From Chapter 11 Reorganization
November 1, 2021

All existing common and preferred shares were canceled upon emergence. Existing common shareholders and common unitholders will each receive their pro rata share of 5.5% in the newly reorganized company and existing preferred shareholders will each receive their pro rata share of 5.5% common equity in the newly reorganized company. At emergence CBL will have approximately 20 million diluted shares outstanding. As previously announced, the newly issued shares are expected to begin trading on November 2, 2021, on the NYSE under the symbol "CBL."

The rate of New Common Equity to be issued to existing common and preferred shareholders is as follows:

	Rate of New Common Equity per Existing Share (NYSE: CBL)
Common Stock (CBLAQ)	0.005457723
7.375% Depositary Shares Representing 1/10 Interest in Series D Cumulative Redeemable Preferred Stock (OTCMKS: CBLDQ)	0.043912176
6.625% Depositary Shares Representing 1/10 Interest in Series E Cumulative Redeemable Preferred Stock (OTCMKS: CBLEQ)	0.043912176

Existing unsecured noteholders, holders of general unsecured claims and Consenting Crossholders are receiving their share, in the amounts set forth in the plan of reorganization, of \$95.0 million in cash, newly issued 10% Notes and as elected, 7% Notes, and 89% of the newly reorganized equity. The remaining Bank Lenders, holding \$983.7 million in principal amount under the existing secured credit facility, are receiving \$100.0 million in cash and an \$883.7 million new secured term loan.

As announced previously, the new post-emergence Board includes Jonathan Heller, Partner and head of the New York office of Canyon Partners, as well as Stephen Lebovitz, Charles Lebovitz, Marjorie Bowen, David Contis, David Fields, Robert Gifford, and Kaj Vazales. Mr. Heller will assume the role of Chairman of the Board with Mr. Contis serving as Lead Director.

About CBL Properties

Headquartered in Chattanooga, TN, CBL Properties owns and manages a national portfolio of market-dominant properties located in dynamic and growing communities. CBL's portfolio is comprised of 105 properties totaling 63.9 million square feet across 24 states, including 63 high-quality enclosed, outlet and open-air retail centers and seven properties managed for third parties. CBL seeks to continuously strengthen its company and portfolio through active management, aggressive leasing and profitable reinvestment in its properties. For more information, visit cblproperties.com.

Information included herein contains "forward-looking statements" within the meaning of the federal securities laws. Such statements are inherently subject to risks and uncertainties, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Future events and actual events, financial and otherwise, may differ materially from the events and results discussed in the forward-looking statements. The reader is directed to the Company's various filings with the Securities and Exchange Commission, including without limitation the Company's Annual Report on Form 10-K and the "Management's Discussion and Analysis of Financial Condition and Results of Operations" included therein, for a discussion of such risks and uncertainties.

-END-

From: [Deborah Guthrie](#)
To: [Robin Faust](#); [Zack Lemaster](#)
Subject: FW: Cockroaches at the Tower Apartments
Date: Friday, November 12, 2021 12:17:05 PM
Attachments: [doc03474920211108150741.pdf](#)

Communications

Deborah Guthrie
Meridian Township Clerk
517.853.4324
guthrie@meridian.mi.us
www.meridian.mi.us

from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Frank Walsh <walsh@meridian.mi.us>
Date: 11/8/21 3:18 PM (GMT-05:00)
To: Township Board <Townshipboard@meridian.mi.us>
Subject: Fwd: Cockroaches at the Tower Apartments

Board,

Our inspection revealed no cockroaches in the apartment. We asked the tenant to provide pictures or dead cockroaches that she experiences. She agreed to do so.

Frank

Sent from my iPhone

Begin forwarded message:

From: Michelle Prinz <prinz@meridian.mi.us>
Date: November 8, 2021 at 3:15:22 PM EST
To: Frank Walsh <walsh@meridian.mi.us>, Tim Schmitt <schmitt@meridian.mi.us>, Derek Perry <perry@meridian.mi.us>
Subject: RE: Cockroaches at the Tower Apartments

Frank,

See attached note from Frank Christmas regarding no cockroaches found at the apartments.

Michelle Prinz
Executive Assistant
prinz@meridian.mi.us
W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Monday, November 8, 2021 8:46 AM
To: Frank Walsh <walsh@meridian.mi.us>
Cc: Michelle Prinz <prinz@meridian.mi.us>; Abigail Tithof <tithof@meridian.mi.us>;
Derek Perry <perry@meridian.mi.us>
Subject: RE: Cockroaches at the Tower Apartments

I've got Ron looking into it this morning and will report back.

Timothy R. Schmitt, AICP
Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Frank Walsh <walsh@meridian.mi.us>
Sent: Monday, November 8, 2021 8:02 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Michelle Prinz <prinz@meridian.mi.us>; Abigail Tithof <tithof@meridian.mi.us>;
Derek Perry <perry@meridian.mi.us>
Subject: FW: Cockroaches at the Tower Apartments

Please let me know how the conversation & site visit goes.

Thanks!

"Best Town in Michigan to Raise a Family" Newsweek Magazine 2021

"Best Small Town in Michigan to Live" Niche 2020

"Be Somebody that Makes Everybody Feel Like Somebody."

Frank L. Walsh
Township Manager
walsh@meridian.mi.us

W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Madeline Ganton <maddieganton36@gmail.com>
Sent: Friday, November 5, 2021 9:38 AM
To: Frank Walsh <walsh@meridian.mi.us>; Board <Board@meridian.mi.us>
Subject: Cockroaches at the Tower Apartments

Good morning Manager Walsh and Board Members,

After speaking with my father, I am reaching out to you to ask for help with an issue I have been dealing with for a few months now. On four separate occasions I have had cockroaches in my apartment, on each occasion I immediately contacted my management company to request corrective action. On 3 of these instances a pest control company has treated my living space, however this does not seem to be effective as another one was found yesterday. I am also aware of other tenants on different floors having issues with this and based on a conversation with pest control it is my understanding that a tenant in a neighboring apartment could have infestation due poor housekeeping practices and as a result they are coming into my unit.

I have documentation to reflect all communications with my management company and confirmation of a tenant on the 6th floor that had issues. Please advise on what documentation you would like and how you would like me to arrange that for you. I greatly appreciate you taking the time to consider my situation and help me navigate the next steps as I am very frustrated with management as I feel for as much as I am paying I should have a pest free environment.

Apartment Information:
The Tower Apartments, 2900 Place Apartment Investors LLC
2900 Northwind Dr., East Lansing, MI 48823

Thank you,

Madeline Ganton
[\(517\) 525-4684](tel:5175254684)

10-8-21

2:00pm

Tim :

NO COCK ROACHES FOUND AT
TOWER APT.S.

MANAGEMENT + PEST CONTROL MONITORING
INSPECTION WILL GET BACK ON TUES NOV 16

J. Clark

TEENANT TO CAPTURE ANY SITE FINDS
AND SEAL JAR THEM

J HAWKS.



FOR IMMEDIATE RELEASE
November 9, 2021

CONTACT: Rick Grillo, Police Captain
517.853.4800 | grillo@meridian.mi.us

“No Shave November” Fundraiser to Help Those in Need
Meridian Township Police Department Supports Meridian Cares

Meridian Township, MI – During the month of November, the Meridian Township Police Department has organized their annual “No Shave November” fundraiser to support the Meridian Cares Emergency Needs Fund.

Meridian Township Police Officers will donate to Meridian Cares to participate in the fundraiser. In 2020, 24 staff members participated in “No Shave November”. Through generous donations, the Meridian Township Police Department raised a total of \$1,320 for Meridian Cares last year.

"We are looking to surpass our donations from 2020 in 2021. Our officers are excited to participate again and help raise funds for a great cause," said Rick Grillo, Meridian Township Police Captain and Public Information Officer.

The Officer who raises the most money for Meridian Cares during the month of November will win a prize. Residents can help by making a donation in an Officer's name in the following ways:

- PayPal <http://bit.ly/NoShaveNovemberFundraiser> (include the Officer's name in the Special Instructions Box)
- In person at the Treasurer's Office or Police Department (5151 Marsh Rd., Okemos, MI)

Through the Meridian Cares Emergency Needs Fund, the Township is able to help seniors, families and children with emergency needs in Meridian Township. The fund helps families stay warm in the winter when facing a shut off notice, helps families keep their homes when facing an eviction notice and helps provide necessary money for emergency transportation services.

According to the data from the 2020 U.S. Census, approximately 12.1% or 5,300 people in Meridian Township live below the poverty level. The Meridian Cares Emergency Needs Fund helps families and individuals in dire financial need in Meridian Township. For more information, visit www.meridian.mi.us/MeridianCares.

###

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FOR IMMEDIATE RELEASE
November 9, 2021

CONTACT: Darla Jackson, Human Services Specialist
517.853.4204 | jackson@meridian.mi.us

Meridian Cares Offers Holiday Programs for Those in Need
Community Invited to Give Back for the Holidays

Meridian Township, MI – The Meridian Cares Team has several opportunities for the community to get into the holiday spirit and spread holiday cheer to households in need this season.

Holiday Giving Tree: The community is welcomed to make the holidays brighter for less fortunate children or isolated local seniors by purchasing an item from the “Holiday Giving” tree. Due to COVID-19 guidelines, our tree items are available online. Please visit <https://bit.ly/HolidayGivingTreeMC> and then drop off the items selected at the Meridian Township Municipal Building (5151 Marsh Road, Okemos).

Holiday Food Baskets: The Meridian Cares Committee is asking the community to come together and make a financial donation to help their neighbors in need this holiday season. Food baskets will be distributed to low-income Meridian Township families, seniors and individuals with disabilities. Community members are asked to make a financial donation by December 10, 2021. All donations received will purchase holiday dinner food items. Currently, food donations or already assembled food baskets are not accepted this year due to COVID-19 guidelines.

Coat Drive: Meridian Cares is teaming up with the Green Meridian Team to collect and distribute winter coats to youth and adults in the Greater Lansing area through the St. Luke Lutheran Church Coat Bank. New or gently-used winter coats can be donated by dropping them off at the Municipal Building through the end of December. Community members can also donate coats on Saturday, November 20 from 10:00 am to 2:00 pm at the Meridian Township Farmers’ Market located at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos).

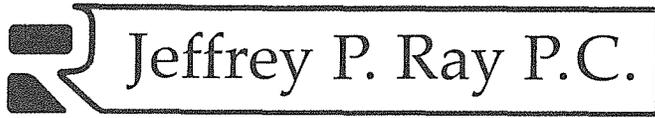
Emergency Needs Fund: Through the Meridian Cares Emergency Needs Fund, the Township is able to help seniors, families and children with emergency needs in Meridian Township. The fund helps families stay warm in the winter when facing a shut off notice, helps families keep their homes when facing an eviction notice and helps provide necessary money for emergency transportation services. Financial donations are accepted either online through the [Meridian Cares PayPal account](#) or by mailing a check to Meridian Township, c/o Meridian Cares, 5151 Marsh Road, Okemos, MI 48864.

According to the data from the 2020 U.S. Census, approximately 12.1% or 5,300 people in Meridian Township live below the poverty level. The Meridian Cares Emergency Needs Fund helps families and individuals in dire financial need in Meridian Township. To stay informed about fundraisers and programs for those in need, visit the Meridian Cares webpage on the Township website at www.meridian.mi.us/MeridianCares.

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Attorneys and Counselors at Law

741 N. Cedar Street • Suite 101-A

Lansing, Michigan 48906

Phone | 517-372-5700

Fax | 517 372-0702

jeff@otisraylaw.com

November 10, 2021

**VIA ELECTRONIC &
FIRST CLASS MAIL**

Deborah Guthrie, Clerk
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Daniels Drain Special Assessment District
Ross & Carolyn Lucas-4555 Cornell Road
Parcel No. 33-02-02-23-377-009

Dear Clerk and Board:

This office represents the above-captioned homeowners, who, at the address and parcel number noted, own property within the Daniels Drain District and have received notice of hearing regarding Township plans to implement improvements to the Daniels Drain.

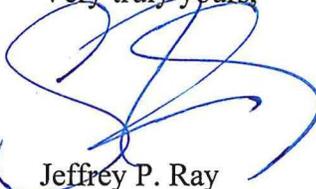
For the record, and in lieu of appearance at the hearing scheduled November 16, 2021, the homeowners object to the assessment in the "estimated" amount of \$7,751.01. This parcel is on the easternmost edge of the drainage district and the impact and benefited acres listed on the proposed assessment roll is inconsistent with both commercial and residential properties immediately north (1259 Grand River, the Gary W. Durow Trust: 33-02-02-23-377-008; \$1,525.41 assessment) and immediately south (1250 Ethel Street, Terry A. & Ronald J Potterpin: 33-02-02-23-377-011; \$552.56 assessment).

This appears to be arbitrary since my clients' parcel is only slightly larger and should be in the same or similar category of use and benefit acres as the cited examples adjacent to my clients' parcel.

Deborah Guthrie, Clerk
Charter Township of Meridian
November 10, 2021
Page 2

Thank you for your consideration of this objection.

Very truly yours,



Jeffrey P. Ray

JPR/djm

cc: Ross & Carolyn Lucas

Randall Laetz, 4565 Marlborough Dr. Parcel. #33-02-02-22-456-004 is filing a complaint against the Daniels Drain special assessment. He claims there is no way water can travel from his property into any of the storm drains as there is no means for it. There are no curbs and only a ditch lining the road, the land is flat and there is a culvert area is under the driveways making it impossible for water to travel into any drains.

-Zachary Lemaster



FOR IMMEDIATE RELEASE
November 10, 2021

CONTACT: Amber Clark, Neighborhoods & Economic
Development Director
517.853.4568 | clark@meridian.mi.us

Media Advisory – Art Sculpture Reveal and Ribbon Cutting Ceremony
New Art Sculpture Unveiling at the Marketplace on the Green

- What:** The community is invited to the LEAP Public Art for Communities (PAFC) reveal and ribbon cutting ceremony for the new art sculpture “Sow” in Meridian Township. The sculpture is a carefully constructed piece inspired by nature and growth. Minimalist lines make up the organic leaf/seedling shapes.
- When:** Friday, November 19, 2021 starting at 11:30 am.
- Where:** Marketplace on the Green (1995 Central Park Drive, Okemos)
- Who:** Ceremony open to the public and media. Social distancing and masks are encouraged.
- Why:** Township officials are celebrating the newest art piece installed in Meridian Township.

This investment in public art and artist entrepreneurship, was made possible through local funding sources. Meridian Township was awarded a \$10,000 Public Art Grant from Lansing Economic Area Partnership (LEAP) with support from the PNC Foundation. The Meridian Economic Development Corporation contributed an additional \$5,000 towards this project.

Local artist, Dane Porter, was selected to design, fabricate and install the new metal art sculpture at the Marketplace on the Green. The goal of the piece is to be a source of pride for the citizens and community while complementing the existing atmosphere and built environment.

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Rezoning #21070

(New China of Michigan, Inc.)

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE**

Rezoning #21070 (New China of Michigan, Inc.)

The Township Board at its regular meeting on November 2, 2021 approved for introduction and subsequent adoption Rezoning #21070, a request to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RC (Multiple Family-maximum 14 dwelling units per acre) to RB (Single Family, High Density).

Materials related to the rezoning request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198 (517.853.4560) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Publish: Towne Courier
November 14, 2021

Deborah Guthrie
Township Clerk

1 Affidavit, please



FOR IMMEDIATE RELEASE
November 2, 2021

CONTACT: LuAnn Maisner, Parks and Recreation Director
517.853.4604 | maisner@meridian.mi.us

Shape the Future of Parks and Recreation in Meridian Township
Community Input Needed on Five Year Master Plan

Meridian Township, MI – Meridian Township’s Parks and Recreation Department is in the final stages of updating their Five-year Master Plan for 2022 - 2026. The recreation programs and parks in Meridian Township are developed to provide the community with opportunities for social engagement, exercise and personal reflection.

The intent of the plan will identify current and future parks and recreation needs in order to continue providing programs and services that maintain and improve the quality of life in the community. The results of the survey combined with upcoming public meetings will provide a blueprint for the future of parks and recreation.

“Everyone’s voice is important for meaningful future planning,” stated LuAnn Maisner, Parks and Recreation Director.

Residents are encouraged to provide feedback through the online survey by Tuesday, November 16; <https://www.surveymonkey.com/r/MeridianParksRec>

The master plan will follow the guidelines and requirements established by the Michigan Department of Natural Resources (MDNR) to provide eligibility for grant funding. Any and all comments may be forwarded to LuAnn Maisner, Parks and Recreation Director at maisner@meridian.mi.us or by calling 517.853.4600.

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Township Board
Study Session/Special Meeting
SATURDAY, DECEMBER 11, 2021**

CHARTER TOWNSHIP OF MERIDIAN

**STUDY SESSION/SPECIAL TOWNSHIP BOARD MEETING
DECEMBER 11, 2021**

At their October 19, 2021 regular meeting, the Charter Township of Meridian Township Board voted to conduct a study session/special meeting on Saturday, December 11, 2021 at 10:00 am, in the Meridian Township Municipal Building, Township Hall Room, located at 5151 Marsh Rd., Okemos, Michigan 48864. The meeting agenda, packet and virtual meeting credentials will be posted on the Township webpage at www.meridian.mi.us

**Publish: Towne Courier
November 21, 2021**

**Deborah Guthrie
Township Clerk**

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Park Commission
5-Year Parks and Recreation Master Plan 2022-2026
Public Hearing
TUESDAY, DECEMBER 14, 2021**

CHARTER TOWNSHIP OF MERIDIAN

**5-Year Park and Recreation Master Plan 2022-2026
Public Hearing**

Meridian Township Park Commission will hold a public hearing on Tuesday, December 14, 2021, at 5:30 pm, Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48864, to hear comments from all persons interested in the 5-Year Parks and Recreation Master Plan 2022-2026.

The Plan will be available for review at the Meridian Municipal Building, Parks and Recreation Office, 2100 Gaylord Smith Court, the Okemos and Haslett Libraries, and online at www.meridian.mi.us -- November 30 – December 30, 2021.

Questions to LuAnn Maisner at (517) 853-4604 or maisner@meridian.mi.us.

**Publish: Towne Courier
November 28, 2021**

**Deborah Guthrie
Township Clerk**

2 Affidavit, please



FOR IMMEDIATE RELEASE
November 12, 2021

CONTACT: Rick Grillo, Captain
517.853.4800 | grillo@meridian.mi.us

Meridian Township Police Investigate Multiple Armed Robberies

MTPD is seeking assistance in identifying an armed robbery suspect

MERIDIAN TOWNSHIP, MI —Meridian Township Police Department has responded to multiple armed robberies of businesses within Meridian Township recently. These incidents all appear to be related to the same suspect. The suspect has been described as a white or light skinned male around 6'0" in height with an average build carrying either a backpack or a cross body bag and wearing all dark clothing. The suspect wears a hooded sweatshirt covering his head and a mask covering his face. A handgun has been displayed during these robberies and both money and merchandise have been stolen from the businesses. The robberies have all occurred after or near closing time for the businesses involved.

The investigations of these cases are ongoing. Anyone who has information regarding any of these incidents are encouraged to contact Investigator Dan King at 517-853-4800, by email at dking@meridian.mi.us, or submit an anonymous tip through the Department's social media sites.

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The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





**CONSENT AGENDA
PROPOSED BOARD MINUTES
November 16, 2021**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 2, 2021, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 2, 2021 with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2021 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, November 2nd, 2021 **6:00 pm**

PRESENT: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

ABSENT: None

STAFF: Township Manager Walsh, Fire Chief Hamel, Chief of Police Plaga, Community Planning and Development Director Schmitt, Human Resources Director Tithof, IT Director Gebes, Communications Manager Yates, Economic Development Director Clark

1. CALL MEETING TO ORDER
Supervisor Styka called the meeting to order at 6:03 pm.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor Styka led the Pledge of Allegiance.
3. ROLLCALL
Clerk Guthrie called the roll of the Board.

All members are present.

4. PRESENTATION
 - A. Introduction of Police Sponsorship Candidate-Isabela Acker

Chief Plaga introduced Police Sponsorship Candidate Isabela Acker to the board.

Isabela Acker thanked the board for their time and consideration. She stated that she looks forward to beginning her relationship with Meridian Township.

Trustee Jackson congratulated Chief Plaga for his aggressive recruitment strategy.

- B. Enhanced Township Website

Manager Yates presented the enhanced township website to the board.

Trustee Jackson asked if anything will be discontinued on the new site.

Manager Yates replied that nothing has been taken away, only moved.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:20 pm

NONE

Supervisor Styka closed public remarks at 6:20 pm

6. TOWNSHIP MANAGER REPORT

Manager Walsh called Deputy Manager Perry to the podium.

Deputy Manager Perry reported in 2022 the Michigan Department of Transportation will be resurfacing a section of Grand River. Further he reported the intersection of Okemos Rd. and Grand River Rd. will be raised by almost two feet due to drainage issues. Detours and delays should be expected during the construction of this project.

Two meetings on this topic will be held in the Town Hall room Thursday November 4th. The first will be held at noon, and the other at 4PM.

As of now construction is projected to last one year.

Manager Walsh reported a new planner is close to being hired. Should the position be filled the township will be at 97% employment. Manager Walsh stated the Williamstown contract is up a year from now and the board should begin thinking about it. He thanked the Police and Fire department for their work on the Michigan State-University of Michigan game. The board has set a date of December 11th for annual goal setting, the packet will be available December 3rd. The Pine Village Brownfield demolition project has elapsed the time allotted for interest payback. He suggested reoffering the interest rate to the developer if work is completed during a four-month window. The IT assessment is underway. The farmers market will continue through November on Saturdays. The local road project is moving forward, despite some issues. Some roads will not be worked on this year, but they will be first on list for 22. The 8th annual teambuilding event is this Friday. CBL Properties, owner of the Meridian Mall have come out of chapter 11.

Trustee Opsommer asked Chief Plaga for more information on the Williamstown contract.

Manager Walsh stated he would have a firmer understanding in four-five months.

Chief Plaga stated he has three other candidates he's looking at, but that he won't have a good idea of his resources for several months.

Trustee Opsommer asked if any of the other candidates qualify for the sponsorship for the academy.

Chief Plaga stated the candidates are in background check.

Manager Walsh stated many jurisdictions are offering sign-on bonuses to potential officers.

Clerk Guthrie asked if any relocation services have been offered to candidates.

Manager Walsh stated they have not, however he will consider it.

Trustee Opsommer stated township officers must pay back to the township the cost of the academy if they leave before three years of service. He further stated officers are fully vested in their pension by five years.

Manager Walsh stated if an officer doesn't stay 25 years they don't receive a pension.

Trustee Opsommer stated Williamstown Township is in financial hardship due to their smaller tax base and that should be considered when looking at the contract.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Supervisor Styka

- Thanked Julie Brixie and Trustee Opsommer for their work on the \$225,000 grant for a firetruck
- Yesterday was the beginning of Native American heritage month.

Clerk Guthrie

- Thanked her staff for running the Clerk's department in her absence
- Thanked the Fire Department for helping her mother

Treasurer Deschaine

- Attended November 20th CATA Board meeting
- Attending Economic Development Corporation this Thursday with Trustee Sundland
- On page 43 of the packet you can find information on delinquent payments in the township

Trustee Wisinski

- Attending Ground Water Management workgroup meeting on Monday
- The Environmental Commission has sent a letter and brochure to residents living near wetlands and many have called to thank the township for the educational material
- The Energy Team is looking at solar options in Meridian
- The Environmental Commission is partnering with Meridian Cares for a coat drive on November 20th at the marketplace on the green

8. APPROVAL OF AGENDA

Trustee Opsommer moved to approve the agenda as presented. Seconded by Trustee Wisinski.

VOICE VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland Wisinski, Supervisor Styka

NAYS: None

Motion carried: 7-0

A. Communications

Treasurer Deschaine moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – October 19, 2021 Regular Meeting

Treasurer Deschaine moved to approve and ratify the minutes of October 19, as presented. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Jackson.

Common Cash	\$	631,937.52
Public Works	\$	19,600.46
Trust & Agency	\$	<u>261.95</u>
Total Checks	\$	651,799.93

Credit Card Transactions	\$ 13,061.58
09/16/2021 to 09/29/2021	
Total Purchases	\$ <u>644,861.51</u>
ACH Payments	\$ <u>490,460.85</u>

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

D. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Mowing & Code Violations and Misc. Fees on the Winter Tax Roll for 2021

Treasurer Deschaine moved to assess the charges identified I the staff memorandum with parcel identification available in the Treasurer’s Office dated November 2, 2021 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78- 98, 78-155, 46-5, 82-27, 18-1, and 18-15. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS-NONE

12. ACTION ITEMS

A. Rezoning #21-070 – 5114 Jo Don Drive – Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density-
Introduction

Trustee Opsommer moved to adopt the resolution approving for introduction Rezoning #21070 to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density). Seconded by Trustee Wisinski.

Trustee Opsommer briefly discussed the purpose of the Rezoning.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Guthrie,

NAYS: None

Motion carried: 7-0

B. 2022 Board Meeting Schedule Resolution

Supervisor Styka outlined the 2022 Board Meeting Schedule Resolution.

Treasurer Deschaine moved to adopt the 2022 township board meeting schedule resolution. Seconded by Trustee Jackson.

VOICE VOTE: YEAS: Treasurer Deschaine Trustees Jackson, Opsommer, Wisinski, Sundland, Supervisor Styka, Clerk Guthrie,

NAYS: None

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

A. Town Hall Room A/V Upgrades

Manager Yates outlined the Town Hall Room A/V Upgrades for the board.

Trustee Opsommer asked if there has been any input for conference call equipment to be added to the Town Hall Room.

Manager Yates stated audio is included in the project, but she will double check.

Trustee Jackson asked if there is any coordination between this project and the IT project.

Manager Yates replied no.

Director Gebes stated the IT project is involved with addressing IT in the building, while this project is focused on improving HOMTV's capabilities.

Trustee Wisinski and Clerk Guthrie asked about making the Town Hall Room more ADA compliant.

Manager Yates replied ADA compliance is always on the forefront of Communications minds.

Treasurer Deschaine asked if there would be software to help viewers follow along with board meeting.

Manager Yates replied not as a part of this project, but it is possible to look at in the future.

B. Township Signage

Deputy Manager Perry outlined Township Signage explaining the various potential locations around the township.

Trustee Opsommer asked if this project has been budgeted for.

Manager Walsh replied no, but the general fund can cover it.

Trustee Opsommer stated he would like to see wayfinding done at the different locations at the same time as it's more cost effective.

Supervisor Styka stated he would prefer to see electronic signs with yellow text as it's easier to read.

Treasurer Deschaine stated he believes visitors use the Central Drive entrance more often than Marsh road and a sign should be there.

Trustee Jackson asked Director Schmitt if he has looked at the dimensions and design of the new signs and if they are in compliance with current Ordinance.

Director Schmitt suggested the township exempt its' own signs from the sign Ordinance.

Clerk Guthrie agreed with a farmers market sign, and would like to see staff not having to continue to put up vinyl signs. She asked if signs up at the land preservation are paid for.

Manager Walsh stated the signs are paid for by the land preservation fund.

Clerk Guthrie asked what the cost would be if land preservation were to change its name.

Deputy Manager Perry stated he would have to ask the manufacturer.

Trustee Opsommer asked which signs would be two sided.

Deputy Manager Perry stated Municipal Campus identification signs, signs when leaving or entering the township, or any sign that can be viewed from both sides.

C. Mixed Use Planned Unit Development Ordinance Update

Director Schmitt outlined the Mixed Use Planned Unit Development Ordinance Update.

Trustee Opsommer discussed the amenity system with the board and Director Schmitt.

Trustee Wisinski stated developers used to have to come to the Planning Commission and the Township Board and now it only states one.

Director Schmitt clarified that only applies to the conceptual review.

Trustee Wisinski asked what the reasoning is for removing the Environmental Commission and the School Board from the review process.

Director Schmitt stated that he believes this was removed because these bodies may weigh in on projects in other ways.

Trustee Wisinski asked how the bodies would be able to weigh in if it's not in the Ordinance.

Director Schmitt stated an example would be if there was a wetland impact the Environmental Commission could weigh in.

Supervisor Styka asked if the Ordinance would take out the requirement to go through the Environmental Commission.

Director Schmitt stated in the MUPUD Ordinance a future MUPUD would not need to go through the Environmental Commission.

Supervisor Styka stated he doesn't understand why the Planning Commission would remove the Environmental Commission and that if anything the Environmental Commission should be involved as much as possible.

Trustee Opsommer stated that he doesn't want to see every developer use the art amenity while disregarding the others.

Clerk Guthrie agreed with Trustee Wisinski's point of keeping the Environmental Commission included. She then asked about a section that has been stricken from the definition of an extraordinary amenity.

Director Schmitt stated that it depends on the development. He further stated the Planning Commission's intent is to not create too strict of guidelines for developers.

Clerk Guthrie asked if there was confusion with previous amenity language.

Trustee Opsommer stated the goal is to make it so applicants can't just use the easiest cheapest amenities that the township has come to expect from every project.

Trustee Opsommer suggested a straw poll on striking the Environmental Commission and forcing developers to use two three point amenities in downtown Okemos and Haslett.

A straw poll found the board in favor of keeping the Environmental Commission in the MUPUD Ordinance.

Director Schmitt clarified the Meridian Mall is being added to the two downtown areas.

A second straw poll found the board in favor of requiring developers to provide two, three point amenities in downtown Haslett, Okemos and in the Meridian Mall.

Supervisor Styka asked for this come back for final adoption.

Trustee Opsommer stated he would like to see a traffic study done at 250 expected visits a day.

D. Appreciation Pay

Supervisor Styka Called Manager Walsh to the Podium.

Manager Walsh outlined his plan for staff recruitment and retention.

The Board and Manager Walsh discussed a number of topics concerning appreciation pay including but not limited to:

- How to create equity in showing staff appreciation
- Meridian Township's history of incentivizing staff
- A plan to increase base pay by 1% as well as giving eight Fridays off in January and February to all Non-Police and Fire staff and increase the base pay by 1.5% for Police and Fire in 2022
- The possibility of a one-time \$1,000 payment from the board to all current staff to show appreciation in 2021
- A \$1,000 retention payment in December of 2022 for all staff working in the township from September 2021 to December 2022
- Police and Fire will have receive different bonuses from Non-Police and Fire personnel because of the eight Fridays the Township is closed
- The effects of rising inflation
- The positive and negatives of working from home
- Compensating staff during years that the Township realizes a large increase in tax base

Manager Walsh stated Director Tithof played a large part in the current plan for staff appreciation.

Supervisor Styka stated the board formally adopted policy governance in the past. He explained the board sets the policy and the manager carries it out. He stated the board cannot give out bonuses to staff, other than maybe in the budget. He stated the policy is to have a well-paid staff and to retain that staff. He stated he does not believe any action should be take on this item.

Trustee Wisinski stated she appreciates the effort put into this proposed plan but is concerned about how some staff may have to come in on Fridays, while police and fire are guaranteed an extra .5% and why the groups are receiving different benefits.

Supervisor Styka stated during his time as a school board member he listened to a speech about equity. He stated that fairness and equity is not giving the same thing to every employee but giving each employee what they want.

Clerk Guthrie stated she appreciates the work put into this by Manager Walsh and Director Tithof. She believes that Meridian Township has been very flexible with employee time especially when it comes to family.

Clerk Guthrie moved to suspend the rules and take action on this tonight. Seconded by Trustee Wisinski.

Board members and Manager Walsh discussed budget concerns including the proposed award of the appreciation pay of \$1,000 in 2021 and the base pay increase of 1% for non-Police and Fire staff for 2022.

Clerk Guthrie stated she will table the motion if Manager Walsh will provide information on paper at the next meeting.

Manager Walsh stated he would provide the information.

Clerk Guthrie has withdrawn the previous motion at this time. Seconded by Trustee Wisinski.

Treasurer Deschaine specified he and Clerk Guthrie would not gain benefits from this.

Manager Walsh also stated he would not be participating in this plan.

Trustee Opsommer clarified the 1% increase would cost \$110,000 for the employees in 2021.

Trustee Wisinski thanked the manager for what he has come up with and stated the point of this is to provide equity in retaining township employees as well what can be offered to recruit employees.

E. Police Candidate Sponsorship

Chief of Police Plaga outlined the Police Candidate Sponsorship.

Treasurer Deschaine moved to suspend the rules and take action on this tonight. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

Treasurer Deschaine moved to sponsor candidate Isabela Acker to the Mid-Michigan Police Academy Spring Semester 2022 at Lansing Community College. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:26 pm.

NONE

Supervisor Styka Closed Public Remarks at 9:26 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer

- Would like to see a commitment from the developers of the Pine Village Brownfield Project to hire local union labor as part of reoffering the interest rates

Director Clark stated under the current plan the interest schedule started September 1st. They had until November 1st to complete demolition or interest would no longer be a reimbursable expense.

Supervisor Styka asked the board if they understood the concept of reoffering the prior interest rate in return for Pine Village Brownfield Developers hiring local union labor.

A straw poll of the board found that all members did.

Clerk Guthrie

- Thanked Deputy Manager Perry for filling in for her for the road commission meeting.

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Opsommer.

VOICE/HAND VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:36 pm.



To: Board Members
From: Miriam Mattison, Finance Director
Date: November 12, 2021
Re: Board Bills

**Charter Township of Meridian
Board Meeting
11/16/2021**

**MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:**

COMMON CASH	\$	324,026.73
PUBLIC WORKS	\$	578,506.71
TRUST & AGENCY	\$	1,174.06
TOTAL CHECKS:	\$	903,707.50
CREDIT CARD TRANSACTIONS		
10/28/2021-11/11/2021	\$	12,258.50
TOTAL PURCHASES:	\$	<u>915,966.00</u>
ACH PAYMENTS	\$	<u>779,206.63</u>

Vendor Name	Description	Amount	Check #
1. 56-A DISTRICT COURT	CASH BOND - T.MORGAN	100.00	106084
2. AGAPE ORGANICS	FARM MARKET VENDOR	95.00	
	FARM MARKET VENDOR	173.00	
	TOTAL	268.00	
3. ALLGRAPHICS CORP	YOUTH AND ADULT SPORTS JERSEYS	8,575.00	
	YOUTH AND ADULT SPORTS JERSEYS	1,815.00	
	TOTAL	10,390.00	
4. A-OK MECHANICAL	PLUMBING PERMIT PULLED IN ERROR BY CONTRACTOR, FULL REFUN	75.00	
5. APPLE BLOSSOM KOMBUCHA	FARM MARKET VENDOR	5.00	
	FARM MARKET VENDOR	34.00	
	FARM MARKET VENDOR	5.00	
	TOTAL	44.00	
6. ARROW TREE APARTMENTS	PAYMENT OF RENT TO AVOID EVICTION - R.F	816.00	106005
7. AVI SYSTEMS INC	NEWTEK VIDEO MAINTENANCE 12/10/21-12/10-22	1,795.00	
	ROSS XPRESSION GRAPHICS SOFTWARE STAFF TRAINING	1,860.00	
	TOTAL	3,655.00	
8. BANNASCH WELDING INC	MOTOR POOL - WATER DEPARTMENT - UNIT 8	4,172.00	
9. BECKY PAYNE	INVESTIGATORS CLOTHING REIMBURSEMENT	325.00	
10. BELFOR PROPERTY RESTORATION	BUILDINGS - CENTRAL FIRE - MITIGATION SERVICES	4,783.22	
11. BEST BARRICADING INC.	EMERGENCY SANITARY SEWER REPAIR @ HASLETT & SHAW	2,475.00	
12. BETTY ANNE RUPLEY	FARM MARKET VENDOR	212.00	
	FARM MARKET VENDOR	60.00	
	FARM MARKET VENDOR	90.00	
	TOTAL	362.00	
13. BOARD OF WATER & LIGHT	2021 STREETLIGHT SERVICE	633.60	106085
	PAYMENT TO AVOID SHUTOFF FOR K.P	93.38	106086
	TOTAL	726.98	
14. BRIANNA BELLENGER	FARM MARKET VENDOR	14.00	
15. BULL ENTERPRISES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2021	8,477.00	
16. CDW	CDW MICROSOFT WINDOWS ENTERPRISE SELECT PLUS LICENCES WIT	13,456.00	
17. CENTRALSQUARE TECHNOLOGIES LLC	CENTRALSQUARE CRYWOLF SERVER MIGRATION POLICE FALSE ALARM	1,755.00	
18. CHICKADEE GOATMILK SOAP	FARM MARKET VENDOR	12.00	
19. CHRISSY SCACCIA	REIMB FOR HALLOWEEN CANDY FOR PATROL	43.96	
20. CHRISTINE F ALEXANDER	OVER PAYMENT REFUND	186.00	
21. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2021	28.87	
	MECHANICS UNIFORMS 2021	52.11	
	MECHANICS UNIFORMS 2021	28.87	
	MECHANICS UNIFORMS 2021	28.87	
	TOTAL	138.72	
22. CINZORI FARMS LLC	FARM MARKET VENDOR	440.00	
	FARM MARKET VENDOR	167.00	
	FARM MARKET VENDOR	454.00	
	TOTAL	1,061.00	

Vendor Name	Description	Amount	Check #
23. CONSUMERS ENERGY	CE PATHWAY INTERURBAN AGREEMENT 0225 ANNUAL FEE 2021	2,500.00	
24. DAN KING	INVESTIGATORS CLOTHING REIMBURSEMENT	325.00	
25. DAWN MITCHENSON	FARM MARKET VENDOR	10.00	
26. DBI	OFFICE SUPPLIES - RUBBERBANDS	5.10	
27. DIANA TENNES	FARM MARKET VENDOR	290.00	
	FARM MARKET VENDOR	812.00	
	FARM MARKET VENDOR	458.00	
	TOTAL	<u>1,560.00</u>	
28. DIEMER'S FARM & GREENHOUSE LLC	FARM MARKET VENDOR	2,669.00	
	FARM MARKET VENDOR	2,798.00	
	TOTAL	<u>5,467.00</u>	
29. DLT SOLUTIONS LLC	DLT RAPID RECOVERY MAINTENANCE RENEWAL	2,266.64	
30. DOLCI ITALIAN BAKEHOUSE	FARM MARKET VENDOR	63.00	
	FARM MARKET VENDOR	138.00	
	TOTAL	<u>201.00</u>	
31. DONALD DOVE	SEA CRUISERS 09.01.2021 PERFORMANCE MUSIC AT THE MARKET	700.00	106087
32. DOUGHNATION BAKERY	FARM MARKET VENDOR	55.00	
	FARM MARKET VENDOR	136.00	
	FARM MARKET VENDOR	74.00	
	TOTAL	<u>265.00</u>	
33. EDWARD BESONEN	INVESTIGATORS CLOTHING REIMBURSEMENT	325.00	
34. ELAINE FLORE	FARM MARKET VENDOR	24.00	
	FARM MARKET VENDOR	69.00	
	TOTAL	<u>93.00</u>	
35. ELLEN DILLMAN	2021 FALL RECYCLING EVENT VOLUNTEER COORDINATOR	250.00	
36. FD HAYES ELECTRIC	GROUNDS - POLICE - LIGHT POLE GLOBE AND INSTALLATION	1,700.00	
37. FIRE & RICE PAELLA - LANSING	FARM MARKET VENDOR	5.00	
38. FIRST COMMUNICATIONS	ANALOG TELEPHONE LINES # 3142216	1,448.10	
39. FORESIGHT GROUP	WATER BILLS AND POSTAGE FOR 2021	1,754.51	
40. FROM SCRATCH FOOD TRUCK	FARM MARKET VENDOR	10.00	
41. GARY & CAROL ORYSZCZAK	FULL REFUND OF BUILDING PERMIT CANCELLED PB21-0950	100.00	
42. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	18.00	
	FARM MARKET VENDOR	75.00	
	TOTAL	<u>93.00</u>	
43. GRAND TRAVERSE SAUCE COMPANY	FARM MARKET VENDOR	10.00	
	FARM MARKET VENDOR	10.00	
	FARM MARKET VENDOR	50.00	
	TOTAL	<u>70.00</u>	
44. GRANGER	TRASH SERVICE IN PAVILION PARKS OCTOBER AND NOVEMBER 2021	293.57	
45. GREAT LAKES INTERIOR & DESIGN	ROLLER SHADES FOR TWO ROOMS	995.00	

Vendor Name	Description	Amount	Check #
46. HAMMOND FARMS	FIREWOOD FOR HNC	98.00	
	STRAW FOR RECREATION EVENTS	47.25	
	TOTAL	<u>145.25</u>	
47. HERBERT L CONFER JR	FARM MARKET VENDOR	277.00	
	FARM MARKET VENDOR	100.00	
	FARM MARKET VENDOR	63.00	
	TOTAL	<u>440.00</u>	
48. HICKORY KNOLL FARMS	FARM MARKET VENDOR	77.00	
	FARM MARKET VENDOR	72.00	
	TOTAL	<u>149.00</u>	
49. HOW SWEET IT IS	FARM MARKET VENDOR	10.00	
50. INGHAM COUNTY SHERIFF DEPT	OFFICER TRAINING	350.00	
51. JACOB FARLEY	FARM MARKET VENDOR	30.00	
	FARM MARKET VENDOR	176.00	
	FARM MARKET VENDOR	49.00	
	TOTAL	<u>255.00</u>	
52. JANET'S LLC	FARM MARKET VENDOR	27.00	
	FARM MARKET VENDOR	19.00	
	FARM MARKET VENDOR	12.00	
	TOTAL	<u>58.00</u>	
53. JON ORR	FARM MARKET VENDOR	119.00	
54. JULIE JOHNS	REIMBURSEMENT FOR DAMAGE TO CAR FROM LOCAL ROAD PROGRAM	400.84	
55. KATHY SUNDLAND	REIMBURSEMENT FOR PARKING AT MML CONFERENCE	55.00	
56. KIMS COUNTRY KITCHEN	FARM MARKET VENDOR	45.00	
	FARM MARKET VENDOR	77.00	
	FARM MARKET VENDOR	213.00	
	TOTAL	<u>335.00</u>	
57. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	23,771.00	
58. KWIKRINK SYNTHETIC ICE	92' X 4-' SYNTHETIC ICE RINK WITH DECORATIVE FENCING	27,237.50	
59. LAFOUNTAINS ALL NATURAL BEEF	FARM MARKET VENDOR	140.00	
	FARM MARKET VENDOR	137.00	
	FARM MARKET VENDOR	162.00	
	TOTAL	<u>439.00</u>	
60. LANSING UNIFORM COMPANY	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	120.00	
	STANDARD POLICE UNIFORM PURCHASES	1,553.85	
	TOTAL	<u>1,673.85</u>	
61. LOPEZ CONCRETE CONSTRUCTION	SHAW STREET CONNECTOR- MSU TO LAKE LANSING PATHWAY	20,692.50	
62. LOU & HARRYS	FARM MARKET VENDOR	52.00	
63. LUKE LANDSCAPE COMPANY	3996 W SUNWIND DR - SEPTEMBER 2021 MOWING INVOICE FOR LUK	62.00	
	5009 OKEMOS RD - SEPTEMBER 2021 MOWING INVOICE FOR LUKE L	65.00	
	1624 RIVER TERRACE -SEPTEMBER 2021 MOWING INVOICE FOR LUK	50.00	
	3150 BIRCH ROW - SEPTEMBER 2021 MOWING INVOICE FOR LUKE L	42.00	
	TOTAL	<u>219.00</u>	
64. MAMA C'S SAUCES	FARM MARKET VENDOR	17.00	

Vendor Name	Description	Amount	Check #
65. MANNIK AND SMITH	2021 LOCAL ROAD PROGRAM ENGINEERING AND INSPECTION SERVIC	2,133.58	
66. MAPERS	F.WALSH & M.MATTISON MAPERS 2022 MEMBERSHIP RENEWAL	200.00	
67. MARK JORDAN ENTERPRISES LLC	MSU LAKE LANSING TRAIL ROW ACQUISITION SERVICES- MDOT REQ	16,500.00	
68. MARYANN SEDAO	FARM MARKET VENDOR	12.00	
69. MCLAUGHLIN FARM LTD	FARM MARKET VENDOR	84.00	
	FARM MARKET VENDOR	52.00	
	TOTAL	136.00	
70. MEDICAL MANAGEMENT SYSTEMS OF	2021 COLLECTION FEE FOR AMBULANCE BILLINGS	7,881.35	
71. MEGAN KLEIN	INVESTIGATORS CLOTHING REIMBURSEMENT	435.50	
	REIMB FOR TRAINING LUNCHESES FOR BASIC DETECTIVE SCHOOL	31.22	
	TOTAL	466.72	
72. MERIDIAN PLUMBING	SERVICE CENTER - HOT WATER HEATER AND CIRCULATION LINE	5,735.00	
73. MERIDIAN TOWNSHIP	TRANFER FOR FLEX CHECKING FOR 11/5 PAYROLL	370.23	
74. MERIDIAN TOWNSHIP RETAINAGE	MICHIGAN PAVING & MATERIALS - 2021 LOCAL ROAD PROGRAM - R	2,602.04	
	LOPEZ CONCRETE CONSTRUCTION - SHAW STREET CONNECTOR- MSU	348.00	
	TOTAL	2,950.04	
75. MI GREAT LAKES FISH COMPANY	FARM MARKET VENDOR	445.00	
	FARM MARKET VENDOR	199.00	
	FARM MARKET VENDOR	177.00	
	TOTAL	821.00	
76. MI SHARP	FARM MARKET VENDOR	20.00	
77. MICHAEL BIRITZ	FARM MARKET VENDOR	59.00	
78. MICHIGAN DEPARTMENT OF TREASURY	WINSTEAD, RYAN, FLOWER - STC CERTIFICATION RENEWAL	525.00	
79. MICHIGAN MUNICIPAL LEAGUE	MICHIGAN MUNICIPAL LEAGUE WORKERS COMPENSATION FUND	30,613.75	
80. MICHIGAN MUNICIPAL TREASURERS	MEMBERSHIP RENEWAL - DESCHAIINE, GUILD, MULIETT	225.00	
81. MICHIGAN PAVING	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	49,438.79	
82. MICHIGAN TOWNSHIP ASSOCIATION	AD FOR PLANNER	25.00	
83. MR. LESILES CHEESECAKES	FARM MARKET VENDOR	53.00	
	FARM MARKET VENDOR	21.00	
	FARM MARKET VENDOR	37.00	
	TOTAL	111.00	
84. MYCOPHILES GARDEN LLC	FARM MARKET VENDOR	18.00	
85. OKEMOS COMMUNITY EDUCATION	OKEMOS COMMUNITY EDUCATION OKEMOS FIELDS USE	1,050.00	
86. PATRICIA STEVENSON	FARM MRKT VENDOR	146.00	
	FARM MRKT VENDOR	317.00	
	FARM MRKT VENDOR	190.00	
	TOTAL	653.00	
87. PEOPLEFACTS LLC	OCT EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	69.75	
88. PETHART FARMS	FARM MARKET VENDOR	72.00	
	FARM MARKET VENDOR	136.00	
	FARM MARKET VENDOR	250.00	
	TOTAL	458.00	

Vendor Name	Description	Amount	Check #
89. PLM LAKE & LAND MANAGEMENT	INVASIVE PHRAGMITES TREATMENT TED BLACK WOODS/NORTH RIDGE	973.32	
90. PRO-TECH SECURITY SALES	TACTICAL RADIO HEADSETS	4,028.00	
91. PURE GREEN	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	51.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	240.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	470.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	260.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	322.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	475.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	85.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	200.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	43.00	
	ATHLETIC FIELDS AND TOWNSHIP BUILDINGS WEED AND FEED	300.00	
	TOTAL	2,446.00	
92. R & R FIRE TRUCK REPAIR INC	FIRE ENGINE REPAIRS	2,353.86	
	FIRE DEPARTMENT - UNIT 150 - ENGINE 91	6,653.66	
	TOTAL	9,007.52	
93. RADMOOR MONTESSORI	GREEN INFRASTRUCTURE FOR SCHOOLS GRANT	2,369.36	
94. RAPID FLUSH	PUMP OUT SEPTIC TANK AT NORTH MERIDIAN ROAD PARK	400.00	
95. RECLAIMED BY DESIGN	DEC - 2021 MONTHLY OPERATION OF RECYCLING CENTER	2,000.00	
96. ROWERDINK AUTOMOTIVE PARTS	MOTOR POOL - FLEET REPAIR PARTS 2021	336.87	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(336.87)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(151.68)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	179.98	
	MOTOR POOL - FLEET REPAIR PARTS 2021	29.77	
	MOTOR POOL - FLEET REPAIR PARTS 2021	62.93	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(179.98)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	199.56	
	MOTOR POOL - FLEET REPAIR PARTS 2021	219.90	
	MOTOR POOL - FLEET REPAIR PARTS 2021	286.82	
	MOTOR POOL - FLEET REPAIR PARTS 2021	27.90	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(223.00)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	276.86	
	MOTOR POOL - FLEET REPAIR PARTS 2021 -	107.96	
	MOTOR POOL - FLEET REPAIR PARTS 2021	127.78	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(14.00)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	(14.00)	
	MOTOR POOL - FLEET REPAIR PARTS 2021	14.00	
	MOTOR POOL - FLEET REPAIR PARTS 2021	98.77	
	TOTAL	1,049.57	
97. SME	BASELINE EA AND PHASE I AND II ASSESSMENTS- MSU TO LL PAT	2,115.85	
98. STAPLES	OFFICE SUPPLIES - COPY PAPER	62.98	
	OFFICE SUPPLIES	257.44	
	OFFICE SUPPLIES - COPY PAPER	157.45	
	OFFICE SUPPLIES - WALL CALENDERS	172.53	
	OFFICE SUPPLIES - COPY PAPER	62.98	
	TOTAL	713.38	
99. STEPHEN GROSE	FARM MRKT VENDOR	845.00	
	FARM MRKT VENDOR	441.00	
	FARM MRKT VENDOR	602.00	
	TOTAL	1,888.00	

11/12/2021 11:38 AM
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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/16/2021 - 11/16/2021
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
100 SUE MCMASTER	FARM MARKET VENDOR	727.00	
	FARM MARKET VENDOR	136.00	
	FARM MARKET VENDOR	621.00	
	TOTAL	<u>1,484.00</u>	
101 SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICE HOMTV - OCT	2,613.75	
102 SWEET ENCOUNTER	FARM MARKET VENDOR	14.00	
103 T MOBILE	T MOBILE BACKUP LINE 960267387 - 517.980.0920	29.96	
104 TAMMARA MCCOLLUM	FARM MARKET VENDOR	14.00	
105 TAREK CHAWICH	FARM MARKET VENDOR	36.00	
	FARM MARKET VENDOR	34.00	
	FARM MARKET VENDOR	65.00	
	TOTAL	<u>135.00</u>	
106 TDS	TDS - ANALOG SERVICES - 517.349.1200	1,633.02	
107 TEAM FINANCIAL GROUP	COPER LEASE NOV	1,471.50	
108 TERESA J OUELLETTE	OVER PAYMENT REFUND	186.00	
109 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	185.00	
	FARM MARKET VENDOR	175.00	
	FARM MARKET VENDOR	345.00	
	TOTAL	<u>705.00</u>	
110 TIFFANY ANN DANIELS	FARM MARKET VENDOR	70.00	
	FARM MARKET VENDOR	118.00	
	FARM MARKET VENDOR	135.00	
	TOTAL	<u>323.00</u>	
111 TITUS FARM LLC	FARM MARKET VENDOR	645.00	
	FARM MARKET VENDOR	386.00	
	FARM MARKET VENDOR	522.00	
	TOTAL	<u>1,553.00</u>	
112 TOP HAT CRICKET FARM	2021 LIVE ANIMAL FOOD PURCHASES FOR HARRIS NATURE CENTER	38.61	
113 TWISTED CRAFT COCKTAILS	FARM MARKET VENDOR	20.00	
114 UNCLE CALVINS SWEET POTATO PIES	FARM MARKET VENDOR	45.00	
	FARM MARKET VENDOR	8.00	
	TOTAL	<u>53.00</u>	
115 VARIPRO BENEFIT ADMINISTRATORS	2021 RETIREE HARTFORD MEDICARE SUPPLEMENTAL COVERAGE	13,252.40	
116 WASTE MANAGEMENT	11/1 ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL P	159.54	
117 WILLIAMSTON GREEN HOUSE & FLORIST	FARM MARKET VENDOR	565.00	
	FARM MARKET VENDOR	951.00	
	TOTAL	<u>1,516.00</u>	
118 WILLOW GARDEN	FARM MARKET VENDOR	90.00	
	FARM MARKET VENDOR	58.00	
	FARM MARKET VENDOR	148.00	
	TOTAL	<u>296.00</u>	

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EXP CHECK RUN DATES 11/16/2021 - 11/16/2021
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Vendor Name	Description	Amount	Check #
119 WILSON FARM FRESH MEATS	FARM MARKET VENDOR	373.00	
	FARM MARKET VENDOR	249.00	
	FARM MARKET VENDOR	252.00	
	TOTAL	<u>874.00</u>	
TOTAL - ALL VENDORS		324,026.73	

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 EXP CHECK RUN DATES 11/16/2021 - 11/16/2021
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Vendor Name	Description	Amount	Check #
1. BEST BARRICADING INC.	EMERGENCY SANITARY SEWER REPAIR @ HASLETT & SHAW	2,475.00	
2. CARL SCHLEGEL INC	SAND , GRAVEL & TOPSOIL 2021	796.16	
	WATER DEPARTMENT- SAND , GRAVEL & TOPSOIL 2021	283.84	
	TOTAL	<u>1,080.00</u>	
3. CITY OF EAST LANSING	SEWER OPERATIONS BILLINGS - NOV	184,082.91	
	ELMWSA OPERATING & INTERCONNECT & DEBT SHARING NOV PMT	295,293.75	
	TOTAL	<u>479,376.66</u>	
4. EJ USA, INC.	WATER - EAST JORDAN VALVE REPAIR O-RINGS	332.74	
	SEWER - MANHOLE RING FOR METHODIST STREET	230.91	
	TOTAL	<u>563.65</u>	
5. FERGUSON WATERWORKS #3386	PARTS FOR CUSTOMER INSTALLATION 2021 - 2ND	1,590.70	
	PARTS FOR CUSTOMER INSTALLATION 2021	313.22	
	TOTAL	<u>1,903.92</u>	
6. GEORGE F EYDE FAMILY LLC	GEORGETOWN SEWER SETTLEMENT AGREEMENT PAYMENT -YEAR 1 OF	37,500.00	28816
7. HYDROCORP	CROSS CONNECTION CONTROL PROGRAM SERVICES- 2021	2,430.00	
8. JACK DOHENY COMPANIES INC	SEWER - MANHOLE BRIDGE FOR ENTERING PIPE IN DROP MANHOLE	213.66	
9. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	903.00	
10. LOUIS J. EYDE FAMILY, LLC	GEORGETOWN SEWER SETTLEMENT AGREEMENT PAYMENT - YEAR 1 OF	37,500.00	28817
11. MICHIGAN MUNICIPAL LEAGUE	MICHIGAN MUNICIPAL LEAGUE WORKERS' COMPENSATION FUND	3,671.25	
12. STATE OF MICHIGAN	2022 COMMUNITY PUBLIC WATER SUPPLY ANNUAL FEE	10,889.57	
TOTAL - ALL VENDORS		<u>578,506.71</u>	

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EXP CHECK RUN DATES 11/16/2021 - 11/16/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. BAKER TILLY US, LLP	REFUND - OVER PAYMENT SUMMER 2021 PROPERTY TAXES	6.99	13224
2. DAVID HOYT	REFUND- OVER PAYMENT SUMMER 2021 PROPERTY TAXES	44.12	13225
3. DOVENMUEHLE	REFUND-OVER PAYMENT SUMMER 2021 PROPERTY TAXES	61.97	13226
4. GEORGE MCELROY & ASSOCIATES INC	REFUND - OVER PAYMENT SUMMER 2021 PROPERTY TAXES	16.47	13227
5. K4K LLC	OVERPAYMENT SUMMER 2021 PROPERTY TAXES	8.31	13231
6. LAURA & DALE CLOUD	SOM ADD PRE 2021- DOCKET NO 20210806	990.93	13228
7. MUTUAL TITLE AGENCY	OVERPAYMENT SUMMER 2021 PROPERTY TAXES	33.20	13229
8. TELLUS CORPORATION	REFUND - OVER PAYMENT SUMMER 2021 PROPERTY TAXES	12.07	13230
TOTAL - ALL VENDORS		1,174.06	

Credit Card Report 10/28/2021-11/11/2021

Posting Date	Merchant Name	Amount	Name
2021/10/28	THE HOME DEPOT #2723	\$113.98	LAWRENCE BOBB
2021/10/28	TRACTOR SUPPLY #1149	\$109.99	ANDREW MCCREADY
2021/10/28	AMZN MKTP US*B08228WG3	\$37.04	KRISTI SCHAEING
2021/10/28	THE HOME DEPOT #2723	\$4.60	KEITH HEWITT
2021/10/28	SOLDAN S PET SUPPLIES	\$192.97	MICHAEL DEVLIN
2021/10/28	BAVARIAN INN MOTOR LODGE	(\$123.17)	MICHELLE PRINZ
2021/10/28	TWO WAY DIRECT	\$402.34	ED BESONEN
2021/10/29	FERGUSON WTRWRKS #3386	\$11.62	TYLER KENNEL
2021/10/29	CMP DISTRIBUTORS INC.	\$30.00	KYLE ROYSTON
2021/10/29	MEIJER # 025	\$45.41	MICHAEL DEVLIN
2021/10/29	AMAZON.COM*LR9PK00A3 AMZN	\$33.27	MICHELLE PRINZ
2021/10/29	GFS STORE #1901	\$20.99	MICHELLE PRINZ
2021/10/29	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2021/11/01	CHARLOTTE SHOE REPAIR	\$90.00	KYLE ROYSTON
2021/11/01	BIGGBY COFFEE #0121	\$59.76	JANE GREENWAY
2021/11/01	AMZN MKTP US*QW6BO2WI3	\$62.76	ALLISON GOODMAN
2021/11/01	OPENTIMECLOCK	\$25.00	KRISTEN COLE
2021/11/01	MIDWEST POWER EQUIPMENT	\$35.92	MARK VROMAN
2021/11/01	MIDWEST POWER EQUIPMENT	\$7.18	MARK VROMAN
2021/11/01	QUALITY DAIRY 31280027	\$240.72	RICHARD GRILLO
2021/11/01	QUALITY DAIRY 31280027	\$78.22	RICHARD GRILLO
2021/11/01	THE HOME DEPOT 2723	\$82.00	KEITH HEWITT
2021/11/01	THE HOME DEPOT #2723	\$13.98	KEITH HEWITT
2021/11/01	FEDEX 285475378043	\$28.14	WILLIAM PRIESE
2021/11/02	ASFPM MADISON WI	\$165.00	NYAL NUNN
2021/11/02	PAS*PASSPT LANSING PR	\$2.55	BART CRANE
2021/11/02	MCKESSON MEDICAL SURGICAL	\$59.47	KRISTI SCHAEING
2021/11/02	ASFPM MADISON WI	\$165.00	YOUNES ISHRAIDI
2021/11/02	COMPLETE BATTERY SOURCE	\$54.00	WILLIAM PRIESE
2021/11/02	STATE EGLE WATER TEST	\$33.00	CATHERINE ADAMS
2021/11/02	EGLE PWS NCOM	\$142.40	CATHERINE ADAMS
2021/11/03	MARKS LOCK SHOP INC	\$19.50	TYLER KENNEL
2021/11/03	GRAINGER	\$25.86	TYLER KENNEL
2021/11/03	SOLDAN S PET SUPPLIES	\$35.73	ALLISON GOODMAN
2021/11/03	DISABILITY SYSTEMS INC	\$639.00	ROBERT MACKENZIE
2021/11/03	FEDEX 285580659622	\$27.32	WILLIAM PRIESE
2021/11/03	FEDEX 285580581117	\$25.64	WILLIAM PRIESE
2021/11/03	EGLE PWS NCOM	\$142.40	CATHERINE ADAMS
2021/11/04	THE HOME DEPOT #2723	\$74.88	LAWRENCE BOBB
2021/11/04	HAMMOND FARMSLANDSCAPE SU	\$157.50	ROBERT STACY
2021/11/04	MEIJER # 025	\$23.76	ALLISON GOODMAN
2021/11/04	FLEETPRIDE476	(\$449.82)	TODD FRANK
2021/11/04	ELECTRICAL TERMINAL SERVI	\$24.90	TODD FRANK
2021/11/04	FLEETPRIDE476	\$424.36	TODD FRANK
2021/11/04	FLEETPRIDE476	\$449.82	TODD FRANK
2021/11/04	SQ *GREAT HARVEST BREAD C	\$19.00	MICHELLE PRINZ
2021/11/05	DOLLAR TREE	\$3.18	ANDREW MCCREADY
2021/11/05	4ALLPROMOS	\$297.91	KRISTI SCHAEING
2021/11/05	MI STATE POLICE PMTS	\$30.00	KRISTI SCHAEING
2021/11/05	THE HOME DEPOT #2723	\$31.13	DAVID LESTER
2021/11/08	HAMMOND FARMSLANDSCAPE SU	\$40.50	ROBERT STACY
2021/11/08	THE HOME DEPOT #2723	\$66.09	TYLER KENNEL

2021/11/08	WAL-MART #2866	\$16.96	ALLISON GOODMAN
2021/11/08	THE HOME DEPOT #2723	\$22.92	EMMA CAMPBELL
2021/11/08	OFFICEMAX/OFFICEDEPT#3379	\$71.35	KRISTI SCHAEDING
2021/11/08	MEIJER # 025	\$46.57	KRISTI SCHAEDING
2021/11/08	AMAZON.COM*T06278GJ3 AMZN	\$164.99	KRISTEN COLE
2021/11/08	BOBCAT OF LANSING	\$595.01	KEITH HEWITT
2021/11/08	THE HOME DEPOT 2723	\$92.41	KEITH HEWITT
2021/11/08	SMARTSIGN	\$180.00	WILLIAM PRIESE
2021/11/08	SARIS CYCLING GROUP	\$654.49	CATHERINE ADAMS
2021/11/09	JACKSON HIRSH INC	\$127.02	MICHAEL HAMEL
2021/11/09	LANGUAGE LINE	\$16.80	KRISTI SCHAEDING
2021/11/09	AMZN MKTP US*CI40D6743	\$164.99	KRISTI SCHAEDING
2021/11/09	LEXISNEXIS EPIC	\$150.00	KRISTI SCHAEDING
2021/11/09	LOGMEIN*CENTRAL	\$3,499.99	STEPHEN GEBES
2021/11/09	AMAZON.COM*YG37C6NB3	\$119.40	LUANN MAISNER
2021/11/09	AMZN MKTP US*8W3HR9NC3	\$412.94	LUANN MAISNER
2021/11/09	AMAZON.COM*LN2MN9063	\$49.98	MICHELLE PRINZ
2021/11/09	AMZN MKTP US*PQ3B867G3	\$34.00	CATHERINE ADAMS
2021/11/10	SOLDAN S PET SUPPLIES	\$10.74	ALLISON GOODMAN
2021/11/10	AMZN MKTP US*BB6379KS3	\$36.00	KRISTI SCHAEDING
2021/11/10	COMPLETE BATTERY SOURCE	\$14.95	STEPHEN GEBES
2021/11/10	COMPLETE BATTERY SOURCE	\$12.04	RICHARD GRILLO
2021/11/10	BOBCAT OF LANSING	(\$391.15)	KEITH HEWITT
2021/11/10	THE HOME DEPOT 2723	(\$92.41)	KEITH HEWITT
2021/11/10	AMZN MKTP US*0D3PZ3543	\$45.00	CATHERINE ADAMS
2021/11/10	AMZN MKTP US*LF1896FA3	\$156.00	CATHERINE ADAMS
2021/11/10	AMZN MKTP US*5O1K09HH3	\$11.96	CATHERINE ADAMS
2021/11/10	AMZN MKTP US*IG6IM0OP3	\$120.14	CATHERINE ADAMS
2021/11/11	THE HOME DEPOT 2723	\$202.70	LAWRENCE BOBB
2021/11/11	THE HOME DEPOT #2723	\$16.56	LAWRENCE BOBB
2021/11/11	TRITECH FORENSICS	\$151.25	KYLE ROYSTON
2021/11/11	THE HOME DEPOT #2723	\$143.72	EMMA CAMPBELL
2021/11/11	CATHEY CO	\$51.40	JACOB FLANNERY
2021/11/11	PORTER LEE CORPORATION	\$675.00	KRISTEN COLE
2021/11/11	MICHIGAN NOTARY SERVICE	\$62.85	ROBIN FAUST
2021/11/11	BOBCAT OF LANSING	(\$46.86)	KEITH HEWITT
2021/11/11	AMZN MKTP US*K79KQ0CZ3	\$259.99	MICHELLE PRINZ
2021/11/11	AMAZON.COM*AF1680L23 AMZN	\$36.25	CATHERINE ADAMS
2021/11/11	DUSTY'S CELLAR CORP	\$4.75	PHIL DESCHAINE

Total	\$12,258.50
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ACH Transactions

Date	Payee	Amount	Purpose
11/3/2021	Blue Care Network	\$ 22,501.94	Employee Health Insurance
11/3/2021	Health Equity	\$ 1,166.70	Employee Health Savings Contribution
11/4/2021	Alerus	\$ 3,606.45	Payroll Deductions 11/5/2021
11/4/2021	MERS	\$ 290,121.69	Employee Retirement
11/5/2021	ICMA	\$ 37,368.25	Payroll Deductions 11/5/2021
11/5/2021	Various Financial Institutions	\$ 267,307.04	Direct Deposit 11/5/2021
11/5/2021	IRS	\$ 96,025.01	Payroll Taxes 11/5/2021
11/5/2021	State of MI	\$ 14,262.50	MI Bus Tax 11/5/2021
11/5/2021	Nationwide	\$ 4,934.42	Payroll Deductions 11/5/2021
11/8/2021	Delta Dental	\$ 14,491.96	Employee Dental Insurance
11/9/2021	Invoice Cloud	\$ 1,121.85	Utility Transaction Fees
11/10/2021	Blue Care Network	\$ 26,298.82	Employee Health Insurance
Total ACH Payments		<u><u>\$ 779,206.63</u></u>	



11.A. & 13.A.

To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, P.E., Chief Engineer

Date: November 16, 2021

**Re: Silverstone Estates Public Streetlighting Improvement
Special Assessment District #427 - Public Hearing & Discussion**

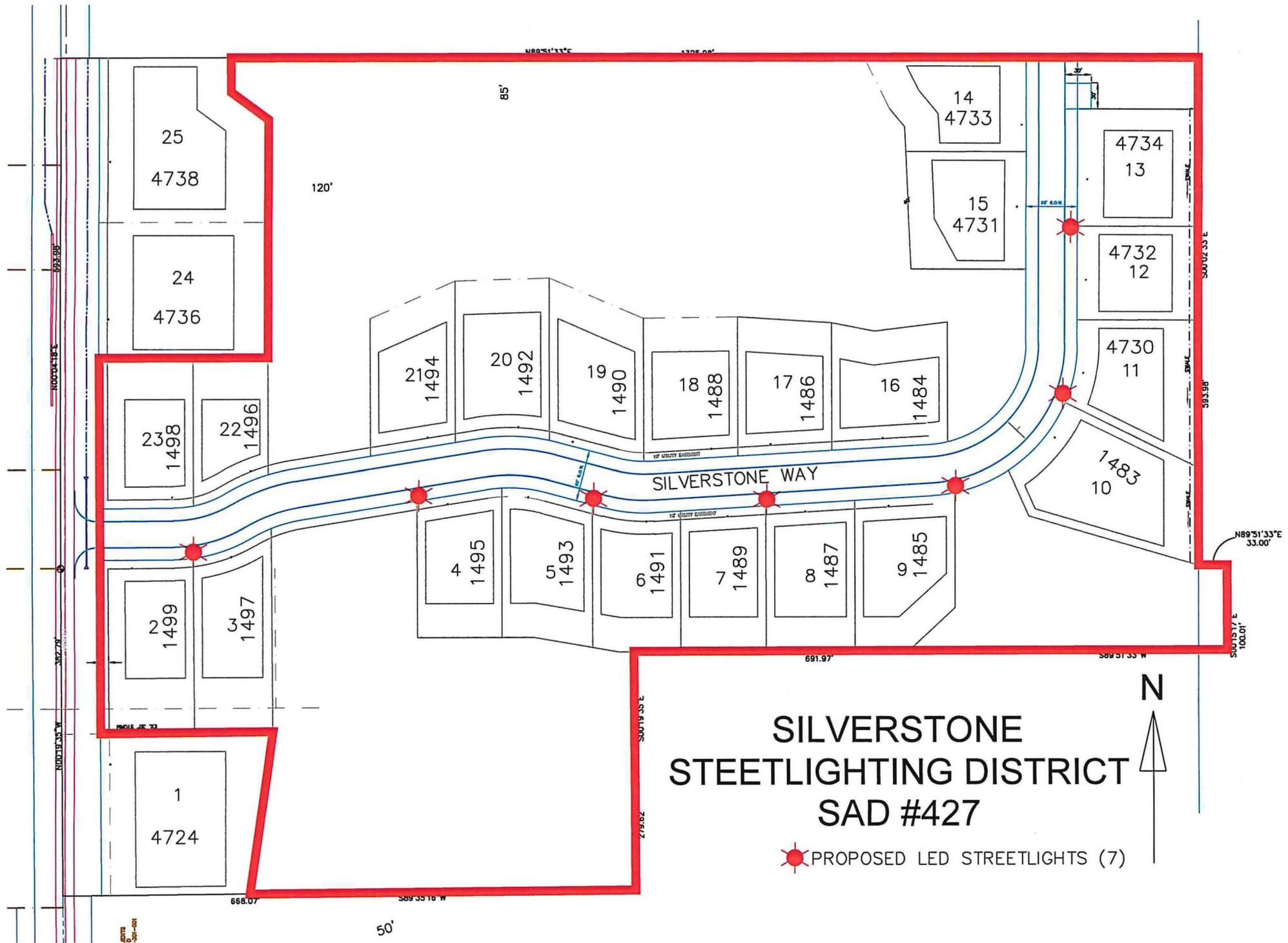
At its October 19, 2021 meeting, the Township Board set a public hearing for November 16, 2021 to hear comments on the proposed assessment roll for streetlighting in Silverstone Estates along Silverstone Way. Notices of the public hearing were sent to the affected property owners.

We received a request for streetlighting in Silverstone Estates from the property owner. The plan was for the installation, operation and maintenance of 7 LED streetlights Traditional fixtures with cut off, and black standard poles. The installation costs, of \$4,291, were paid by the developer. The streetlights have been installed and are operational.

There are 22 lots in the district. The cost of operation and maintenance is \$2,211.36 (\$100.52/lot) for the first year, and \$687.12 (\$31.24/lot) annually thereafter (subject to adjustment).

A map of the district and a copy of the assessment roll are attached.

Attachment



SILVERSTONE STEETLIGHTING DISTRICT SAD #427

 PROPOSED LED STREETLIGHTS (7)





11. B. & 13. B.

TO: Township Board Members

**FROM: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, P.E., Chief Engineer

DATE: November 16, 2021

**RE: Daniels Drain Public Drain Improvement SAD #21-
Public Hearing & Discussion**

At its October 16, 2021 meeting, the Township Board set a public hearing for November 16, 2021 to hear comments on the proposed assessment roll for Daniels Drain Public Drain Improvements Special Assessment District #21.

The Daniels Drain is a Chapter 20 drain that is located on Grand River Avenue between Central Park Drive/Dobie Road and Cornell Road. The storm water system, including the retention pond, primarily serves all or some of the following neighborhoods: Chief Okemos, Navajo Ridge, Forest Hills, East and West Ponds, Cornell Woods North, Whispering Oaks and Cornell Woods

In 2015, the Board of Directors of the Ponds Cooperative Homes, Inc. formally requested that Meridian Township submit a petition under Chapter 20 of the Michigan Drain Code of 1956 to make needed improvements to the drain and retention pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system. A presentation by the Ingham County Drain Commissioner (ICDC) that provided additional supporting justification material was also held on March 2, 2016. Following several meetings and associated public hearings, the petition was filed with the Ingham County Drain Commissioner in the spring of 2016 to proceed with design and engineering.

The Ingham County Drain Commissioner developed the plans to implement the necessary improvement to the Daniels Drain and has started constructing the improvement. As a Chapter 20 Drain, it is maintained by the Ingham County Drain Commissioner, but is fully funded by direct assessments on three public entities including Meridian Township, the Ingham County Road Department (ICRD) and the Michigan Department of Transportation (MDOT).

Bids were opened and approved resulting in our share of the Daniels Drain improvement costs at \$5,536,644 (81.44%). The remaining costs of the \$6,695,183.84 project is being assessed to the ICRD and MDOT. The initial revenue for the project will be provided by a 20-year bond sold publically by the ICDC.

The Township Board held an information meeting on Thursday, August 26, 2021 at 6:00 pm at the Meridian Municipal Building to discuss the Daniels Drain project, with notices mailed to owners in the proposed assessment district.



11. B. & 13. B.

The Township Board has approved funding 50% of the Township's share of the Daniels Drain improvement cost of \$5,536,644 from the Meridian Township General Fund. The assessment of the remaining cost of (\$2,768,322) will be apportioned to the special assessment district using the principles of "benefits derived". The proposed assessment roll uses parcel size (benefiting acres), land use (coverage type) and a proximity factor to new infrastructure and tangible improvements (pipe, curb, gutter, pavement, driveway approaches, pond restoration, trees and plantings, etc.) as the methodology to determine individual assessment amounts.

To develop the assessment roll, the Township contracted with Spicer Group, Inc. based on their extensive experience developing similar assessments for storm water projects throughout the State of Michigan. On Tuesday night, members of the Spicer Group will attend to discuss the recommended special assessment roll and how it was prepared in collaboration with the Township Department of Public Works.

A map of the district and a copy of the assessment roll are attached.

Attachment

Daniels Drain Meridian Township Proposed Assessments

Total Project Meridian Township Assessment	\$ 5,536,644
50% to be Covered by Township	\$ 2,768,322
Remaining Amount to be spread to the District	\$ 2,768,322

Proximity Code	Proximity Benefit	Land Use Code	C
P1	1.00	Deciduous Forest	0.15
P2	1.20	Developed, High Intensity	0.90
P3	1.40	Developed, Low Intensity	0.30
		Developed, Medium Intensity	0.40
		Developed, Open Space	0.30
		Hay/Pasture	0.20
		Mixed Forest	0.15
		Woody Wetlands	0.15

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Based on Ex. Cover and Proximity		Based on Ex. Cover Proximity and Condo		20 Year Installment Payment Estimate
															Condo Adjusted x A x P	C	Adjusted CAP Pct	Adjusted CAP Amount	
1	22-379-006	33-02-02-22-379-006	WEAVER FAMILY TRUST	4622 SENECA DR	0.6181	0.1394	401	P1	1.00	0.3000	0.04	0.04	0.0560%	\$ 1,548.92	0.0418	0.0560%	\$ 1,548.92	\$ 77.45	
2	22-379-007	33-02-02-22-379-007	FEINTUCH, JEANETTE A & BETTY	4606 SENECA DR	0.5973	0.4177	401	P1	1.00	0.3000	0.13	0.13	0.1677%	\$ 4,641.57	0.1253	0.1677%	\$ 4,641.57	\$ 232.08	
3	22-379-008	33-02-02-22-379-008	WEISS, CHRISTOPHER R & THERESA	4598 SENECA DR	0.5778	0.4122	401	P1	1.00	0.3000	0.12	0.12	0.1655%	\$ 4,580.61	0.1237	0.1655%	\$ 4,580.61	\$ 229.03	
4	22-379-009	33-02-02-22-379-009	HENKEL, LOUIS G TRUSTEE	4590 SENECA DR	0.8294	0.7894	401	P1	1.00	0.3000	0.24	0.24	0.3169%	\$ 8,771.79	0.2368	0.3169%	\$ 8,771.79	\$ 438.59	
5	22-379-010	33-02-02-22-379-010	CORKIN, HELEN S &	4584 SENECA DR	0.4176	0.3029	401	P1	1.00	0.3000	0.09	0.09	0.1216%	\$ 3,366.11	0.0909	0.1216%	\$ 3,366.11	\$ 168.31	
6	22-379-011	33-02-02-22-379-011	WESTRATE, ROBERT B III & MARCELA AK	4576 SENECA DR	0.3192	0.0079	401	P1	1.00	0.3000	0.00	0.00	0.0032%	\$ 87.59	0.0024	0.0032%	\$ 87.59	\$ 4.38	
7	22-404-009	33-02-02-22-404-009	SP INVESTMENTS LP	1745 HAMILTON RD	1.1591	0.2165	201	P1	1.00	0.3938	0.09	0.09	0.1141%	\$ 3,157.39	0.0852	0.1141%	\$ 3,157.39	\$ 157.87	
8	22-404-010	33-02-02-22-404-010	SP INVESTMENTS LP	4655 DOBIE RD	1.1153	1.0154	201	P1	1.00	0.4581	0.47	0.47	0.6223%	\$ 17,227.16	0.4651	0.6223%	\$ 17,227.16	\$ 861.36	
9	22-404-011	33-02-02-22-404-011	SP INVESTMENTS LP	4665 DOBIE RD	0.9507	0.9507	201	P1	1.00	0.4938	0.47	0.47	0.6282%	\$ 17,389.67	0.4695	0.6282%	\$ 17,389.67	\$ 869.48	
10	22-405-003	33-02-02-22-405-003	L & S REAL PROPERTIES, LLC	4650 DOBIE RD	0.6126	0.0625	201	P1	1.00	0.4000	0.03	0.03	0.0335%	\$ 926.08	0.0250	0.0335%	\$ 926.08	\$ 46.30	
11	22-405-006	33-02-02-22-405-006	MICHIGAN BELL TELEPHONE CO	4640 DOBIE RD	2.9896	1.3882	201	P1	1.00	0.4513	0.63	0.63	0.8383%	\$ 23,206.91	0.6266	0.8383%	\$ 23,206.91	\$ 1,160.35	
12	22-426-005	33-02-02-22-426-005	EDWARD W SPARROW HOSPITAL ASSOC	1600 GRAND RIVER AVE	2.9850	0.0097	201	P1	1.00	0.9000	0.01	0.01	0.0117%	\$ 324.31	0.0088	0.0117%	\$ 324.31	\$ 16.22	
13	22-426-008	33-02-02-22-426-008	LAG WIXOM LLC	1510 GRAND RIVER AVE	8.9236	1.5785	201	P1	1.00	0.3993	0.63	0.63	0.8434%	\$ 23,347.69	0.6304	0.8434%	\$ 23,347.69	\$ 1,167.38	
14	22-427-003	33-02-02-22-427-003	WILSON, LUDMILLA F LEPESCHKIN	4590 MARLBOROUGH RD	0.3743	0.3743	401	P2	1.20	0.3000	0.11	0.13	0.1803%	\$ 4,991.26	0.1348	0.1803%	\$ 4,991.26	\$ 249.56	
15	22-427-004	33-02-02-22-427-004	PAYNE TRUST, JANICE R	1600 HILLSIDE DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.13	0.1242	0.1662%	\$ 4,600.13	\$ 230.01	
16	22-427-005	33-02-02-22-427-005	SHAHEEN, CAROL A	1590 HILLSIDE DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16	
17	22-427-006	33-02-02-22-427-006	ADLER, ARI B &	1580 HILLSIDE DR	0.4640	0.4640	401	P2	1.20	0.3000	0.14	0.17	0.2235%	\$ 6,186.70	0.1670	0.2235%	\$ 6,186.70	\$ 309.34	
18	22-427-008	33-02-02-22-427-008	LTG NORTHVIEW LLC	1575 GRAND RIVER AVE	1.3519	1.1954	201	P1	1.00	0.8335	1.00	1.00	1.3331%	\$ 36,903.32	0.9964	1.3331%	\$ 36,903.32	\$ 1,845.17	
19	22-427-009	33-02-02-22-427-009	ELLENS PROPERTIES LLC	1619 GRAND RIVER AVE	6.8677	6.4879	201	P1	1.00	0.7237	4.70	4.70	6.2817%	\$ 173,898.37	4.6951	6.2817%	\$ 173,898.37	\$ 8,694.92	
20	22-427-010	33-02-02-22-427-010	MERIDIAN CHARTER TOWNSHIP	4625 NORTHVIEW DR	4.0794	4.0794	402	P2	1.20	0.3045	1.24	1.49	1.9945%	\$ 55,213.05	1.4907	1.9945%	\$ 55,213.05	\$ 2,760.65	
21	22-428-001	33-02-02-22-428-001	CAWOOD BUILDING CO	1553 GRAND RIVER AVE	0.5093	0.5093	202	P1	1.00	0.4961	0.25	0.25	0.3380%	\$ 9,356.99	0.2526	0.3380%	\$ 9,356.99	\$ 467.85	
22	22-428-002	33-02-02-22-428-002	PONDS COOPERATIVE HOMES INC THE	1555 W POND DR	9.1549	9.1550	201	P3	1.40	0.4520	4.14	5.79	7.7506%	\$ 214,560.37	5.7929	7.7506%	\$ 214,560.37	\$ 10,728.02	
23	22-428-003	33-02-02-22-428-003	BEECH, TIMOTHY L & BARBARA A	1568 HILLSIDE DR	0.3957	0.3957	401	P2	1.20	0.3405	0.13	0.16	0.2164%	\$ 5,989.40	0.1617	0.2164%	\$ 5,989.40	\$ 299.47	
24	22-428-004	33-02-02-22-428-004	FREDERICK, DANICA D	1558 HILLSIDE DR	0.3793	0.3793	401	P2	1.20	0.3208	0.12	0.15	0.1954%	\$ 5,409.34	0.1460	0.1954%	\$ 5,409.34	\$ 270.47	
25	22-428-005	33-02-02-22-428-005	JIANG, DANIEL & JIN QUAN	1546 HILLSIDE DR	0.3466	0.3466	401	P2	1.20	0.3000	0.10	0.12	0.1669%	\$ 4,621.70	0.1248	0.1669%	\$ 4,621.70	\$ 231.09	
26	22-428-006	33-02-02-22-428-006	MOFFETT, THOMAS TRUST	1536 HILLSIDE DR	0.3449	0.3449	401	P2	1.20	0.3000	0.10	0.12	0.1661%	\$ 4,598.74	0.1242	0.1661%	\$ 4,598.74	\$ 229.94	
27	22-428-007	33-02-02-22-428-007	MCCARTHY, KRISTY K	1526 HILLSIDE DR	0.4156	0.4156	401	P2	1.20	0.3000	0.12	0.15	0.2002%	\$ 5,541.48	0.1496	0.2002%	\$ 5,541.48	\$ 277.07	
28	22-451-001	33-02-02-22-451-001	FEDEWA HOLDINGS LLC	1730 CHIEF OKEMOS CIR	1.5582	1.3738	201	P1	1.00	0.3017	0.41	0.41	0.5546%	\$ 15,353.86	0.4145	0.5546%	\$ 15,353.86	\$ 767.69	
29	22-451-002	33-02-02-22-451-002	1720 ASSOCIATES	1720 CHIEF OKEMOS CIR	1.1095	1.1095	201	P1	1.00	0.3609	0.40	0.40	0.5358%	\$ 14,832.36	0.4005	0.5358%	\$ 14,832.36	\$ 741.62	
30	22-451-003	33-02-02-22-451-003	HILLCO PROPERTIES, LLC	1710 CHIEF OKEMOS CIR	1.1376	1.1376	201	P2	1.20	0.3972	0.45	0.54	0.7254%	\$ 20,081.41	0.5422	0.7254%	\$ 20,081.41	\$ 1,004.07	
31	22-452-011	33-02-02-22-452-011	1741 CHIEF OKEMOS CIRCLE LLC	1741 CHIEF OKEMOS CIR	1.4023	0.3663	201	P1	1.00	0.3367	0.12	0.12	0.1650%	\$ 4,567.17	0.1233	0.1650%	\$ 4,567.17	\$ 228.36	
32	22-453-001	33-02-02-22-453-001	CHIEF OKEMOS APARTMENTS LLC	1721 CHIEF OKEMOS CIR	1.1867	0.2988	201	P1	1.00	0.4000	0.12	0.12	0.1599%	\$ 4,426.85	0.1195	0.1599%	\$ 4,426.85	\$ 221.34	
33	22-453-002	33-02-02-22-453-002	1705 CHIEF OKEMOS LLC	1705 CHIEF OKEMOS CIR	1.1287	0.6987	201	P1	1.00	0.3565	0.25	0.25	0.3333%	\$ 9,226.78	0.2491	0.3333%	\$ 9,226.78	\$ 461.34	
34	22-455-004	33-02-02-22-455-004	FAGAN, PATSY J	4562 DOBIE RD	0.9854	0.9854	401	P1	1.00	0.3071	0.30	0.30	0.4049%	\$ 11,207.76	0.3026	0.4049%	\$ 11,207.76	\$ 560.39	
35	22-455-005	33-02-02-22-455-005	HILLIKER, KEVIN T & LAUREL	4554 DOBIE RD	1.0040	1.0035	401	P1	1.00	0.3130	0.31	0.31	0.4202%	\$ 11,633.63	0.3141	0.4202%	\$ 11,633.63	\$ 581.68	
36	22-455-006	33-02-02-22-455-006	LEONE, JOHN	4544 DOBIE RD	1.0051	1.0008	401	P1	1.00	0.3019	0.30	0.30	0.4042%	\$ 11,190.82	0.3021	0.4042%	\$ 11,190.82	\$ 559.54	
37	22-455-008	33-02-02-22-455-008	DARGAZANY, ROOZBEH	4510 DOBIE RD	1.0092	1.0009	401	P1	1.00	0.3000	0.30	0.30	0.4017%	\$ 11,120.99	0.3003	0.4017%	\$ 11,120.99	\$ 556.05	
38	22-455-009	33-02-02-22-455-009	SHAW, BRADLEY T & ESTHER C	4504 DOBIE RD	1.0163	1.0060	401	P1	1.00	0.3000	0.30	0.30	0.4038%	\$ 11,178.73	0.3018	0.4038%	\$ 11,178.73	\$ 558.94	
39	22-455-010	33-02-02-22-455-010	MICHIGAN TREE APARTMENTS LLC	4568 BLACKSTONE TRL	8.4568	8.4568	201	P2	1.20	0.4173	3.53	4.24	5.6662%	\$ 156,859.31	4.2350	5.6662%	\$ 156,859.31	\$ 7,842.97	
40	22-455-011	33-02-02-22-455-011	MISTRY, KEKI & PHYLLIS	DOBIE RD	1.1721	1.1661	402	P1	1.00	0.3000	0.35	0.35	0.4681%	\$ 12,957.27	0.3498	0.4681%	\$ 12,957.27	\$ 647.86	
41	22-455-012	33-02-02-22-455-012	MISTRY, KEKI & PHYLLIS	4530 DOBIE RD	1.3454	1.3356	401	P1	1.00	0.3000	0.40	0.40	0.5361%	\$ 14,841.03	0.4007	0.5361%	\$ 14,841.03	\$ 742.05	
42	22-456-001	33-02-02-22-456-001	PAYNE, LACEY E	4597 MARLBOROUGH RD	0.4077	0.4077	401	P2	1.20	0.3000	0.12	0.15	0.1964%	\$ 5,436.01	0.1468	0.1964%	\$ 5,436.01	\$ 271.80	
43	22-456-002	33-02-02-22-456-002	SESNIAK, CHARLES R & JENNIFER M	4585 MARLBOROUGH RD	0.3496	0.3496	401	P2	1.20	0.3000	0.10	0.13	0.1684%	\$ 4,660.90	0.1258	0.1684%	\$ 4,660.90	\$ 233.04	
44	22-456-003	33-02-02-22-456-003	LAVIRE, RANDALL & KAREN	4575 MARLBOROUGH RD	0.4058	0.4058	401	P2	1.20	0.3000	0.12	0.15	0.1954%	\$ 5,410.30	0.1461	0.1954%	\$ 5,410.30	\$ 270.52	
45	22-456-004	33-02-02-22-456-004	LAETZ, RANDALL P	4565 MARLBOROUGH RD	0.3380	0.3381	401	P2	1.20	0.3034	0.10	0.12	0.1647%	\$ 4,559.27	0.1231	0.1647%	\$ 4,559.27	\$ 227.96	
46	22-456-005	33-02-02-22-456-005	MANTURUK, EDWARD P	4555 MARLBOROUGH RD	0.3381	0.3381	401	P2	1.20	0.3000	0.10	0.12	0.1628%	\$ 4,508.20	0.1217	0.1628%	\$ 4,508.20	\$ 225.41	
47	22-456-006	33-02-02-22-456-006	SELOVER, HOWARD B &	4547 MARLBOROUGH RD	0.3393	0.3393	401	P2	1.20	0.3000	0.10	0.12	0.1634%	\$ 4,523.59	0.1221	0.1634%	\$ 4,523.59	\$ 226.18	
48	22-456-007	33-02-02-22-456-007	LOWE, CURT & ANNA	4539 MARLBOROUGH RD	0.3404	0.3404	401	P2	1.20	0.3000	0.10	0.12	0.1640%	\$ 4,538.86	0.1225	0.1640%	\$ 4,538.86	\$ 226.94	
49	22-456-008	33-02-02-22-456-008	RODRIGUEZ, TONYA LYNN	4529 MARLBOROUGH RD	0.3415	0.3415	401	P2	1.20	0.3000	0.10	0.12	0.1645%	\$ 4,553.53	0.1229	0.1645%	\$ 4,553.53	\$ 227.68	
50	22-456-009	33-02-02-22-456-009	VEITH, JOHN P & KATHLEEN	4521 MARLBOROUGH RD	0.3370	0.3370	401	P2	1.20	0.3000	0.10	0.12	0.1623%	\$ 4,494.09	0.1213	0.1623%	\$ 4,494.09	\$ 224.70	
51	22-456-010	33-02-02-22-456-010	CROFT, TREVOR & KATHERINE	4517 MARLBOROUGH RD	0.5944	0.5943	401	P2	1.20	0.3000									

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
58	22-476-004	33-02-02-22-476-004	MENDOZA, RACHELLE NICHOLE &	4553 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16
59	22-476-005	33-02-02-22-476-005	FLEMING II, RAYMOND J & GALE A	4551 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.15	0.1248	0.1670%	\$ 4,623.15	\$ 231.16
60	22-476-006	33-02-02-22-476-006	COUTHEN, JORDAN	4547 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,599.70	0.1242	0.1662%	\$ 4,599.70	\$ 229.99
61	22-476-007	33-02-02-22-476-007	HAWLEY, FREDERICK J & SARAH TRUST	4543 EASTWOOD DR	0.3583	0.3583	401	P2	1.20	0.3000	0.11	0.13	0.1726%	\$ 4,778.16	0.1290	0.1726%	\$ 4,778.16	\$ 238.91
62	22-476-008	33-02-02-22-476-008	STORY, DONN L & QUENDA	4526 MARLBOROUGH RD	0.3393	0.3393	401	P2	1.20	0.3028	0.10	0.12	0.1649%	\$ 4,566.11	0.1233	0.1649%	\$ 4,566.11	\$ 228.31
63	22-476-009	33-02-02-22-476-009	ANDERSON, KRISTIN K	4510 MARLBOROUGH RD	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.15	0.1248	0.1670%	\$ 4,623.15	\$ 231.16
64	22-476-010	33-02-02-22-476-010	ANDREWS, VINCENT P & MARGARET M	4508 MARLBOROUGH RD	0.3433	0.3433	401	P2	1.20	0.3000	0.10	0.12	0.1653%	\$ 4,577.18	0.1236	0.1653%	\$ 4,577.18	\$ 228.86
65	22-476-011	33-02-02-22-476-011	HILL, LAURA C & COREY L	4507 EASTWOOD DR	0.3484	0.3484	401	P2	1.20	0.3000	0.10	0.13	0.1678%	\$ 4,646.17	0.1254	0.1678%	\$ 4,646.17	\$ 232.31
66	22-476-012	33-02-02-22-476-012	STOW, GARY W & BRENDA L	4511 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.16	0.1242	0.1662%	\$ 4,600.16	\$ 230.01
67	22-476-013	33-02-02-22-476-013	POSSANZA, JEFFREY & ROSEMARY	4515 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.17	0.1242	0.1662%	\$ 4,600.17	\$ 230.01
68	22-476-014	33-02-02-22-476-014	CHEN, SHU I	4519 EASTWOOD DR	0.3590	0.3590	401	P2	1.20	0.3000	0.11	0.13	0.1729%	\$ 4,786.30	0.1292	0.1729%	\$ 4,786.30	\$ 239.31
69	22-477-001	33-02-02-22-477-001	HOWARD, DAN & CHRISTINE	4572 MARLBOROUGH RD	0.4140	0.4140	401	P2	1.20	0.3000	0.12	0.15	0.1994%	\$ 5,520.38	0.1490	0.1994%	\$ 5,520.38	\$ 276.02
70	22-477-002	33-02-02-22-477-002	MARLETT, MARK E & LESLIE	1605 HILLSIDE DR	0.4161	0.4161	401	P2	1.20	0.3000	0.12	0.15	0.2004%	\$ 5,547.99	0.1498	0.2004%	\$ 5,547.99	\$ 277.40
71	22-477-003	33-02-02-22-477-003	THRUSH, JOHN J & DIANA TRUSTEES	1595 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3000	0.12	0.15	0.1994%	\$ 5,520.40	0.1490	0.1994%	\$ 5,520.40	\$ 276.02
72	22-477-004	33-02-02-22-477-004	OBBERG, KEITH	1585 HILLSIDE DR	0.4161	0.4161	401	P2	1.20	0.3000	0.12	0.15	0.2004%	\$ 5,548.00	0.1498	0.2004%	\$ 5,548.00	\$ 277.40
73	22-477-005	33-02-02-22-477-005	MORSE, JEFFERY E	1577 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3020	0.13	0.15	0.2007%	\$ 5,557.13	0.1500	0.2007%	\$ 5,557.13	\$ 277.86
74	22-477-006	33-02-02-22-477-006	EARLEY, ROBERT D & JEAN E	1567 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3028	0.13	0.15	0.2013%	\$ 5,572.02	0.1504	0.2013%	\$ 5,572.02	\$ 278.60
75	22-477-007	33-02-02-22-477-007	BINDER, TECLA E &	1557 HILLSIDE DR	0.4140	0.4140	401	P1	1.00	0.3000	0.12	0.12	0.1662%	\$ 4,600.32	0.1242	0.1662%	\$ 4,600.32	\$ 230.02
76	22-477-008	33-02-02-22-477-008	MCDEVITT, CONNOR	1547 HILLSIDE DR	0.4782	0.4782	401	P1	1.00	0.3000	0.14	0.14	0.1919%	\$ 5,313.50	0.1435	0.1919%	\$ 5,313.50	\$ 265.68
77	22-477-009	33-02-02-22-477-009	GROSSMAN, GLENN RICHARD	1537 HILLSIDE DR	0.3889	0.3889	401	P1	1.00	0.3000	0.12	0.12	0.1561%	\$ 4,321.36	0.1167	0.1561%	\$ 4,321.36	\$ 216.07
78	22-477-010	33-02-02-22-477-010	BADRA, YOUSIF A	4558 MARLBOROUGH RD	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16
79	22-477-011	33-02-02-22-477-011	TELFER, MARY K	4556 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.16	0.1242	0.1662%	\$ 4,600.16	\$ 230.01
80	22-477-012	33-02-02-22-477-012	CRICHTON, CHRISTIE L	4554 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.18	0.1242	0.1662%	\$ 4,600.18	\$ 230.01
81	22-477-013	33-02-02-22-477-013	STEVENS, A DENISE	4552 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.17	0.1248	0.1670%	\$ 4,623.17	\$ 231.16
82	22-477-014	33-02-02-22-477-014	PETERS, KIMBERLY	4550 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.18	0.1242	0.1662%	\$ 4,600.18	\$ 230.01
83	22-477-015	33-02-02-22-477-015	MONROE, VICKI LYNN	4546 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.17	0.1248	0.1670%	\$ 4,623.17	\$ 231.16
84	22-477-016	33-02-02-22-477-016	MCDUGALL, GEORGE & CAREY TRUST	4542 EASTWOOD DR	0.4841	0.4841	401	P2	1.20	0.3344	0.16	0.19	0.2599%	\$ 7,193.56	0.1942	0.2599%	\$ 7,193.56	\$ 359.68
85	22-477-017	33-02-02-22-477-017	SANTONE, ANTOINETTE M	4538 EASTWOOD DR	0.6843	0.6843	401	P2	1.20	0.3144	0.22	0.26	0.3454%	\$ 9,561.97	0.2582	0.3454%	\$ 9,561.97	\$ 478.10
86	22-477-018	33-02-02-22-477-018	JORDAN, KAROLYN &	4534 EASTWOOD DR	0.4137	0.4137	401	P2	1.20	0.3000	0.12	0.15	0.1993%	\$ 5,516.28	0.1489	0.1993%	\$ 5,516.28	\$ 275.81
87	22-477-019	33-02-02-22-477-019	COOPER, CHRISTOPHER SCOTT	4530 EASTWOOD DR	0.3744	0.3744	401	P2	1.20	0.3000	0.11	0.13	0.1803%	\$ 4,991.76	0.1348	0.1803%	\$ 4,991.76	\$ 249.59
88	22-477-020	33-02-02-22-477-020	VANHOOGSTRAAT, DEAN P & EMILY M	4526 EASTWOOD DR	0.4285	0.4285	401	P2	1.20	0.3000	0.13	0.15	0.2056%	\$ 5,690.67	0.1536	0.2056%	\$ 5,690.67	\$ 284.53
89	22-477-021	33-02-02-22-477-021	CLAUSEN, MARY L	4522 EASTWOOD DR	0.6358	0.2281	401	P2	1.20	0.3000	0.07	0.08	0.1099%	\$ 3,041.94	0.0821	0.1099%	\$ 3,041.94	\$ 152.10
90	22-477-022	33-02-02-22-477-022	OFARRELL, PAMELA A TRUST	4518 EASTWOOD DR	0.4113	0.1675	401	P2	1.20	0.3000	0.05	0.06	0.0807%	\$ 2,232.76	0.0603	0.0807%	\$ 2,232.76	\$ 111.64
91	22-477-023	33-02-02-22-477-023	SCHENKER, PENNY L	4514 EASTWOOD DR	0.3485	0.1761	401	P2	1.20	0.3000	0.05	0.06	0.0848%	\$ 2,348.64	0.0634	0.0848%	\$ 2,348.64	\$ 117.43
92	22-477-024	33-02-02-22-477-024	HAMMOND, MARLENE J	4512 EASTWOOD DR	0.3472	0.1838	401	P2	1.20	0.3000	0.06	0.07	0.0885%	\$ 2,451.18	0.0662	0.0885%	\$ 2,451.18	\$ 122.56
93	22-477-025	33-02-02-22-477-025	LUTER, RUTH A TRUST	4506 MARLBOROUGH RD	0.3529	0.2732	401	P2	1.20	0.3000	0.08	0.10	0.1316%	\$ 3,643.35	0.0984	0.1316%	\$ 3,643.35	\$ 182.17
94	22-477-026	33-02-02-22-477-026	FITCH, CHARLES W & JANE A	4579 OAKWOOD DR	0.3507	0.3507	401	P1	1.00	0.3000	0.11	0.11	0.1408%	\$ 3,896.77	0.1052	0.1408%	\$ 3,896.77	\$ 194.84
95	22-477-027	33-02-02-22-477-027	BRONSON TRUST, ALLAN G & JANET E	4569 OAKWOOD DR	0.3528	0.2324	401	P1	1.00	0.3000	0.07	0.07	0.0933%	\$ 2,582.40	0.0697	0.0933%	\$ 2,582.40	\$ 129.12
96	22-477-028	33-02-02-22-477-028	WATRALL, ETHAN C & DARJES, JENNIFER	4559 OAKWOOD DR	0.3542	0.2107	401	P1	1.00	0.3000	0.06	0.06	0.0846%	\$ 2,341.13	0.0632	0.0846%	\$ 2,341.13	\$ 117.06
97	22-477-029	33-02-02-22-477-029	KUKOWSKI, KAYLA & EVAN	4549 OAKWOOD DR	0.3553	0.2105	401	P1	1.00	0.3000	0.06	0.06	0.0845%	\$ 2,339.51	0.0632	0.0845%	\$ 2,339.51	\$ 116.98
98	22-477-030	33-02-02-22-477-030	MEDICK, JOHN J	4541 OAKWOOD DR	0.3552	0.2103	401	P1	1.00	0.3000	0.06	0.06	0.0844%	\$ 2,336.57	0.0631	0.0844%	\$ 2,336.57	\$ 116.83
99	22-477-031	33-02-02-22-477-031	SALEHI, HABIB & JOAN	4531 OAKWOOD DR	0.3542	0.2091	401	P1	1.00	0.3000	0.06	0.06	0.0839%	\$ 2,323.45	0.0627	0.0839%	\$ 2,323.45	\$ 116.17
100	22-477-032	33-02-02-22-477-032	STEFFEL, ANDREW & SUSAN	4521 OAKWOOD DR	0.3541	0.1889	401	P1	1.00	0.3000	0.06	0.06	0.0758%	\$ 2,099.27	0.0567	0.0758%	\$ 2,099.27	\$ 104.96
101	22-477-033	33-02-02-22-477-033	JOHNSON, BRANT	4515 OAKWOOD DR	0.3538	0.0459	401	P1	1.00	0.3000	0.01	0.01	0.0184%	\$ 509.60	0.0138	0.0184%	\$ 509.60	\$ 25.48
102	22-478-001	33-02-02-22-478-001	TERRY, KENNETH &	4600 OAKWOOD DR	0.3922	0.3922	401	P1	1.00	0.3000	0.12	0.12	0.1574%	\$ 4,357.72	0.1177	0.1574%	\$ 4,357.72	\$ 217.89
103	22-478-002	33-02-02-22-478-002	STANAWAY, BRETT & JILLIAN	4590 OAKWOOD DR	0.3554	0.3554	401	P1	1.00	0.3000	0.11	0.11	0.1427%	\$ 3,949.51	0.1066	0.1427%	\$ 3,949.51	\$ 197.48
104	22-478-003	33-02-02-22-478-003	SCOFES, GEORGE STEPHEN	4580 OAKWOOD DR	0.3530	0.3530	401	P1	1.00	0.3000	0.11	0.11	0.1417%	\$ 3,922.56	0.1059	0.1417%	\$ 3,922.56	\$ 196.13
105	22-478-004	33-02-02-22-478-004	JOHNSON, ZACHARY Q & KATRINA	4570 OAKWOOD DR	0.3528	0.2181	401	P1	1.00	0.2335	0.05	0.05	0.0681%	\$ 1,886.18	0.0509	0.0681%	\$ 1,886.18	\$ 94.31
106	22-478-005	33-02-02-22-478-005	BEADERSTADT, RICHARD E &	4560 OAKWOOD DR	0.3491	0.1671	401	P1	1.00	0.1830	0.03	0.03	0.0409%	\$ 1,132.39	0.0306	0.0409%	\$ 1,132.39	\$ 56.62
107	22-478-006	33-02-02-22-478-006	ZIMMERMAN, ANN	4550 OAKWOOD DR	0.3488	0.1465	401	P1	1.00	0.2974	0.04	0.04	0.0583%	\$ 1,613.71	0.0436	0.0583%	\$ 1,613.71	\$ 80.69
108	22-478-007	33-02-02-22-478-007	PETERS, SUSAN J REV TRUST #1	4542 OAKWOOD DR	0.3487	0.1497	401	P1	1.00	0.3000	0.04	0.04	0.0601%	\$ 1,663.38	0.0449	0.0601%	\$ 1,663.38	\$ 83.17
109	22-478-008	33-02-02-22-478-008	LAMMERS, DONALD & GIOVANNA TRUSTEES	4532 OAKWOOD DR	0.3528	0.1564	401	P1	1.00	0.2993	0.05	0.05	0.0626%	\$ 1,733.63	0.0468	0.0626%	\$ 1,733.63	\$ 86.68
110	22-478-009	33-02-02-22-478-009	KEITH, DANNY C & JENNIFER	4522 OAKWOOD DR	0.3457	0.1542	401	P1	1.00	0.2816	0.04	0.04	0.0581%	\$ 1,608.39	0.0434	0.0581%	\$ 1,608.39	\$ 80.42
111	22-478-010	33-02-02-22-478-010	STEBBINS, BONNIE J	4516 OAKWOOD DR	0.3430	0.1574	401	P1	1.00	0.300								

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
137	23-352-007	33-02-02-23-352-007	HDI BUILDERS INC	TREETOP DR	0.0143	0.0143	402	P1	1.00	0.3153	0.00	0.0045	0.0060%	\$ 167.24	0.0431	0.0576%	\$ 1,595.30	\$ 79.76
138	23-352-008	33-02-02-23-352-008	HDI BUILDERS INC	TREETOP DR	0.0143	0.0143	402	P1	1.00	0.3153	0.00	0.0045	0.0060%	\$ 167.24	0.0431	0.0576%	\$ 1,595.30	\$ 79.76
139	23-353-001	33-02-02-23-353-001	WALLACE, JACK E & HIEU L	1403 IVYWOOD DR	0.2899	0.2899	401	P1	1.00	0.3204	0.09	0.09	0.1243%	\$ 3,440.20	0.0929	0.1243%	\$ 3,440.20	\$ 172.01
140	23-353-002	33-02-02-23-353-002	LI, HAIRONG & JIANG, YING	1415 IVYWOOD DR	0.3336	0.3336	401	P1	1.00	0.3446	0.11	0.11	0.1538%	\$ 4,258.73	0.1150	0.1538%	\$ 4,258.73	\$ 212.94
141	23-353-003	33-02-02-23-353-003	VAIL, LUCY & ROGER	1417 IVYWOOD DR	0.2658	0.2658	401	P1	1.00	0.3461	0.09	0.09	0.1231%	\$ 3,407.21	0.0920	0.1231%	\$ 3,407.21	\$ 170.36
142	23-353-004	33-02-02-23-353-004	ESWARAN-PILLAI, SWARNAVEL &	1423 IVYWOOD DR	0.2674	0.2674	401	P1	1.00	0.3397	0.09	0.09	0.1215%	\$ 3,364.60	0.0908	0.1215%	\$ 3,364.60	\$ 168.23
143	23-353-005	33-02-02-23-353-005	THOMAS, ROBERT M & CAROLYN L	1429 IVYWOOD DR	0.2682	0.2682	401	P1	1.00	0.3331	0.09	0.09	0.1196%	\$ 3,309.58	0.0894	0.1196%	\$ 3,309.58	\$ 165.48
144	23-353-006	33-02-02-23-353-006	LEE, SUNG KI & HYUN JIN	1435 IVYWOOD DR	0.2690	0.2690	401	P1	1.00	0.3266	0.09	0.09	0.1176%	\$ 3,254.46	0.0879	0.1176%	\$ 3,254.46	\$ 162.72
145	23-353-007	33-02-02-23-353-007	MAALI, MANOUC & IPLAKCHI, NAHID	1441 IVYWOOD DR	0.2698	0.2698	401	P1	1.00	0.3553	0.10	0.10	0.1283%	\$ 3,551.49	0.0959	0.1283%	\$ 3,551.49	\$ 177.57
146	23-353-008	33-02-02-23-353-008	MCALVEY, MICHAEL K & LINDA L	1455 IVYWOOD DR	0.9027	0.9027	401	P1	1.00	0.3233	0.29	0.29	0.3905%	\$ 10,810.03	0.2919	0.3905%	\$ 10,810.03	\$ 540.50
147	23-353-009	33-02-02-23-353-009	HU, HUYI	1473 IVYWOOD DR	0.6701	0.6701	401	P1	1.00	0.3193	0.21	0.21	0.2863%	\$ 7,924.93	0.2140	0.2863%	\$ 7,924.93	\$ 396.25
148	23-353-010	33-02-02-23-353-010	CAMPBELL, BRUCE B & SULIN	1491 IVYWOOD DR	0.4991	0.4991	401	P1	1.00	0.3000	0.15	0.15	0.2003%	\$ 5,545.42	0.1497	0.2003%	\$ 5,545.42	\$ 277.27
149	23-353-011	33-02-02-23-353-011	PAIGE, SHAWN D & GRETCHEN P RV TRST	1494 IVYWOOD DR	0.4572	0.4572	401	P1	1.00	0.2110	0.10	0.10	0.1290%	\$ 3,572.11	0.0964	0.1290%	\$ 3,572.11	\$ 178.61
150	23-353-012	33-02-02-23-353-012	MEYER, JONATHAN S & CHERI M	1486 IVYWOOD DR	0.3748	0.3748	401	P1	1.00	0.2666	0.10	0.10	0.1337%	\$ 3,701.10	0.0999	0.1337%	\$ 3,701.10	\$ 185.06
151	23-353-013	33-02-02-23-353-013	KANG, HAE JIN	1478 IVYWOOD DR	0.2509	0.2509	401	P1	1.00	0.3162	0.08	0.08	0.1062%	\$ 2,939.17	0.0794	0.1062%	\$ 2,939.17	\$ 146.96
152	23-353-014	33-02-02-23-353-014	WAKEMAN, JONATHAN E &	1470 IVYWOOD DR	0.2807	0.2807	401	P1	1.00	0.3106	0.09	0.09	0.1167%	\$ 3,229.78	0.0872	0.1167%	\$ 3,229.78	\$ 161.49
153	23-353-015	33-02-02-23-353-015	LAMBERT, KEITH &	1462 IVYWOOD DR	0.2787	0.2787	401	P1	1.00	0.3000	0.08	0.08	0.1119%	\$ 3,097.12	0.0836	0.1119%	\$ 3,097.12	\$ 154.86
154	23-353-016	33-02-02-23-353-016	KORKMAZ, SINEM	1454 IVYWOOD DR	0.2792	0.2792	401	P1	1.00	0.3118	0.09	0.09	0.1165%	\$ 3,224.52	0.0871	0.1165%	\$ 3,224.52	\$ 161.23
155	23-353-017	33-02-02-23-353-017	JEONG, SANGHYUP	1448 IVYWOOD DR	0.2796	0.2796	401	P1	1.00	0.3358	0.09	0.09	0.1256%	\$ 3,477.78	0.0939	0.1256%	\$ 3,477.78	\$ 173.89
156	23-353-018	33-02-02-23-353-018	TAN, FRANK SONGYANG &	1442 IVYWOOD DR	0.2801	0.2801	401	P1	1.00	0.3360	0.09	0.09	0.1259%	\$ 3,485.31	0.0941	0.1259%	\$ 3,485.31	\$ 174.27
157	23-353-019	33-02-02-23-353-019	NGUYEN, PHU H	1436 IVYWOOD DR	0.2805	0.2805	401	P1	1.00	0.3362	0.09	0.09	0.1262%	\$ 3,493.30	0.0943	0.1262%	\$ 3,493.30	\$ 174.66
158	23-353-020	33-02-02-23-353-020	VANSTEEL, ERIC C & LAUREN G	1430 IVYWOOD DR	0.2810	0.2810	401	P1	1.00	0.3364	0.09	0.09	0.1265%	\$ 3,501.25	0.0945	0.1265%	\$ 3,501.25	\$ 175.06
159	23-353-021	33-02-02-23-353-021	ODEKIRK, GUY MICHAEL	1424 IVYWOOD DR	0.2814	0.2814	401	P1	1.00	0.3366	0.09	0.09	0.1268%	\$ 3,509.23	0.0947	0.1268%	\$ 3,509.23	\$ 175.46
160	23-353-022	33-02-02-23-353-022	KE, HEZAO &	1418 IVYWOOD DR	0.2483	0.2483	401	P1	1.00	0.3370	0.08	0.08	0.1119%	\$ 3,099.09	0.0837	0.1119%	\$ 3,099.09	\$ 154.95
161	23-353-023	33-02-02-23-353-023	CORNELL WOODS ASSOCIATION	IVYWOOD DR	0.0330	0.0330	402	P1	1.00	0.3361	0.01	0.01	0.0148%	\$ 410.51	0.0111	0.0148%	\$ 410.51	\$ 20.53
162	23-353-024	33-02-02-23-353-024	KINTZ, TARA M &	1412 IVYWOOD DR	0.5491	0.5491	401	P1	1.00	0.2710	0.15	0.15	0.1991%	\$ 5,511.92	0.1488	0.1991%	\$ 5,511.92	\$ 275.60
163	23-353-025	33-02-02-23-353-025	BEERS, KIM-VAN T	1406 IVYWOOD DR	0.7056	0.7056	401	P1	1.00	0.2756	0.19	0.19	0.2602%	\$ 7,204.04	0.1945	0.2602%	\$ 7,204.04	\$ 360.20
164	23-353-026	33-02-02-23-353-026	JAISWAL, RAVINDRA & JIGYASHA	1400 IVYWOOD DR	0.4472	0.4472	401	P2	1.20	0.3310	0.15	0.18	0.2377%	\$ 6,580.12	0.1777	0.2377%	\$ 6,580.12	\$ 329.01
165	23-376-002	33-02-02-23-376-002	MILLIGAN EASTSIDE LLC	1284 GRAND RIVER AVE	2.8849	1.1110	201	P1	1.00	0.2704	0.30	0.30	0.4020%	\$ 11,128.51	0.3005	0.4020%	\$ 11,128.51	\$ 556.43
166	23-377-008	33-02-02-23-377-008	DUROW, GARY W TRUST	1259 GRAND RIVER AVE	1.4563	0.1373	201	P1	1.00	0.3000	0.04	0.04	0.0551%	\$ 1,525.41	0.0412	0.0551%	\$ 1,525.41	\$ 76.27
167	23-377-009	33-02-02-23-377-009	LUCAS, ROSS T JR & CAROLYN S	4555 CORNELL RD	1.7782	0.6831	401	P1	1.00	0.3064	0.21	0.21	0.2800%	\$ 7,751.01	0.2093	0.2800%	\$ 7,751.01	\$ 387.55
168	23-377-011	33-02-02-23-377-011	POTTERPIN, TERRY A & RONALD J	1250 ETHEL ST	0.8875	0.0493	401	P1	1.00	0.3027	0.01	0.01	0.0200%	\$ 552.56	0.0149	0.0200%	\$ 552.56	\$ 27.63
169	23-378-001	33-02-02-23-378-001	BISWAS, SUBIR K & KOVUMAL P	4505 MISTYWOOD DR	0.4096	0.4096	401	P1	1.00	0.3564	0.15	0.15	0.1953%	\$ 5,407.48	0.1460	0.1953%	\$ 5,407.48	\$ 270.37
170	23-378-002	33-02-02-23-378-002	GOOD, SHAWN DOUGLAS & VALERIE D	4519 MISTYWOOD DR	0.3774	0.3774	401	P1	1.00	0.3686	0.14	0.14	0.1861%	\$ 5,152.49	0.1391	0.1861%	\$ 5,152.49	\$ 257.62
171	23-378-003	33-02-02-23-378-003	MOTALLEBI, BADRI VAHEDIAN	1339 S SPICEWOOD DR	0.3556	0.3555	401	P1	1.00	0.3069	0.11	0.11	0.1460%	\$ 4,041.51	0.1091	0.1460%	\$ 4,041.51	\$ 202.08
172	23-379-001	33-02-02-23-379-001	JAMES, NATHAN & KELLY	4559 N SPICEWOOD DR	0.3020	0.1809	401	P1	1.00	0.4000	0.07	0.07	0.0968%	\$ 2,680.08	0.0724	0.0968%	\$ 2,680.08	\$ 134.00
173	23-379-002	33-02-02-23-379-002	MASSA, GERALD R & MARILYN O	4565 N SPICEWOOD DR	0.3169	0.3169	401	P1	1.00	0.3591	0.11	0.11	0.1523%	\$ 4,214.79	0.1138	0.1523%	\$ 4,214.79	\$ 210.74
174	23-379-003	33-02-02-23-379-003	MA, HUIBO HEIDI & WANG, HONGBING	4573 N SPICEWOOD DR	0.3695	0.3695	401	P1	1.00	0.3441	0.13	0.13	0.1701%	\$ 4,709.09	0.1271	0.1701%	\$ 4,709.09	\$ 235.45
175	23-379-004	33-02-02-23-379-004	KING, MICHAEL & KIMBERLEY S	4581 N SPICEWOOD DR	0.3697	0.3697	401	P1	1.00	0.3341	0.12	0.12	0.1652%	\$ 4,574.22	0.1235	0.1652%	\$ 4,574.22	\$ 228.71
176	23-379-005	33-02-02-23-379-005	WHISPERING OAKS ASSOCIATION	MISTYWOOD DR	11.2685	8.3555	402	P1	1.00	0.2728	2.28	2.28	3.0498%	\$ 84,427.28	2.2795	3.0498%	\$ 84,427.28	\$ 4,221.36
177	23-379-006	33-02-02-23-379-006	ENGAN, KAREN E TRUSTEE	4585 MISTYWOOD DR	0.3961	0.3961	401	P1	1.00	0.3926	0.16	0.16	0.2081%	\$ 5,760.41	0.1555	0.2081%	\$ 5,760.41	\$ 288.02
178	23-379-007	33-02-02-23-379-007	SERGEANT, DARLENE K TRUSTEE	4591 MISTYWOOD DR	0.3724	0.3724	401	P1	1.00	0.3444	0.13	0.13	0.1716%	\$ 4,750.32	0.1283	0.1716%	\$ 4,750.32	\$ 237.52
179	23-379-008	33-02-02-23-379-008	DEGAN, SHANNON T & KRISTEN L	4599 MISTYWOOD DR	0.3708	0.3707	401	P1	1.00	0.3004	0.11	0.11	0.1490%	\$ 4,124.00	0.1113	0.1490%	\$ 4,124.00	\$ 206.20
180	23-379-009	33-02-02-23-379-009	BROUGHTON, FLEUR	4590 MISTYWOOD DR	0.3664	0.3662	401	P1	1.00	0.3055	0.11	0.11	0.1497%	\$ 4,144.16	0.1119	0.1497%	\$ 4,144.16	\$ 207.21
181	23-379-010	33-02-02-23-379-010	DAVIS, ANITA V	4582 MISTYWOOD DR	0.3740	0.3740	401	P1	1.00	0.3000	0.11	0.11	0.1501%	\$ 4,155.99	0.1122	0.1501%	\$ 4,155.99	\$ 207.80
182	23-379-011	33-02-02-23-379-011	MCALVEY, DAVID G & LISA J	4574 MISTYWOOD DR	0.3818	0.3818	401	P1	1.00	0.2599	0.10	0.10	0.1327%	\$ 3,674.83	0.0992	0.1327%	\$ 3,674.83	\$ 183.74
183	23-379-012	33-02-02-23-379-012	BILLS, KENNETH L & JAMIE	4566 MISTYWOOD DR	0.3778	0.3778	401	P1	1.00	0.2442	0.09	0.09	0.1234%	\$ 3,417.36	0.0923	0.1234%	\$ 3,417.36	\$ 170.87
184	23-379-013	33-02-02-23-379-013	BURAK, KRISTOPHER M & NOELLE C	4558 MISTYWOOD DR	0.2488	0.2488	401	P1	1.00	0.3044	0.08	0.08	0.1013%	\$ 2,804.88	0.0757	0.1013%	\$ 2,804.88	\$ 140.24
185	23-379-014	33-02-02-23-379-014	LAPHAM, KIRK A & KIMBERLY J	4540 MISTYWOOD DR	0.3081	0.3081	401	P1	1.00	0.3179	0.10	0.10	0.1310%	\$ 3,627.89	0.0979	0.1310%	\$ 3,627.89	\$ 181.39
186	23-379-015	33-02-02-23-379-015	VIJ, PANKAJ & GHANDI, GARIMA	4532 MISTYWOOD DR	0.3101	0.3101	401	P1	1.00	0.3032	0.09	0.09	0.1258%	\$ 3,482.27	0.0940	0.1258%	\$ 3,482.27	\$ 174.11
187	23-379-016	33-02-02-23-379-016	ZHOU, ZHENGANG & WU, PEIRU	4524 MISTYWOOD DR	0.3081	0.3081	401	P1	1.00	0.3152	0.10	0.10	0.1299%	\$ 3,596.98	0.0971	0.1299%	\$ 3,596.98	\$ 179.85
188	23-379-017	33-02-02-23-379-017	DOXIE, SHULAWN L & WILLIAM H	4516 MISTYWOOD DR	0.3250	0.3250	401	P1	1.00	0.2967	0.10	0.10	0.1290%	\$ 3,571.40	0.0964	0.1290%	\$ 3,571.40	\$ 178.57
189	23-379-018	33-02-02-23-379-018	CHO, JAE YOUL &	4508 MISTYWOOD DR	0.4341	0.4342	401	P2	1.20	0.3258	0.14	0.17	0.2271%	\$ 6,287.38	0.1698	0.2271%	\$ 6,287.38	\$ 314.37
190																		

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
216	26-105-011	33-02-02-26-105-011	DALIMONTE, KIM	4374 ARBOR DR	0.5401	0.3681	401	P1	1.00	0.3000	0.11	0.11	0.1477%	\$ 4,089.65	0.1104	0.1477%	\$ 4,089.65	\$ 204.48
217	26-105-012	33-02-02-26-105-012	WINGER, KATHRYN	4364 ARBOR DR	0.5525	0.3817	401	P1	1.00	0.3000	0.11	0.11	0.1532%	\$ 4,241.18	0.1145	0.1532%	\$ 4,241.18	\$ 212.06
218	26-105-013	33-02-02-26-105-013	WORLEY, PHILIP P & STOKOSA, MELODY	4350 ARBOR DR	0.3717	0.1074	401	P1	1.00	0.3000	0.03	0.03	0.0431%	\$ 1,193.74	0.0322	0.0431%	\$ 1,193.74	\$ 59.69
219	26-105-014	33-02-02-26-105-014	WAGER, SCOTT & JUDITH	1426 BIRCHWOOD DR	0.3619	0.3304	401	P1	1.00	0.3000	0.10	0.10	0.1326%	\$ 3,671.01	0.0991	0.1326%	\$ 3,671.01	\$ 183.55
220	26-106-001	33-02-02-26-106-001	HAMILTON, WILLIAM D & BOYD, JAMIE	1413 FOREST HILLS DR	0.3114	0.2633	401	P1	1.00	0.3237	0.09	0.09	0.1140%	\$ 3,156.90	0.0852	0.1140%	\$ 3,156.90	\$ 157.84
221	26-106-002	33-02-02-26-106-002	ZHANG, MENG	1407 FOREST HILLS DR	0.4101	0.4101	401	P1	1.00	0.3539	0.15	0.15	0.1942%	\$ 5,375.34	0.1451	0.1942%	\$ 5,375.34	\$ 268.77
222	26-106-003	33-02-02-26-106-003	DAVIS, CHRISTOPHER	4459 HICKORYWOOD DR	0.3887	0.3887	401	P1	1.00	0.3263	0.13	0.13	0.1697%	\$ 4,698.07	0.1268	0.1697%	\$ 4,698.07	\$ 234.90
223	26-106-004	33-02-02-26-106-004	MOTSCHENBACHER, GARTH D & STEPHANIE	4453 HICKORYWOOD DR	0.4282	0.4282	401	P1	1.00	0.3091	0.13	0.13	0.1771%	\$ 4,902.09	0.1324	0.1771%	\$ 4,902.09	\$ 245.10
224	26-106-005	33-02-02-26-106-005	STECOVICH, RYAN P & BETHANY A	4447 HICKORYWOOD DR	0.3463	0.3463	401	P1	1.00	0.3047	0.11	0.11	0.1412%	\$ 3,908.63	0.1055	0.1412%	\$ 3,908.63	\$ 195.43
225	26-106-006	33-02-02-26-106-006	CHEN, LIANGBIAO &	4441 HICKORYWOOD DR	0.3222	0.3222	401	P1	1.00	0.3073	0.10	0.10	0.1325%	\$ 3,667.16	0.0990	0.1325%	\$ 3,667.16	\$ 183.36
226	26-106-007	33-02-02-26-106-007	FRAAS, THOMAS E & TRICIA A	4435 HICKORYWOOD DR	0.2741	0.2741	401	P1	1.00	0.3145	0.09	0.09	0.1153%	\$ 3,193.11	0.0862	0.1153%	\$ 3,193.11	\$ 159.66
227	26-106-008	33-02-02-26-106-008	KAGEY, JONATHAN L & ASHLEY S	4429 HICKORYWOOD DR	0.2703	0.2703	401	P1	1.00	0.3211	0.09	0.09	0.1161%	\$ 3,214.74	0.0868	0.1161%	\$ 3,214.74	\$ 160.74
228	26-106-009	33-02-02-26-106-009	BEHNKE REVOCABLE TRUST	4423 HICKORYWOOD DR	0.3052	0.3052	401	P1	1.00	0.3280	0.10	0.10	0.1339%	\$ 3,708.05	0.1001	0.1339%	\$ 3,708.05	\$ 185.40
229	26-106-010	33-02-02-26-106-010	TANIMOTO, HIROSHI & KINUYO	4417 HICKORYWOOD DR	0.3049	0.3047	401	P2	1.20	0.3063	0.09	0.11	0.1498%	\$ 4,148.01	0.1120	0.1498%	\$ 4,148.01	\$ 207.40
230	26-106-011	33-02-02-26-106-011	OWCZARZAK, RICK M TRUSTEE	4411 HICKORYWOOD DR	0.2693	0.2690	401	P2	1.20	0.3000	0.08	0.10	0.1296%	\$ 3,587.14	0.0968	0.1296%	\$ 3,587.14	\$ 179.36
231	26-106-012	33-02-02-26-106-012	HARTWICK, EDWARD F &	4405 HICKORYWOOD DR	0.2685	0.2685	401	P1	1.00	0.3000	0.08	0.08	0.1078%	\$ 2,983.44	0.0805	0.1078%	\$ 2,983.44	\$ 149.17
232	26-106-013	33-02-02-26-106-013	SMITH, CHRISTOPHER R & ERIN M	4399 HICKORYWOOD DR	0.3000	0.3001	401	P1	1.00	0.3000	0.09	0.09	0.1204%	\$ 3,334.09	0.0900	0.1204%	\$ 3,334.09	\$ 166.70
233	26-106-014	33-02-02-26-106-014	CHURCH, RICHARD L & JANE E	4393 HICKORYWOOD DR	0.2648	0.2648	401	P1	1.00	0.3050	0.08	0.08	0.1081%	\$ 2,992.10	0.0808	0.1081%	\$ 2,992.10	\$ 149.61
234	26-106-015	33-02-02-26-106-015	PAVLICK, MICHAEL J & KARIN M	4387 HICKORYWOOD DR	0.3035	0.3035	401	P1	1.00	0.3249	0.10	0.10	0.1319%	\$ 3,652.46	0.0986	0.1319%	\$ 3,652.46	\$ 182.62
235	26-106-016	33-02-02-26-106-016	NORIEGA JR, JUAN	4381 HICKORYWOOD DR	0.3176	0.3176	401	P1	1.00	0.3402	0.11	0.11	0.1446%	\$ 4,002.57	0.1081	0.1446%	\$ 4,002.57	\$ 200.13
236	26-107-001	33-02-02-26-107-001	FLESHNER FAMILY TRUST &	1414 FOREST HILLS DR	0.4553	0.4074	401	P1	1.00	0.3000	0.12	0.12	0.1635%	\$ 4,527.28	0.1222	0.1635%	\$ 4,527.28	\$ 226.36
237	26-107-002	33-02-02-26-107-002	JAAKSI, DOUGLAS G & JANE C	1408 FOREST HILLS DR	0.4814	0.4814	401	P1	1.00	0.3000	0.14	0.14	0.1932%	\$ 5,348.75	0.1444	0.1932%	\$ 5,348.75	\$ 267.44
238	26-107-003	33-02-02-26-107-003	WAGAW, WALELIGN G &	1402 FOREST HILLS DR	0.3852	0.3852	401	P1	1.00	0.3005	0.12	0.12	0.1549%	\$ 4,287.30	0.1158	0.1549%	\$ 4,287.30	\$ 214.36
239	26-107-004	33-02-02-26-107-004	LEE, LIK CHUAN & ZENG, DIDIANA	4470 HICKORYWOOD DR	0.3342	0.3342	401	P1	1.00	0.3468	0.12	0.12	0.1551%	\$ 4,292.37	0.1159	0.1551%	\$ 4,292.37	\$ 214.62
240	26-107-005	33-02-02-26-107-005	ENGEDA, ELSABETH	4464 HICKORYWOOD DR	0.3322	0.3322	401	P1	1.00	0.3523	0.12	0.12	0.1566%	\$ 4,334.81	0.1170	0.1566%	\$ 4,334.81	\$ 216.74
241	26-107-006	33-02-02-26-107-006	RASMUSSEN, CAROLE ANN TRUST	4458 HICKORYWOOD DR	0.3419	0.3419	401	P1	1.00	0.3452	0.12	0.12	0.1579%	\$ 4,371.40	0.1180	0.1579%	\$ 4,371.40	\$ 218.57
242	26-107-007	33-02-02-26-107-007	DEPPONG, GREGORY J & TAMMY L	4452 HICKORYWOOD DR	0.3222	0.3222	401	P1	1.00	0.3407	0.11	0.11	0.1469%	\$ 4,065.81	0.1098	0.1469%	\$ 4,065.81	\$ 203.29
243	26-107-008	33-02-02-26-107-008	PLAEHN, SCOTT A & THERESE A	4446 HICKORYWOOD DR	0.2960	0.2960	401	P1	1.00	0.3166	0.09	0.09	0.1254%	\$ 3,471.55	0.0937	0.1254%	\$ 3,471.55	\$ 173.58
244	26-107-009	33-02-02-26-107-009	FISHEL, ROBERT C & RHONDA TRUST	4440 HICKORYWOOD DR	0.3131	0.3131	401	P1	1.00	0.3222	0.10	0.10	0.1350%	\$ 3,736.18	0.1009	0.1350%	\$ 3,736.18	\$ 186.81
245	26-107-010	33-02-02-26-107-010	REN, JIANHUA	4434 HICKORYWOOD DR	0.3158	0.3158	401	P1	1.00	0.3131	0.10	0.10	0.1323%	\$ 3,662.09	0.0989	0.1323%	\$ 3,662.09	\$ 183.10
246	26-107-011	33-02-02-26-107-011	BENEDICT, JOHN C & NICOLE	4428 HICKORYWOOD DR	0.3178	0.3178	401	P1	1.00	0.3059	0.10	0.10	0.1301%	\$ 3,600.99	0.0972	0.1301%	\$ 3,600.99	\$ 180.05
247	26-107-012	33-02-02-26-107-012	BAINBRIDGE, KENT L & SANDRA	4422 HICKORYWOOD DR	0.3333	0.3333	401	P2	1.20	0.3870	0.13	0.15	0.2071%	\$ 5,732.21	0.1548	0.2071%	\$ 5,732.21	\$ 286.61
248	26-107-013	33-02-02-26-107-013	PENG, TAIQUAN & HE, ZHANGLI	1392 SILKWOOD DR	0.2735	0.2735	401	P2	1.20	0.3203	0.09	0.11	0.1407%	\$ 3,893.95	0.1051	0.1407%	\$ 3,893.95	\$ 194.70
249	26-107-014	33-02-02-26-107-014	ALLEN, RICHARD J & SARAH E	4421 SATINWOOD DR	0.3165	0.3165	401	P2	1.20	0.3316	0.10	0.13	0.1685%	\$ 4,665.67	0.1260	0.1685%	\$ 4,665.67	\$ 233.28
250	26-107-015	33-02-02-26-107-015	VOLKER, MARTIN A &	4427 SATINWOOD DR	0.3246	0.3246	401	P1	1.00	0.3000	0.10	0.10	0.1303%	\$ 3,607.21	0.0974	0.1303%	\$ 3,607.21	\$ 180.36
251	26-107-016	33-02-02-26-107-016	NOWICKI FAMILY TRUST	4433 SATINWOOD DR	0.3257	0.3257	401	P1	1.00	0.3000	0.10	0.10	0.1307%	\$ 3,618.57	0.0977	0.1307%	\$ 3,618.57	\$ 180.93
252	26-107-017	33-02-02-26-107-017	PERRY, SAMUEL	4439 SATINWOOD DR	0.3415	0.3415	401	P1	1.00	0.3000	0.10	0.10	0.1371%	\$ 3,794.51	0.1024	0.1371%	\$ 3,794.51	\$ 189.73
253	26-107-018	33-02-02-26-107-018	FOLLAND, ROGER A & BARBARA	4445 SATINWOOD DR	0.3163	0.3163	401	P2	1.20	0.3000	0.09	0.11	0.1523%	\$ 4,217.20	0.1139	0.1523%	\$ 4,217.20	\$ 210.86
254	26-107-019	33-02-02-26-107-019	DOHER, PAUL M & ELIZABETH	4451 SATINWOOD DR	0.3186	0.3186	401	P2	1.20	0.3000	0.10	0.11	0.1535%	\$ 4,248.66	0.1147	0.1535%	\$ 4,248.66	\$ 212.43
255	26-107-020	33-02-02-26-107-020	SAMMARTINO, MARY LYNN	4457 SATINWOOD DR	0.2996	0.2996	401	P1	1.00	0.3000	0.09	0.09	0.1202%	\$ 3,328.55	0.0899	0.1202%	\$ 3,328.55	\$ 166.43
256	26-107-021	33-02-02-26-107-021	CONN, JOEL RUSSELL &	4463 SATINWOOD DR	0.2982	0.2982	401	P1	1.00	0.3000	0.09	0.09	0.1197%	\$ 3,313.82	0.0895	0.1197%	\$ 3,313.82	\$ 165.69
257	26-107-022	33-02-02-26-107-022	PUNCH, JERRY L & SUSAN M	4469 SATINWOOD DR	0.3062	0.3062	401	P1	1.20	0.3000	0.09	0.11	0.1475%	\$ 4,082.29	0.1102	0.1475%	\$ 4,082.29	\$ 204.11
258	26-107-023	33-02-02-26-107-023	ZARKAR, AMAR & KIRTI	1393 IVYWOOD DR	0.3463	0.3463	401	P2	1.20	0.3153	0.11	0.13	0.1753%	\$ 4,853.25	0.1310	0.1753%	\$ 4,853.25	\$ 242.66
259	26-107-025	33-02-02-26-107-025	MOESER, ADAM	1399 IVYWOOD DR	0.3240	0.3240	401	P2	1.20	0.3215	0.10	0.12	0.1672%	\$ 4,629.56	0.1250	0.1672%	\$ 4,629.56	\$ 231.48
260	26-126-002	33-02-02-26-126-002	OKEMOS PUBLIC SCHOOLS	4371 CORNELL RD	10.0673	0.4285	201	P1	1.00	0.3000	0.13	0.13	0.1720%	\$ 4,760.77	0.1285	0.1720%	\$ 4,760.77	\$ 238.04
261	26-126-004	33-02-02-26-126-004	OKEMOS PUBLIC SCHOOLS	CORNELL RD	1.8832	0.5460	202	P1	1.00	0.3000	0.16	0.16	0.2191%	\$ 6,066.69	0.1638	0.2191%	\$ 6,066.69	\$ 303.33
262	26-127-001	33-02-02-26-127-001	ESCHELBACH, MICHELLE TTEE OF	1384 IVYWOOD DR	0.4009	0.4009	401	P2	1.20	0.3239	0.13	0.16	0.2085%	\$ 5,772.78	0.1559	0.2085%	\$ 5,772.78	\$ 288.64
263	26-127-002	33-02-02-26-127-002	ZAVADIL, MICHAEL F & CYNTHIA A	1378 IVYWOOD DR	0.3172	0.3172	401	P2	1.20	0.3161	0.10	0.12	0.1610%	\$ 4,457.17	0.1203	0.1610%	\$ 4,457.17	\$ 222.86
264	26-127-003	33-02-02-26-127-003	JACOBS, MELANIE B	1340 IVYWOOD DR	0.3165	0.3165	401	P2	1.20	0.3047	0.10	0.12	0.1548%	\$ 4,285.59	0.1157	0.1548%	\$ 4,285.59	\$ 214.28
265	26-127-004	33-02-02-26-127-004	WHITE, DAVID E & GAIL F	1336 IVYWOOD DR	0.3158	0.3158	401	P2	1.20	0.3000	0.09	0.11	0.1521%	\$ 4,210.18	0.1137	0.1521%	\$ 4,210.18	\$ 210.51
266	26-127-005	33-02-02-26-127-005	SILKER LIVNG TRUST, CHRISTOPHER &	1332 IVYWOOD DR	0.3150	0.1755	401	P2	1.20	0.3000	0.05	0.06	0.0845%	\$ 2,339.74	0.0632	0.0845%	\$ 2,339.74	\$ 116.99
267	26-127-006	33-02-02-26-127-006	MENG, MING	1328 IVYWOOD DR	0.3142	0.1129	401	P2	1.20	0.3037	0.03	0.04	0.0550%	\$ 1,523.59	0.0411	0.0550%	\$ 1,523.59	\$ 76.18
268	26-127-007	33-02-02-26-127-007	PAWAR, MILIND S & MARY F	1324 IVYWOOD DR	0.3137	0.0814	401	P1	1.00	0.3966	0.03	0.03	0.0432%	\$ 1,196.24	0.0323	0.0432%	\$ 1,196.24	\$ 59.81
269	2																	

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
295	26-129-002	33-02-02-26-129-002	COLEMAN, LANCE C & KRISTI E	1373 SILKWOOD DR	0.2999	0.1174	401	P1	1.00	0.4000	0.05	0.05	0.0628%	\$ 1,739.38	0.0470	0.0628%	\$ 1,739.38	\$ 86.97
296	26-129-003	33-02-02-26-129-003	LU, DENGSHENG & LI, GUIYING	1365 SILKWOOD DR	0.3466	0.1412	401	P1	1.00	0.4000	0.06	0.06	0.0755%	\$ 2,091.26	0.0565	0.0755%	\$ 2,091.26	\$ 104.56
297	26-130-001	33-02-02-26-130-001	LEFFLER, JAMES T &	1311 SWEETWOOD DR	0.3767	0.2472	401	P1	1.00	0.3863	0.10	0.10	0.1278%	\$ 3,537.18	0.0955	0.1278%	\$ 3,537.18	\$ 176.86
298	26-130-002	33-02-02-26-130-002	WALLACE, JACK & JANELLE	4428 ALDERWOOD DR	0.3464	0.3463	401	P1	1.00	0.3511	0.12	0.12	0.1627%	\$ 4,503.47	0.1216	0.1627%	\$ 4,503.47	\$ 225.17
299	26-130-003	33-02-02-26-130-003	DROLET, KAVITA	4416 ALDERWOOD DR	0.3362	0.3362	401	P1	1.00	0.3407	0.11	0.11	0.1532%	\$ 4,242.14	0.1145	0.1532%	\$ 4,242.14	\$ 212.11
300	26-130-004	33-02-02-26-130-004	PRYGOSKI, PHILIP J & MARY H	4404 ALDERWOOD DR	0.3747	0.3747	401	P1	1.00	0.3338	0.13	0.13	0.1673%	\$ 4,632.31	0.1251	0.1673%	\$ 4,632.31	\$ 231.62
301	26-130-005	33-02-02-26-130-005	BURZYCH, MARK J & KIMBERLY	4396 ALDERWOOD DR	0.3769	0.3751	401	P1	1.00	0.3259	0.12	0.12	0.1635%	\$ 4,527.51	0.1222	0.1635%	\$ 4,527.51	\$ 226.38
302	26-130-006	33-02-02-26-130-006	CORNELL WOODS ASSOCIATION	CORNELL RD	0.0388	0.0299	402	P1	1.00	0.3288	0.01	0.01	0.0132%	\$ 364.43	0.0098	0.0132%	\$ 364.43	\$ 18.22
303	26-130-007	33-02-02-26-130-007	LOTHAMER, JESSE I & AMY M	4388 ALDERWOOD DR	0.3836	0.0374	401	P1	1.00	0.3446	0.01	0.01	0.0173%	\$ 477.61	0.0129	0.0173%	\$ 477.61	\$ 23.88
304	26-132-001	33-02-02-26-132-001	ZHENG, YONG HUI &	1300 SWEETWOOD DR	0.3122	0.1901	401	P1	1.00	0.3028	0.06	0.06	0.0770%	\$ 2,132.55	0.0576	0.0770%	\$ 2,132.55	\$ 106.63
305	26-132-002	33-02-02-26-132-002	LIU, TAOSHENG & YAN, LILI	1284 SWEETWOOD DR	0.3543	0.0601	401	P1	1.00	0.3000	0.02	0.02	0.0241%	\$ 667.41	0.0180	0.0241%	\$ 667.41	\$ 33.37
306	26-153-001	33-02-02-26-153-001	WILLIAMS, JAMES & LYNDIA	4332 ARBOR DR	0.5016	0.1581	401	P1	1.00	0.3000	0.05	0.05	0.0634%	\$ 1,756.47	0.0474	0.0634%	\$ 1,756.47	\$ 87.82
307	26-154-001	33-02-02-26-154-001	TANAY, DAVID E & STACEY MOLITOR	1397 SILKWOOD DR	0.3380	0.3380	401	P2	1.20	0.3601	0.12	0.15	0.1954%	\$ 5,410.22	0.1461	0.1954%	\$ 5,410.22	\$ 270.51
308	26-154-002	33-02-02-26-154-002	HARRIS, KYLE & DEBBIE	1391 SILKWOOD DR	0.2897	0.2897	401	P2	1.20	0.3335	0.10	0.12	0.1551%	\$ 4,293.98	0.1159	0.1551%	\$ 4,293.98	\$ 214.70
309	26-154-003	33-02-02-26-154-003	WHITE, JOHN & LEONE TRUSTEES	1385 SILKWOOD DR	0.3444	0.2394	401	P2	1.20	0.4341	0.10	0.12	0.1668%	\$ 4,618.20	0.1247	0.1668%	\$ 4,618.20	\$ 230.91
310	26-154-004	33-02-02-26-154-004	HEIM, NATHANIEL & LEE, JEAN	4404 HICKORYWOOD DR	0.3172	0.3172	401	P1	1.00	0.3316	0.11	0.11	0.1408%	\$ 3,896.74	0.1052	0.1408%	\$ 3,896.74	\$ 194.84
311	26-154-005	33-02-02-26-154-005	SHI, WENJUN & YU, HUI	4394 HICKORYWOOD DR	0.3102	0.3102	401	P1	1.00	0.3235	0.10	0.10	0.1343%	\$ 3,717.60	0.1004	0.1343%	\$ 3,717.60	\$ 185.88
312	26-154-006	33-02-02-26-154-006	THOMPSON, EVERETT & MARYAM A	4388 HICKORYWOOD DR	0.3102	0.3102	401	P1	1.00	0.3155	0.10	0.10	0.1309%	\$ 3,624.69	0.0979	0.1309%	\$ 3,624.69	\$ 181.23
313	26-154-007	33-02-02-26-154-007	LATHAM, KEITH E & LISA B	4382 HICKORYWOOD DR	0.3845	0.3845	401	P1	1.00	0.3076	0.12	0.12	0.1582%	\$ 4,380.49	0.1183	0.1582%	\$ 4,380.49	\$ 219.02
314	26-154-008	33-02-02-26-154-008	BEAL, MELISSA W	1400 SILVERWOOD DR	0.4270	0.2874	401	P1	1.00	0.3373	0.10	0.10	0.1297%	\$ 3,590.02	0.0969	0.1297%	\$ 3,590.02	\$ 179.50
315	26-154-009	33-02-02-26-154-009	KAZMIERSKI, PHILIP F & JO ELLEN M	1392 SILVERWOOD DR	0.3380	0.2149	401	P1	1.00	0.3389	0.07	0.07	0.0974%	\$ 2,696.60	0.0728	0.0974%	\$ 2,696.60	\$ 134.83
316	26-154-010	33-02-02-26-154-010	CLIMES, GARY & THERESA	4367 SATINWOOD DR	0.3821	0.1326	401	P1	1.00	0.3217	0.04	0.04	0.0571%	\$ 1,579.37	0.0426	0.0571%	\$ 1,579.37	\$ 78.97
317	26-154-011	33-02-02-26-154-011	DELOYE, COREY ALLEN	4379 SATINWOOD DR	0.3380	0.2138	401	P1	1.00	0.3000	0.06	0.06	0.0858%	\$ 2,375.90	0.0641	0.0858%	\$ 2,375.90	\$ 118.80
318	26-154-012	33-02-02-26-154-012	MUI, RYAN KY &	4387 SATINWOOD DR	0.3411	0.2235	401	P1	1.00	0.3000	0.07	0.07	0.0897%	\$ 2,483.36	0.0670	0.0897%	\$ 2,483.36	\$ 124.17
319	26-154-013	33-02-02-26-154-013	HARKEMA, JACK R & LAURIE J TRUSTEES	4393 SATINWOOD DR	0.3435	0.2325	401	P1	1.00	0.3000	0.07	0.07	0.0933%	\$ 2,583.27	0.0697	0.0933%	\$ 2,583.27	\$ 129.16
320	26-154-014	33-02-02-26-154-014	RONEY, MARVIN G & LAUREE L	4399 SATINWOOD DR	0.3458	0.2414	401	P1	1.00	0.3000	0.07	0.07	0.0969%	\$ 2,682.16	0.0724	0.0969%	\$ 2,682.16	\$ 134.11
321	26-155-001	33-02-02-26-155-001	HARKNESS, CULLEN & DANIELLE	1415 SILVERWOOD DR	0.3840	0.1062	401	P1	1.00	0.3708	0.04	0.04	0.0527%	\$ 1,459.14	0.0394	0.0527%	\$ 1,459.14	\$ 72.96
322	27-202-001	33-02-02-27-202-001	GUINS, PETER C & WEITZEL, RUTH D	4496 DOBIE RD	0.3093	0.1885	401	P1	1.00	0.3000	0.06	0.06	0.0757%	\$ 2,094.38	0.0565	0.0757%	\$ 2,094.38	\$ 104.72
323	27-202-002	33-02-02-27-202-002	THOMAS, BERNARD D & EILEEN	1684 FOREST HILLS DR	0.3789	0.0630	401	P1	1.00	0.3000	0.02	0.02	0.0253%	\$ 699.79	0.0189	0.0253%	\$ 699.79	\$ 34.99
324	27-202-003	33-02-02-27-202-003	TROTTER, LARRY C & MARIA C	1672 FOREST HILLS DR	0.4133	0.2808	401	P1	1.00	0.3000	0.08	0.08	0.1127%	\$ 3,119.80	0.0842	0.1127%	\$ 3,119.80	\$ 155.99
325	27-202-004	33-02-02-27-202-004	PLYLE, RALPH E & BAGCHI, ALAKNANDA	1664 FOREST HILLS DR	0.4119	0.2644	401	P1	1.00	0.3000	0.08	0.08	0.1061%	\$ 2,937.68	0.0793	0.1061%	\$ 2,937.68	\$ 146.88
326	27-202-005	33-02-02-27-202-005	WITTEN, THOMAS J & DELPHINE M	1656 FOREST HILLS DR	0.3881	0.2479	401	P1	1.00	0.3000	0.07	0.07	0.0995%	\$ 2,754.50	0.0744	0.0995%	\$ 2,754.50	\$ 137.73
327	27-202-006	33-02-02-27-202-006	LIPPERT, MATTHEW L & SONYA L	1648 FOREST HILLS DR	0.3574	0.2257	401	P1	1.00	0.3000	0.07	0.07	0.0906%	\$ 2,507.98	0.0677	0.0906%	\$ 2,507.98	\$ 125.40
328	27-202-007	33-02-02-27-202-007	PORTER, SAUNDRA L & KATE K	1640 FOREST HILLS DR	0.3267	0.2001	401	P1	1.00	0.3000	0.06	0.06	0.0803%	\$ 2,223.81	0.0600	0.0803%	\$ 2,223.81	\$ 111.19
329	27-202-008	33-02-02-27-202-008	HUNTER, TERESA	1630 FOREST HILLS DR	0.3115	0.1812	401	P1	1.00	0.3000	0.05	0.05	0.0727%	\$ 2,013.08	0.0544	0.0727%	\$ 2,013.08	\$ 100.65
330	27-202-009	33-02-02-27-202-009	YE, WANCHENG	1622 FOREST HILLS DR	0.3118	0.1846	401	P1	1.00	0.3000	0.06	0.06	0.0741%	\$ 2,050.83	0.0554	0.0741%	\$ 2,050.83	\$ 102.54
331	27-202-010	33-02-02-27-202-010	BERNABEI, JOSEPH D	1614 FOREST HILLS DR	0.3121	0.1898	401	P1	1.00	0.3000	0.06	0.06	0.0762%	\$ 2,109.01	0.0569	0.0762%	\$ 2,109.01	\$ 105.45
332	27-202-011	33-02-02-27-202-011	MENG, STANLEY TRUST	1606 FOREST HILLS DR	0.3193	0.1994	401	P1	1.00	0.3000	0.06	0.06	0.0800%	\$ 2,215.66	0.0598	0.0800%	\$ 2,215.66	\$ 110.78
333	27-226-001	33-02-02-27-226-001	KATTELUS, DANIEL E & EMILY L &	1590 FOREST HILLS DR	0.3612	0.0170	401	P1	1.00	0.3000	0.01	0.01	0.0068%	\$ 188.80	0.0051	0.0068%	\$ 188.80	\$ 9.44
334	27-227-001	33-02-02-27-227-001	SCHULTZ, BLAINE S & LAURA L	4496 OAKWOOD DR	0.3451	0.1647	401	P1	1.00	0.3000	0.05	0.05	0.0661%	\$ 1,830.19	0.0494	0.0661%	\$ 1,830.19	\$ 91.51
335	27-227-002	33-02-02-27-227-002	WUORINEN, STEFAN J N & ALLISON J	1504 FOREST HILLS DR	0.3401	0.1322	401	P1	1.00	0.3000	0.04	0.04	0.0531%	\$ 1,469.11	0.0397	0.0531%	\$ 1,469.11	\$ 73.46
335						195.5039					67.84	74.74	100.0000%	\$ 2,768,322.00	74.7419	100%	\$ 2,768,322.00	



To: Township Board Members
From: Brandie Yates, Communications Manager
Date: November 12, 2021
Re: Town Hall Room A/V Upgrades

The COVID-19 pandemic has uncovered a need to create virtual and hybrid spaces for the purpose of holding meetings and/or events. The Communications and IT Departments have used existing technology to make virtual and hybrid situations possible in the Town Hall Room. Although functioning, the current equipment setup is temporary and does not address a long-term solution. Enhancements to the Town Hall Room audio and visual (A/V) equipment is necessary to improve meeting room capabilities and better serve multimedia usage in the future.

The Town Hall Room A/V Upgrades Committee, consisting of Communications Manager Yates, IT Director Gebes and Multimedia Production & Operations Specialist Diehl, met with three companies with the expertise in installing A/V systems. From the proposals received, the Committee recommends the Township engage with Smart Homes Smart Offices (SMSO) of Mason, Michigan to provide A/V system engineering, installation, setup, testing and training for the Town Hall Room project.

The SMSO project proposal includes a new multimedia lectern, additional mounted ceiling/wall monitors throughout the room, hardware and software to control all monitors together and separately for multi-use, improvements to the existing dais including tabletop power, tabletop microphones and individual monitors on low profile stands. All upgrades will be compatible with the current HOMTV television production system, additional engineering will be required to connect the two systems. AC electrical work for the new monitors will also be necessary.

- SMSO Project Estimate (attached) - \$53,624.82 **Includes MiDEAL contract pricing.*
- HOMTV Engineering Estimate - \$2,500
- Electrical Estimate - \$5,000
- Total Project Cost Estimated - \$61,124.82

Once all equipment for the project is received and electrical work has been finalized, the upgrades to the Town Hall Room are expected to take approximately 2 weeks to complete. Although not a budgeted item, funding is available in the former Cable TV PEG Revenue Account for this project to commence in 2022.

Proposed motion:

"Move to authorize the Communications Department to proceed with the proposed Town Hall Room A/V Upgrades Project to take place in 2022 with funds from the former Cable TV PEG Revenue Account."

SMART HOMES

SMART OFFICES



MAKING TECHNOLOGY WORK FOR YOU!

Boardroom AV Updates Alternate

Prepared for

Meridian Township

By

Smart Offices / Smart Homes

10/27/2021



PROPOSAL

Number: QUOQ15585-02

Date: 10-27-2021

Phone: 517-381-5171 Fax: 702-925-0737

Sold To:

Meridian Township
5151 Marsh Rd
Okemos, MI 48864

Ship To:

Meridian Township
5151 Marsh Rd
Okemos, MI 48864

Boardroom AV Updates Alternate

Proposal for Smart Homes / Smart Offices (SHSO) to provide audiovisual (AV) installation for Meridian Township. Complete system engineering, installation, setup, testing, and client training. All necessary work to be performed by SHSO unless noted below.

State of Michigan MiDEAL - This proposal includes State of Michigan contract pricing for conference room/training room audio visual equipment and installation. MiDEAL is the State of Michigan's extended purchasing program that allows Michigan cities, townships, villages, counties, school districts, universities, colleges and nonprofit hospitals to buy goods and services from state contracts.

Prevailing Wage - SHSO acknowledges the requirement for payment of prevailing wages for all SHSO installers on the job site per General Decision Number: MI20210084 09/17/2021.

Contact - Brandie Yates, yates@meridian.mi.us, 517.853.4208

Work Site - 5151 Marsh Road, Okemos, MI 48864

Room Details - Township Boardroom

Proposed - Installation of audiovisual updates in the boardroom.

ALTERNATE - This is a lower cost proposal with a alternate media distribution setup feature a Key Digital 8x8 matrix routing switcher and media delivery to displays using HDBaseT TX/RX pairs.

Media Distribution and Control - Installation and setup of an HDMI/HDBaseT switching and distribution system. The system will provide limited source to destination/display routing. The system will include a tabletop Crestron AV control touch panel running a custom program based on the room resources and capabilities.

System Inputs

- 1 - HDMI connection at the lectern.
- 1 - HDMI connection at the desk to the side of the dias.
- 1 - HDMI connection at the dias.
- 1 - Barco Clickshare Wireless Presentation Hub.

System Outputs

- 1 - HDMI feed to the television production system - connects via 3G-SDI cabling (already installed) and a BlackMagic Design HDMI/SDI mini converter.

Multiple outputs to individual displays as follows:

Ceiling Mount - Installation of four 55" commercial UHD television displays mounted to the ceiling facing inward to the

center of the room. All four displays will receive the same content at all times.

Wall Mount - Installation of two 65" commercial UHD television displays mounted to the walls - one each to the left and right of the dias (out of the camera sight line).

Optional Displays - Two 65" commercial UHD television displays are included as options - one on the south wall. One on the east wall.

Mobile Cart - Delivery and setup of mobile television cart equipped with a 65" commercial UHD television display. The cart will connect to an HDMI output located at floor level at the front corner of the dias.

Dias Monitors - Installation of eight 22-inch HD monitors for the council members. The displays will be setup on the dias surface using low profile stands. The dias monitors will mirror content from the room displays by default. Each seat/monitor will be setup with a local HDMI input to allow a board member to send an HDMI signal to their personal dias monitor from a laptop or other compatible device. Input selection for the local dias monitors will be performed using the buttons on the display.

Table Monitor - Installation of one 22-inch HD monitor at the table next to the dias. The display will be setup on the dias surface using a low profile stand.

New Microphones - Installation of new gooseneck/shotgun microphones. The microphones will plug into tabletop mounts with push-button control and LED status rings (green = active, red = muted). The microphone buttons will be programmed for PUSH TO MUTE operation. Dias - Eight Microphones, Lectern - One Microphone, Auxiliary Table - Two Microphones.

New Audio Processing - The push to mute functionality will require new audio processing equipment - Biamp Tesira Forte AVB CI DSPs with logic interfaces. The amplifier and speakers will be reused.

Audio Mix to Control Room - The USB audio output from the Biamp DSP will be extended via CAT6 cabling to the video production control room. The USB signal will be interfaced with a Windows computer (provided by the township) for online conferencing via Zoom.

Video Mix for Zoom - An output from the television production system will also need to be interfaced with the Windows computer for online conferencing. A SDI/USB interface may be required and is not included in this proposal. Interfacing with the television production system will require the engineering services of Brian Kusch.

New Lectern - Delivery and setup of a new AVF PD3009 podium with folding shelf. The lectern will be setup with the existing document camera, and HDMI input to the system, and a gooseneck microphone.

Floor Raceway - A small section of on-carpet floor raceway/floor track will be installed from the dias to the auxiliary table to protect video and audio cabling. The floor track is low profile and ADA compliant.

Dias Tabletop Power/HDMI - Installation of eight tabletop flush power outlets. Each power unit includes one AC electrical outlet and two USB-A charging ports.

Equipment Location - The audiovisual equipment will be housed in a new wall mount equipment rack. A new rack is required due to the depth of the Crestron DM system switching frame. The existing wall rack will be taken down and replaced by the new model.

Online Conferencing - Zoom, Teams, Webex - The new equipment will support audio and video playback for online conferencing using a laptop computer. Microphones and cameras are not integrated but may be with additional equipment and installation. All online conferencing to be setup by Meridian Township staff.

Television Production System - This proposal does not include any additions or changes to the television production system.

Networking and Internet - Select AV devices will require local area networking (LAN) or WiFi with Internet access. LAN infrastructure and configuration is not included in this proposal. LAN installation is available on a time and material basis or may be quoted in advance.

To ensure our system operates as expected and meets 100% of your requirements, it will be tested and commissioned with the network configuration (IP schema, routing and port settings) with our bench network hardware. After

commissioning, we will connect the system to your network as specified by your IT resources and the system functionality will be verified by your team. We will support the house network functionality and any required troubleshooting on a time and materials basis.

AC Electrical - Installation or relocation of AC electrical may be required at select equipment locations. AC electrical work is not included in this proposal. SHSO will provide all necessary drawings and requirements for AC electrical work associated with the proposed system.

Owner Furnished Equipment - Equipment provided by the end user for use in the system is subject to inspection and testing.

Special Conditions - This is a budgetary proposal. Additional materials and labor may be required to complete the project. Upon acceptance of this proposal, an onsite meeting will be required to walk all involved the spaces, confirm elevations/centerlines, confirm the operational objectives and expectations, and inspect and test any owner-provided AV equipment to be reused in the new system.

I have read and agree to the Scope of Work above

Initial Here: _____

Qty	Description	Unit Price	MSRP	Total
Crestron AV Control				
1	Crestron RMC4 Room Media Controller - Series 4 Processor - One RS-232 Port, 2 IR, 2 Relay, 2 I/O	\$588.24	\$1,000.00	\$588.24
1	Crestron CR-TS-1070-B-S Touch Screen Interface - 10.1" Touchscreen - Tabletop Version - Black	\$1,764.71	\$3,000.00	\$1,764.71
1	Key Digital 8x8 HDMI Matrix Switcher with Audio Breakout	\$2,876.47	\$3,495.99	\$2,876.47
10	HDMI Extension Kit - HDBaseT - TX with Loop Out, IR & RS232 Pass-Through	\$233.33	\$279.98	\$2,333.30
1	HDMI Splitter - 1x8	\$139.99	\$159.00	\$139.99
1	HDMI Splitter - 1x4	\$59.99	\$99.00	\$59.99
3	HDMI Cable - 35', Plenum Rated - Active Repeater	\$121.17	\$179.95	\$363.51
18	HDMI Cable - UHD HDMI w/ Ethernet - 2m	\$18.67	\$28.00	\$336.06
4	HDMI Cable - UHD HDMI w/ Ethernet - 3m	\$22.67	\$34.00	\$90.68
8	HDMI Cable - UHD HDMI w/ Ethernet - 4m	\$26.67	\$40.00	\$213.36
1	CAT6 Interconnect, Terminations UTP, S-UTP	\$175.56	\$199.00	\$175.56
1	Network Switch - 8-Port PoE, 123W, Gigabit	\$164.57	\$199.99	\$164.57
3	LAN - RS-233 Control Interface	\$217.65	\$370.00	\$652.95
8	Custom Control Connectivity - RS-232	\$43.28	\$50.00	\$346.24
1	Wire Management, Mounting, Rack Hardware	\$225.71	\$249.00	\$225.71
1	AC Power Cord - Standard Power Extension Cord 13A, 16AWG (NEMA 5-15P to NEMA 5-15R) 15-ft - Black	\$18.65	\$24.95	\$18.65
SubTotal				\$10,349.99
Microphones and Audio Processing				
11	Audio Technica ES925ML6/FM5 Gooseneck/Shotgun Microphone with LED Base	\$417.35	\$473.00	\$4,590.85
1	XLR Connectors, Bulk Cabling	\$175.56	\$199.00	\$175.56
2	Biamp Tesira Forte AVB CI Audio Processor	\$2,175.29	\$2,899.00	\$4,350.58

Qty	Description	Unit Price	MSRP	Total
2	Biamp Ex-Logic Audio/Logic Interface - 12 Ports, PoE	\$369.41	\$628.00	\$738.82
1	BiAmp AVB Switch - 5 Ports, 4 ports PoE support	\$705.88	\$899.99	\$705.88
1	USB Extension Kit - USB 2.0 over UTP - TX/RX Pair Included	\$98.55	\$129.00	\$98.55
SubTotal				\$10,660.24

Television Displays

3	Samsung QE65T 4K UHD Commercial Flat Screen Display - 65", Rated for 16/7 Use, 3-Year Warranty	\$965.09	\$1,399.00	\$2,895.27
1	Crimson M631 Mobile TV Cart/Stand - Height Adjustable for Displays 70"+ 150lb Capacity	\$521.51	\$835.66	\$521.51
2	TV Wall Mount - Universal Fixed Wall Mount - For 37" - 70" Displays - 200lb Capacity - VESA up to 800x400 - Low Profile 1.4" Offset from Wall - Post Install Leveling	\$82.49	\$107.24	\$164.98
4	Samsung QE55T 4K UHD Commercial Flat Screen Display - 55", Rated for 16/7 Use, 3-Year Warranty	\$814.12	\$1,199.00	\$3,256.48
4	TV Ceiling Mount - Complete Kit for Above Drop Ceiling Mounting - Includes Ceiling Plate, 37-60" Adjustable Extension, Tilt Bracket - 37" to 63" Displays, 150 lb. Capacity, VESA up to 600x400	\$286.48	\$399.00	\$1,145.92
4	Custom Mounting Hardware - Above Ceiling	\$30.53	\$50.00	\$122.12
9	LG 1080 Monitor with Two HDMI Inputs - 22" - VESA Mounting	\$188.22	\$229.00	\$1,693.98
9	Low Profile Monitor Stand	\$42.34	\$49.00	\$381.06
SubTotal				\$10,181.32

Optional Rear Wall Displays

2	Samsung QE65T 4K UHD Commercial Flat Screen Display - 65", Rated for 16/7 Use, 3-Year Warranty (Optional)	\$965.09	\$1,399.00	\$1,930.18
2	TV Wall Mount - Universal Fixed Wall Mount - For 37" - 70" Displays - 200lb Capacity - VESA up to 800x400 - Low Profile 1.4" Offset from Wall - Post Install Leveling (Optional)	\$82.49	\$107.24	\$164.98
2	DM-RMC-4KZ-100-C DigitalMedia Receiver (Optional)	\$529.41	\$900.00	\$1,058.82
1	Crestron DMC-4KZ-CO-HD 2-Channel DigitalMedia DM Output Card (Optional)	\$764.71	\$1,300.00	\$764.71
1	Installation (Optional)	\$712.00	\$992.00	\$712.00
SubTotal				\$0.00

Qty	Description	Unit Price	MSRP	Total
Tabletop Power Outlets				
8	Tabletop Recessed Power Units - Two 120VAC Outlets, Two USB-A Charging Outlets, One HDMI, One Data - Black, 2.5"	\$65.00	\$79.00	\$520.00
8	HDMI Cable - UHD HDMI w/ Ethernet - 2m	\$18.67	\$28.00	\$149.36
2	Tabletop HDMI Connection	\$130.59	\$149.00	\$261.18
SubTotal				\$930.54
Floor Raceway				
1	FSR Smart Way On-Floor Raceway - Aluminum with Slave Gray Finish - 6 Foot	\$190.40	\$239.00	\$190.40
SubTotal				\$190.40
New Lectern				
1	AVF PD3009 Podium with Side Drop Shelf - Burma Cherry-BCL	\$1,175.29	\$1,895.00	\$1,175.29
SubTotal				\$1,175.29
New Wall Rack				
1	Wall Mount Rack - 24RU - Front Plexi Door, Swing Out - 22" Deep Overall - Front and Rear Tapped Rails	\$912.71	\$1,399.00	\$912.71
1	Rack Hardware, Wire Management	\$263.33	\$299.00	\$263.33
SubTotal				\$1,176.04
Labor				
1	Engineering, Installation, Programming, Testing, Training	\$18,185.00	\$25,551.00	\$18,185.00
SubTotal				\$18,185.00

Qty	Description	Unit Price	MSRP	Total
<p>A service charge of 1.5% per month or 18% annually will be applied to any unpaid balance on past due accounts.</p>			MSRP	\$72,599.71
			Discount	\$19,750.89
			SubTotal	\$52,848.82
			Tax	\$0.00
			Shipping	\$776.00
			Total	\$53,624.82

Terms and Conditions

Definitions

Authorizing Agent is defined as the individual who signs in agreement to the terms and conditions of the quote. The authorizing agent is also defined and referred to as "The Client".
Warranty is defined as the manufacturer's warranty for quoted product only. Warranty does not cover the required labor to replace a product under warranty by Smart Offices / Smart Homes staff.

1. Purchase of Equipment and Services. Smart Homes / Smart Offices, hereafter referred to as SHSO, sells to the Client and Client buys from SHSO the equipment and services described above. The equipment, together with all replacements, repairs, additions, substitutions and accessories as agreed by the parties under paragraph 18, are collectively referred to as the "Goods".

The expenses of any services or materials that may be required to complete the Project, including, but not limited to electrical, underground trenching, laying or supplying conduit for outside wiring, drywall, painting, cabinets, and finished carpentry are not included in this Agreement unless explicitly stated, and Client is solely responsible for retaining qualified contractors for such services, and if necessary, coordinate their services with SHSO in order to complete the Project in a timely manner.

2. Delivery of the Goods and Services. SHSO shall deliver, install goods and provide services in the manner described and outlined in the Quote.

3. Hours of Operation. SHSO's normal working hours are 8:00 AM to 5:00 PM, Monday through Friday. The Client is obligated to notify SHSO at the time of scheduling if any work outside of these hours is necessary. SHSO will do its best to accommodate these requests; however, work performed outside of these hours may result in additional fees in accordance with SHSO hourly compensation rates.

4. Sale Price and Payment Schedule. The sale price for the Project shall be the amount provided above, adjusted for any increases and reductions resulting from written change orders executed by the parties.

The Client's payment is due immediately upon receipt of invoice. Any balance unpaid after thirty (30) days of the invoice date will accrue interest at one and one-half percent (1½%) per month until fully paid, and SHSO is not required to perform until the unpaid balance is current. The client will make progress payments under the payment schedule defined in this quote.

SHSO will not order any Goods or perform any services associated with the project until the Client submits any required deposit for Goods.

5. Warranties and Claims. SHSO warrants and represents that it has marketable title to the Goods, free of any liens, claims and encumbrances at time of delivery and that it has the right to sell the Goods and perform its obligations under this Agreement. SHSO makes no representations or warranties regarding the obsolescence, discontinuation or unavailability of the Goods.

SHSO assigns to the Client, to the extent assignable and without recourse to SHSO, all warranties from any manufacturer. In the event the Goods are returned to SHSO, all such warranties shall be deemed reassigned to SHSO. SHSO will also assist Client with any reasonable claim against any manufacturer for defective Goods.

SHSO warrants the workmanship of the services provided to Client for ninety (90) days after the completion date of the Project. Client must submit written notice to SHSO with sufficient detail describing any claim for defective workmanship during the ninety (90) day period.

6. Title to the Goods. Title to the Goods will be transferred to Client upon delivery to and acceptance by the Client. SHSO retains a security interest in the Goods until Client pays in full and authorizes SHSO to file any statement or other instrument confirming the security interest of SHSO in the Goods, including financing statements.

7. Scope of Work. If the project involves a retro-fit or remodel of an existing structure, and the proposed services exceed the estimated completion time because of unforeseen circumstances, obstructions or hidden systems that were not initially understood by the parties, the Client agrees that SHSO will charge at an hourly rate of ninety nine dollars (\$99) for additional labor to complete the Project. SHSO agrees to contact the Client as soon as reasonably possible if additional Services are required to complete the Project.

Where applicable, SHSO will supply the client or contractor with any required LAN requirements or specifications for any system designed by SHSO, or system(s) SHSO is developing programming logic for the Client. Delays or required extra labor resulting from network problems, system failures, and/or improper operations is billable by SHSO at the above labor rates.

8. Risk of Loss. Client shall bear all risks of loss or damage to Goods from any cause from date of delivery to Client. Client shall be required to fully pay SHSO for the Goods if the Goods are damaged after delivery to Client.

9. Insurance. Client shall keep the Goods insured against all risks of loss or damage from every cause for not less than the full replacement value until Client fully pays the sales price and maintains an insurance policy for the replacement value of all improvements made to Client's property and public liability insurance for the benefit of SHSO, its employees and contractors while performing services at Client's property.

SHSO will maintain any required insurance for workers' compensation, property liability for Client's premises, or other claims resulting from SHSO performance under this Agreement.

10. Taxes and Charges. SHSO and Client will pay any sales, use or other taxes that are properly imposed upon either of them by any governmental authority for the transaction contemplated by this Agreement.

11. Shipping Charges. The Client agrees to reimburse in full any shipping charges directly related to the project. This includes shipping charges associated with the purchase of goods from a product vendor, incurred by SHSO and delivered directly to SHSO; goods purchased from a product vendor, incurred by SHSO and directly delivered to the Client; goods purchased from a product vendor, incurred by SHSO and shipped initially to SHSO and later forwarded to the Client from SHSO in the event the Project site location is determined by SHSO to be outside a reasonable driving range.

12. Indemnity. SHSO and Client shall indemnify and hold each other harmless from and against any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including legal fees arising out of, connected with, or resulting from the breach by either party of their respective obligations under this Agreement. The parties' indemnities to each other shall survive the termination or expiration of the Agreement.

13. Default and Remedies. If either party defaults in their respective obligations under this Agreement, the non-defaulting party will deliver to the defaulting party a "Notice of Default" specifying the default and requesting correction within ten (10) days after receipt.

If the default is not corrected, the non-defaulting party may pursue all available remedies at law and in equity. Additionally, SHSO may suspend or terminate its performance, retain all deposits, and to the extent permitted by applicable law, exercise any one or more of the following remedies: (i) Declare the entire unpaid balance of payments immediately due and payable and recover the present value of all remaining payments for the balance of the term of this Agreement discounted to the date of default at four percent (4%) per annum; or (ii) Require Buyer to return the Goods at Client's expense to a place designated by SHSO and to recover possession of all items of Goods upon demand or notice to Client, without any court order or pre-taking hearing.

SHSO may, at its option, use, ship, store, repair or recondition all Goods recovered and sell or otherwise dispose of any such Goods at a private or public sale. SHSO will offset the balance of the sales price by the proceeds of any sale of the Goods and the value of the Goods returned to SHSO.

The Client is liable for and obligated to pay to SHSO all expenses incurred by SHSO regarding the enforcement of any of SHSO remedies including all expenses of repossessing, storing, shipping, repairing and selling the Goods.

14. Assignment. Client shall not assign this Agreement or any interest under this Agreement without SHSO written consent.

15. Governing Law. SHSO and Client consent to the jurisdiction of the courts of the State of Michigan regarding any action arising out of this Agreement. This Agreement shall be governed by and construed according to the laws of the State of Michigan. Venue for any action other than a lien foreclosure is any court having jurisdiction in Ingham County, Michigan. The parties waive their respective rights to a jury trial and the prevailing party is entitled to recover its costs and attorney fees.

16. General. This Agreement is binding upon the heirs, personal representatives, successors and permitted assigns of the parties. This Agreement contains the entire arrangement between SHSO and Client, and no modification of this Agreement shall be effective unless in writing and executed by the parties.

This Agreement incorporates by reference any exhibits, drawings and documentation under paragraph 17, Payment Schedules under paragraph 4, Change Orders under paragraph 19, and other information signed by the parties that describes the parties' obligations under this Agreement. If any provision of this Agreement is rendered unenforceable by the court, then such provision shall be deemed deleted, however, all other provisions shall remain in full force and effect.

All notices under this Agreement shall be deemed given when delivered personally, via email or when sent by first class mail to the party intended at its address or such other addresses the party may provide in writing from time to time.

17. Drawings & Documentation. Drawings and documentation for the Project prepared by SHSO as a systems integrator may be subject to a design documentation only fee. The Client will pay for a design retainer as specified in the Quote at the time the design is submitted. Any design retainer for the Project is non-refundable.

18. Obsolete Goods. SHSO reserves the right to replace obsolete, discontinued or unavailable Goods with comparable models of equal or greater value with Client's written consent. SHSO makes no representations or warranties regarding the obsolescence, discontinuation or unavailability of the Goods.

19. Change Orders. The Client may order changes, additions or modifications to the Project ("Change Orders") if the Client signs and submits the Change Orders to SHSO.

SHSO will provide the Client with acceptance or rejection and a written estimate of the additional costs or cost reductions for the Change Orders within fifteen (15) days of Client's submission to SHSO.

The Client must immediately pay any additional costs for the accepted Change Orders, unless SHSO, in writing, agrees to alternative payment arrangements, and the Client's Change Orders will not affect the payment schedule provided in the quote.

SHSO will notify the Client of any change to the Project's completion date, and SHSO will not be responsible for any delays resulting from the Client's Change Orders.

20. Early Termination of Agreement. Termination of this agreement by the Client may be done only in writing with a 30 day notice. Upon receipt of the termination letter, SHSO will refrain from beginning any new work and identify, in partnership with the Client, work that is to be concluded within the 30 day window.

At the end of the 30 day notice of early termination, all open invoices must be paid in full or the Client agrees to pay in full the cost of the Project as originally quoted or most recently amended in the Change Quote.

21. Client Cooperation and Noninterference. The Client agrees to refrain from any worksite interference, including, but not limited to directing workers' job performance, excluding them from the work site, demanding performance and removing permits from the work site.

Delays created by other contractors and or sub-contractors hired by the Client, and that cause additional work for SHSO will be invoiced at the normal labor rates specified above.

In the event the actions of the Client, a contractor or sub-contractor hired by the Client results in a SHSO representative's inability to begin or complete work as outlined in the Agreement, the Client may be assessed a service call charge and a time to complete the work as described in the Project will need to be rescheduled.

An adult must be present on site at all times when a minor child is also on the premises. If a SHSO representative arrives at the job site to provide service as outlined in the quote and a minor child is present with no adult, no work will be performed and the Client may be assessed a service fee for time and travel.

22. Circumstances Outside the Reasonable Control of Either Party. If the Project's completion is prevented or delayed due to circumstances outside the reasonable control of either SHSO or the Client, including, but not limited to damage or destruction of the building, fire, accident, vandalism, earthquake, hurricane, tornado, windstorm, theft, labor strikes, warfare, material shortage, governmental delays in issuing permits, certificates or inspections, litigation, or any act of God, then completion of the Project shall be delayed until a later date and SHSO and Client will execute a Change Order reflecting the revised completion date.

SHSO may terminate this Agreement if Client declines to sign the Change Order and Client will immediately remit to SHSO all amounts due for Goods and services performed through the date SHSO performance is prevented or delayed.

23. Existing Legacy Equipment. Client may want to use equipment they already own or purchase hardware separately as part of the overall system implementation. SHSO will review the request and support the integration of client-supplied equipment into the scope of work if possible.

SHSO is held harmless by the Client and is not responsible for any defects to legacy equipment and is under no obligation to assist the Client with any claim against any manufacturer for defective goods not purchased through SHSO.

Any programming, configuration and installation time related to equipment that is supplied by the client will be charged as time and materials.

The authorizing agent acknowledges and accepts responsibility for the configuration and physical condition of any legacy equipment and its performance in its current state. The authorizing agent also agrees to hold Smart Offices / Smart Homes harmless in the event legacy equipment is unable to support the configuration requirements and integration of the quoted hardware upon installation by Smart Offices / Smart Homes staff. The authorizing agent further acknowledges that by approving this quote, SHSO offers no additional warranty on quoted hardware outside of those guarantees made in the manufacturer's warranty.

Acceptance of the contract constitutes agreement to these general terms and conditions.

Signed: _____ Date: _____



To: Township Board

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

Date: November 10, 2021

Re: Text Amendment #21020 – MUPUD Ordinance Updates

The Planning Commission and Township Board have been working through the past year on updates to the Township's Mixed Use Planned Unit Development ordinance. At the Township Board's most recent meeting on November 4, 2021, three suggestions were made to bring the ordinance close to finalization for adoption. These included:

- Increasing the threshold for a traffic study to be required to 250 vehicle trips in the peak hour from the previous proposal of 50 trips.
- Reinstating the Environmental Commission's review, where applicable.
- Requiring an additional tier three amenity for projects in Downtown Okemos, Downtown Haslett, or the Meridian Mall property.

Staff has added language addressing the above three items and have prepared the MUPUD ordinance updates for introduction. Staff looks forward to further discussion on this ordinance and implementing the ordinance, should the Township Board choose to adopt the changes. Staff has provided the following recommended motion to proceed with the introduction and a resolution to introduce the ordinance is attached.

Move to adopt the resolution approving for introduction Zoning Amendment #21020 to amend Article 4, District Regulations, of the Charter Township of Meridian Zoning Code to update the Zoning Ordinance to update the Mixed Use Planned Unit Development (MUPUD) regulations.

Attachments

1. Resolution to approve the ordinance for introduction
2. Clean version of updates to MUPUD Ordinance
3. Redlined version of updates to MUPUD Ordinance

RESOLUTION TO APPROVE - Introduction

**Text Amendment #21020
MUPUD Ordinance Updates**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 16th day of November, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Planning Commission made the update of the MUPUD ordinance one of their goals for the 2021 calendar year, creating a subcommittee of the Commission to work with Staff on the ordinance update; and

WHEREAS, the proposed ordinance would modernize the Mixed Use Planned Unit Development standards, add the Meridian Mall property as an area for potential higher density, and update the potential amenity list for projects under the ordinance, among a variety of other changes to the ordinance; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on May 24, 2021 and recommended approval of the proposed zoning amendment at their June 14, 2021 regular meeting; and

WHEREAS, the Township Board reviewed the matter at their July 20, August 17, October 19, November 2, and November 16, 2021 meetings; and

WHEREAS, the proposed zoning amendment will allow for more creativity from the development community for mixed-use projects and will bring project amenities to the Township that would not otherwise be found in development projects.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. 2021-07, entitled "Ordinance to Amend Article 4, District Regulations, of the Charter Township of Meridian Zoning Code to Update the Mixed Use Planned Unit Development (MUPUD) Regulations"; and

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

 NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 16th day of November, 2021.

Deborah Guthrie
Township Clerk

DRAFT – 11-9-21

ORDINANCE NO. 2021-07

1
2
3 AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP
4 OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT
5 (MUPUD) REGULATIONS
6

7 **THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**
8

9 **Section 1.** Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended
10 to read as follows:
11

12 (a) The purpose of the Mixed Use Planned Unit Development (MUPUD) section is to create more
13 walkable pedestrian oriented developments by promoting and accommodating
14 developments in rational mixed patterns that respect Meridian Township's transitional land
15 use concept to protect, enhance and preserve natural resources. The second purpose is to
16 encourage rehabilitation of existing structures to include those originally built or partially
17 built before zoning ordinances were adopted, and in such a manner that will maintain
18 traditional urban design to preserve and enhance community resources.
19

20 The intent of this section is two-fold.
21

22 (1) Meet Township goals through well planned, integrated, high quality mixed use
23 development and redevelopment projects:
24

- 25 a. Enhance health and safety goals through requirements for walkability, pedestrian
26 orientation, and high quality, durable, building materials.
27
28 b. Increase Township prosperity goals and citizen welfare through appreciated
29 property values which will support necessary public services.
30
31 c. Actualize our cultural heritage through citizen pride in creative, new places to walk
32 to, shop at and work in that retain a flavor of Meridian Township's rich history.
33
34 d. Enhance diversity goals with new types of residential uses in close-knit community
35 design.
36
37 e. Improve our natural environment goal through mixed use redevelopment with
38 incentives for more intensely landscaped buffers and open spaces designed to
39 complement Township parks and green space plans.
40

41 (2) Improve the potential for financially attractive and high quality, mixed use projects in the
42 Township while meeting Township goals of a safe, healthy and sustainable community.
43

- 44 a. Enhance incentives for investment through the ability to mix residential with
45 nonresidential uses within the same development.
46
47 b. Allow flexibility in setback and parking requirements.
48
49 c. Encourage redevelopment by allowing increases in density in exchange for providing
50 specified community amenities.

1
2 d. Achieve attractive and commercially successful core areas through cooperative
3 development projects with one or more landowners.
4

5 (b) Definitions.
6

7 **AMENITY**

8 Extraordinary project feature that provides usable benefit to both the occupants of the
9 development and to the general public and reflects the scale of the facility, building, or
10 place.
11

12 **AFFORDABLE HOUSING**

13 Housing in which a household making not more than 80% of the Area Median Income is
14 paying not more than 30% of their gross income for housing costs, including utilities.
15

16 **AWNING**

17 A roof-like cover, often fabric, metal, or glass designed and intended for protection from
18 weather or as a decorative embellishment, and which projects from a wall or roof of a
19 structure over a window, walk, door, or the like.
20

21 **BALCONY**

22 A platform that projects from the wall of a building and is surrounded by a railing or
23 balustrade, for the private use of tenants.
24

25 **CLOSE-KNIT COMMUNITY**

26 A style of land development advocating smaller, narrower lots, shallower yards and
27 setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
28 traditional suburban development.
29

30 **GREEN ROOF**

31 A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing
32 system that is installed on the top of the roof.
33

34 **MONUMENT SIGN**

35 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
36 is independent of any other structure.
37

38 **NONRESIDENTIAL USE**

39 A use that does not contain or provide facilities for people to live on the premises.
40

41 **ORNAMENTAL**

42 Something that is either decorative or something that provides aesthetic quality to an
43 object required for another purpose.
44

45 **PEDESTRIAN ORIENTED DEVELOPMENT**

46 Development designed with an emphasis primarily on the street sidewalk and on
47 pedestrian access to the site and building, rather than on auto access and parking areas
48 with design bearing a definite relationship to the human dimension. The building is
49 generally placed close to the street and the main entrance is oriented to the street
50 sidewalk. There are generally windows or display cases along building facades which

1 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
2 around well-defined neighborhood centers which support jobs, nonresidential activity,
3 and a range of amenities to sustain lively streets and gathering places. It offers a gradient
4 density from open space to high-intensity nonresidential cores. The layout of pathways,
5 streets and transportation corridors minimizes conflict between walking, biking, and
6 driving.

7
8 **REDEVELOPMENT**

9 The process by which an existing developed area is rehabilitated, restored, renovated,
10 expanded and/or reused. Redevelopment may also mean a site that contains an existing
11 building(s) to be removed.

12
13 **SIGN PROGRAM**

14 A plan of all signs proposed to be installed in a MUPUD project submitted for approval
15 to create a coordinated project theme of uniform design elements such as color, lettering
16 style, size, and placement consistent with the context of the project and its surroundings
17 and the purpose and intent of this section.

18
19 **WAIVER**

20 Permission to depart from the requirements or standards of the underlying zoning
21 district in return for the provision of amenities.

22
23 (c) Permitted locations and uses.

24
25 (1) Locations.

- 26
27 a. MUPUD projects shall be permitted in the C-2, C-3, and CR zoning districts, where
28 public water and sewer are available.
29
30 b. MUPUD projects shall be permitted in the PO and C-1 districts where public water
31 and sewer are available, provided that when adjacent to land zoned and developed in
32 a single-family residential district, the height of buildings in the MUPUD shall be no
33 taller than the abutting residential district would allow.

34
35 (2) Uses.

- 36
37 a. In the C-1, C-2, C-3, and CR zoning districts, all uses permitted by right and by special
38 use permit in the underlying zoning district or districts where a project includes more
39 than one zoning district, provided that the purpose and intent of this section is
40 incorporated within the total development plan.
41
42 b. In the PO zoning district, all uses in the C-1 and PO Zoning District permitted by right
43 and by special use permit are permitted in a PO zoning MUPUD project.
44
45 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
46 acre when developed in conjunction with the redevelopment of an existing
47 building(s) for a use permitted by right or by special use permit in the underlying
48 zoning district and on the same parcel of land. The density may be increased to 18
49 dwelling units per acre by offering four additional amenities.

DRAFT – 11-9-21

- 1 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
2 acre when developed in conjunction with the development of an undeveloped site for
3 a use permitted by right or by special use permit in the underlying district and on the
4 same parcel of land.
5
- 6 e. For a MUPUD project within the Okemos Downtown shown on Map 1, the Haslett
7 Downtown shown on Map 2, and the Meridian Mall property shown on Map 3, the
8 Township Board may, in its sole discretion, approve a higher density per acre of
9 residential dwelling units and/or an increase in the height of a building based upon
10 the proposed MUPUD complying with the following performance criteria:
11
 - 12 1. Architectural design and placement of building(s) on the parcel(s) will be
13 consistent with the architectural standards set forth in the Master Plan and shall
14 include sustainability and environmental considerations, including, but not
15 limited to, energy usage from renewable energy resources or achieving LEED
16 certification for the buildings proposed.
17
 - 18 2. The building height is no more than four stories above the finished grade. A fifth
19 story may be allowed where there is a minimum of a ten-foot setback for such
20 fifth story from the predominant first-floor facade elevation. Overall height from
21 the finished grade to the top of the wall may not exceed 60 feet. Floor-to-ceiling
22 height shall be a minimum of 14 feet for first floor nonresidential uses and a
23 minimum of nine feet for all upper floors, regardless of use.
24
 - 25 3. A parking plan that provides a design for any parking structures that is unified
26 with the main building through the use of similar building materials, color, and
27 architectural style. The parking plan shall provide opportunities for shared
28 parking, accessways, and driveways with adjoining properties or provides
29 additional parking spaces that may be used by the public.
30
 - 31 4. An innovative design that includes a number of different dwelling unit types,
32 sizes, and floor plans available within the MUPUD.
33
 - 34 5. Common areas and/or amenities for residents and the general public, including,
35 but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks,
36 swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
37
 - 38 6. The overall project promotes nonmotorized and shared transportation by
39 providing convenient access to the public pedestrian/bicycle pathway system
40 and public transportation systems as outlined in the Master Plan.
41
 - 42 7. The buildings generally provide for nonresidential uses on the ground floor(s),
43 and the development demonstrates a financially viable plan for long term
44 sustainable nonresidential space usage.
45
 - 46 8. The higher density of any project will not negatively impact the character,
47 aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
48

DRAFT – 11-9-21

1 9. Any potential for increased traffic is addressed by the project and solutions are
2 provided.
3

4 10. Where feasible, the project makes an effort to preserve and use existing
5 structures or provides explanations to justify why such preservation and use is
6 not possible.
7

8 11. A minimum of two amenities from Section (e)(4)a shall be required for all
9 projects under this subsection.
10

11 f. Uses may be mixed vertically and/or horizontally.
12

13 (d) MUPUD projects may be phased provided each phase incorporates a use permitted in the
14 underlying zoning district and includes one or more amenities, based on the number of
15 waivers required in each phase. Phasing plans shall be evaluated for the proportionality of
16 permitted use(s) to residential use(s). Phasing plans shall be submitted with the original
17 MUPUD application.
18

19 (e) Amenities.
20

21 (1) General guidelines.
22

23 a. Every MUPUD shall incorporate one or more amenities.
24

25 b. Every request for a density bonus shall incorporate four or more amenities in
26 addition to those required by subsection (e)(1)a.
27

28 c. Waivers from zoning ordinance standards may only be granted by the Township
29 Board in exchange for amenities. For every one waiver requested at least one amenity
30 must be provided.
31

32 d. Amenities shall not be combined or counted more than once or counted toward any
33 other requirement of the ordinance.
34

35 e. To the greatest extent feasible, amenities shall be visible and/or accessible to the
36 public from a fully improved street, and/or a benefit to the general public.
37

38 (2) Amenities acceptable for consideration by the Township shall meet one or more of the
39 following criteria:
40

41 a. Type, value and number of amenities shall be proportionate to the size and/or cost of
42 the project, and the number of waivers requested.
43

44 b. Support of goals expressed in this section, the adopted Township Master Plan, or
45 other applicable adopted plans.
46

47 c. Consistency and compatibility with the intended use of the site.
48

49 d. Continuity of design elements.

DRAFT – 11-9-21

1
2 e. Appropriate and harmonious with the surrounding area.

3
4 f. Potential to act as a catalyst for improvements to surrounding sites.

5
6 (3) Timing of Project Amenities

7
8 a. One or more amenities must be provided in each project phase if a phased
9 development is proposed.

10
11 b. For single phase projects, all amenities shall be constructed prior to Final Certificate
12 of Occupancy for any building.

13
14 c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of
15 Occupancy for any building in the phases in which the amenities are approved.

16
17 d. When affordable housing is included as an amenity, as near as possible to an equal
18 amount of affordable housing units shall be provided in each building.

19
20 (4) The following list of possible amenities is weighted to recognize more substantial project
21 features may fulfill the requirement for multiple amenities. Other amenities not listed
22 below may be considered provided they meet the criteria established in Section 86-
23 440(e)(4) and subject to the sole approval and discretion of the Township Board.

24
25 a. Project features counting as three (3) amenities are those amenities that have the
26 largest potential environmental and/or social impact on the Township as a whole and
27 are generally not found in a non MUPUD project. At least one amenity from this
28 section shall be required for any MUPUD project that requires four or more total
29 amenities for approval.

30
31 1. Leadership in Energy and Environmental Design (LEED) certification by the
32 United States Green Building Council at the Silver level or higher for the project
33 or individual buildings in the project. Alternative rating systems may be
34 considered.

35
36 2. Multilevel parking decks or underground parking.

37
38 3. A minimum of 20 percent of the total units within the development identified as
39 affordable housing units.

40
41 4. The overall project includes at least 25 percent of the total gross floor area of all
42 building(s) identified for non-residential uses, such as retail stores, restaurants,
43 offices, or similar land uses.

44
45 5. Vertical mixing of land uses for the entire project and in each building.

46
47 6. Alternative energy generation systems on site producing at least 50% of the
48 energy consumed by the development.

DRAFT – 11-9-21

- 1 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square
2 which is to function as a focal point for the project and serve as an area where
3 social, civic, or passive activities can take place. This area shall be at least 20% of
4 the total building footprint or 5,000 contiguous square feet (whichever is greater)
5 and designed to serve as a visual and functional civic amenity for sitting, viewing,
6 or other similar outdoor activity.
7
- 8 8. Public art, either onsite or at an approved off-site location, at 1% of the project
9 cost designed to withstand natural elements and reasonable public contact.
10
- 11 b. Project features counting as two (2) amenities are those amenities that have an
12 environmental and/or social impact on the Township as a whole, but are more
13 focused on benefits to the development and may or may not be found in a non MUPUD
14 project.
15
- 16 1. 75% of all building facades are covered with natural materials such as brick or
17 stone.
18
- 19 2. Interior, individual bicycle lockers or locker banks equal to the amount of bike
20 parking required for the site.
21
- 22 3. Green roofs incorporated into the building design.
23
- 24 4. New enhanced public transit stops, when located on or adjacent to property
25 proposed for an MUPUD project. New stops for locations not currently served by
26 the public transit system, shall be determined in coordination and with approval
27 from local transit providers. The public transit stop shall include seating, shelter,
28 and other elements approved by a local transit provider.
29
- 30 5. Electric car charging stations installed on the project site. A minimum of four
31 charging stations shall be required to qualify.
32
- 33 6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no
34 more than 50 percent of one type of dwelling unit provided in the development.
35
- 36 7. Public outdoor seating plazas adjacent to or visible and accessible from the street
37 including, but not limited to, benches or other outdoor seating not associated with
38 an outdoor café.
39
- 40 8. Public recreation resources for active recreation or informal spontaneous
41 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
42 other similar activities. Resources shall be open and accessible to the general
43 public.
44
- 45 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
46 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
47 be required for the use of such paving treatments.
48

DRAFT – 11-9-21

- 1 c. Project features counting as one (1) amenity are those amenities that generally
2 benefit only the development and may be found in a non MUPUD project. Only one
3 amenity from this section shall be counted toward the total number of required
4 amenities for a MUPUD.
5
6 1. Green space exceeding the underlying permeable surface regulation by at least
7 10%.
8
9 2. Dedicated parking for e-scooters or other alternative mobility options, separate
10 from bicycle parking areas.
11
12 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout
13 the project.
14
15 4. Wireless access points available to the general public.
16
17 5. Sidewalk planters intermittently placed along all public streets and internal
18 private streets and drives at a spacing of 25 feet.
19
20 6. Decorative lighting along all public streets and internal private streets, drives, and
21 in all parking lots.
22
23 7. Grey water recycling systems
24
25 8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and
26 similar features with seating for the public.
27
28 9. Enhancement of an existing public transit stop, when located on or adjacent to the
29 property proposed for an MUPUD. The public transit stop shall include seating,
30 shelter, and other elements approved by a local transit provider.
31

32 (f) Design standards.

33 (1) General restrictions.

- 34 a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of
35 dwelling unit, frontage requirements, and impervious surface regulations and
36 restrictions are generally waived for the MUPUD, provided that the spirit and intent
37 of this section, as defined in Subsection 86-440(a) above, are incorporated with the
38 total development plan. The Planning Commission may recommend, and the
39 Township Board shall establish all requirements by means of the approval of the
40 planned unit development.
41
42
43 b. Maximum height in a MUPUD shall be no higher than 45 feet, except for those MUPUD
44 projects within the Okemos Downtown as shown on Map 1, the Haslett Downtown
45 shown on Map 2, and the Meridian Mall property shown on Map 3 as outlined in
46 Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall continue to
47 apply.
48
49

DRAFT – 11-9-21

1 c. Except as stated above, all requirements regarding floodways, floodplains and
2 wetlands in the conservancy district shall apply to the MUPUD.

3
4 d. Metal and portable buildings shall be prohibited.

5
6 (2) Structure.

7
8 a. Building materials shall include, but are not limited to, wood, brick, clapboards,
9 beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other
10 metal sidings should be avoided. All buildings shall be completed on all sides with
11 acceptable finishing materials. Any element not specifically mentioned in this section
12 shall otherwise conform to other provisions of the Code of Ordinances.

13
14 b. Diversity and variety in architectural design is encouraged.

15
16 1. Architectural design shall be consistent with pedestrian-oriented development.

17
18 2. Property owners shall be encouraged to design and construct their building
19 facades so that improvements relate to and are sensitive to nearby historical
20 features, blend with the facades of adjacent buildings and complement
21 streetscape improvements in the area.

22
23 3. Buildings greater than 50 feet in width shall be divided into increments of no
24 more than 50 feet through articulation of the facade.

25
26 4. Windows shall cover no less than 50% of nonresidential street level facades and
27 awnings shall be provided over all street level windows

28
29 5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems
30 shall be screened from street level view on all sides by an opaque structure or
31 landscape material selected to complement the building.

32
33 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
34 commercial quality, and complement the building design and style, subject to the
35 approval of the Director of Community Planning and Development.

36
37 7. Upper floor balconies are required adjacent to any street for any residential unit.

38
39 (3) Parking.

40
41 a. Setbacks for parking areas from the public street, adjoining properties, and when
42 adjacent to residentially zoned properties shall be established during the review
43 process. Consideration should be given to preservation of existing residential
44 neighborhoods and heritage trees.

45
46 b. The number of required off-street parking spaces shall comply with § 86-755 of the
47 Code of Ordinances, which outlines the schedule of requirements for parking spaces.
48 The Township Board may reduce the number of off-street parking spaces required
49 for a development. In doing so, the Township Board shall establish a reasonable

DRAFT – 11-9-21

1 number of required off-street parking spaces based on the characteristics associated
2 with the property and availability of other sources of parking or the provision of
3 amenities in lieu of parking.
4

5 c. Parking lots shall only be permitted in a side or rear yard. In no case shall a parking
6 lot extend beyond the front façade of a building.
7

8 d. Bicycle parking shall be separated from automobile parking and meet the provisions
9 of Section 86-760.
10

11 (4) Landscaping shall generally comply with the applicable provisions of the Code of
12 Ordinances.
13

14 a. Project landscaping shall be designed to preserve existing significant natural
15 features and to buffer service areas, parking, or dumpsters. Additional
16 landscaping may be required in order to protect adjacent properties.
17

18 b. A mix of evergreen and deciduous plants and trees are preferred with seasonal
19 accent plantings to add to the visual appeal of the area.
20

21 c. Native plant species are encouraged.
22

23 d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the
24 Code of Ordinances.
25

26 (5) All outdoor lighting associated with nonresidential and multiple family residential
27 projects in a MUPUD project area shall conform to Article VII in Chapter 38 of the Code of
28 Ordinances and is subject to the approval of the Director of Community Planning and
29 Development. Street lighting intended to provide illumination for pedestrians on the
30 sidewalk shall not exceed 15 feet in height.
31

32 (6) Each applicant shall submit a sign program illustrating each proposed sign type, its size
33 and location as part of the MUPUD project's application materials. The Director of
34 Community Planning and Development may be authorized to approve the entire sign
35 program, or any part of the sign program, as part of the site plan review process.
36

37 a. General guidelines.
38

39 1. Signs shall be designed to enhance the pedestrian experience, reflect and
40 complement the character of the building, and respect the overall character of the
41 area in an attractive and functional manner.
42

43 2. Signs shall not cover or obscure architectural features of buildings.
44

45 3. Signs shall be properly maintained.
46

47 4. Signs or sign faces shall not be changed or installed without a new building permit
48 and in accordance with an approved sign program.
49

DRAFT – 11-9-21

1 b. The following sign types are permitted in a MUPUD project. Except as indicated
2 below, the number and size of signs shall be approved as part of the project's
3 application for the MUPUD project approval.

4
5 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a
6 building (not in a window) with the exposed face of the sign in the plane parallel
7 to the face of the wall.

8
9 i. One wall sign for each business with direct access to a public street shall be
10 permitted. The size of the sign is based on the underlying zoning district in
11 with the MUPUD project is located.

12
13 ii. One additional wall sign, no larger than two square feet, shall be permitted for
14 each tenant with direct access to a public street and shall be located on the
15 wall surface adjacent to a tenant's main entry. Restaurants may add an
16 additional two square feet to this sign.

17
18 iii. Multi-tenant buildings with a shared entrance shall be permitted a six square
19 feet of wall signage, to be located adjacent to the shared entrance.

20
21 2. Up to 30% of the area of an awning or canopy may be used for signage, separate
22 from the wall sign. Such signs shall not be internally lit.

23
24 3. One projecting sign per business with direct access to a public street shall be
25 permitted, up to a maximum size of six square feet. The lowest edge of a projecting
26 sign shall be no lower than eight feet above the sidewalk elevation.

27
28 4. No more than 40% of a window's area shall be used for signage. Up to 10% of that
29 area may consist of completely opaque signs. Etched glass and similar artistic
30 designs shall not be considered opaque.

31
32 5. Freestanding signs, are generally not permitted in a MUPUD project. Exceptions
33 for freestanding signs of the monument type may be permitted when a building
34 is set back a minimum of 15 feet from the right-of-way line with the resulting yard
35 set aside for permanent public open space. In such case, the size, location and
36 design of the sign shall be reviewed and approved as part of the overall sign
37 program.

38
39 (7) Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

40
41 a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the
42 sidewalk shall be a minimum of seven feet in width to provide additional
43 maneuverability, and

44
45 b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where
46 vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven
47 feet in width to provide additional maneuverability.

48

DRAFT – 11-9-21

1 (8) Where a site submitted for mixed use PUD approval is located on a route of the
2 Township's pedestrian/bicycle pathway master plan, construction or reconstruction of
3 the route shall conform to Township standards for pedestrian/bicycle pathways.
4

5 (g) Procedure.
6

7 (1) Each applicant shall meet with the Director of Community Planning and Development
8 regarding the preparation of the MUPUD application prior to submittal. It is not required
9 that any person requesting such a meeting be an owner of or holder of an equitable
10 interest in the subject property.
11

12 (2) An applicant is urged to meet with owners and occupants of surrounding properties to
13 apprise them of a proposed development, share the physical design, receive comments,
14 and revise the proposal accordingly prior to submitting an official application. The
15 Township will assist by providing property owner and occupant contact information and
16 attend meetings as deemed necessary.
17

18 (3) A property owner, prospective applicant or their representative may submit an optional
19 concept plan for review and comment by the Planning Commission and/or Township
20 Board.
21

22 a. Purpose
23

- 24 1. To acquaint the Planning Commission and/or Township Board with the proposed
25 project.
26
- 27 2. To receive guidance regarding the proposed design's compatibility with the
28 purpose, intent and standards of the MUPUD ordinance.
29
- 30 3. To reduce the applicant's time and cost.
31

32 b. Submittal requirements.
33

- 34 1. A written request to initiate a concept plan review submitted to the Director of
35 Community Planning and Development.
36
- 37 2. A written summary of the project (amount and type of uses, basis for the design
38 concept).
39
- 40 3. A concept plan drawn to scale containing the following information:
41
 - 42 i. Boundaries and acreage of the site.
43
 - 44 ii. Zoning.
45
 - 46 iii. Adjacent road network.
47
 - 48 iv. General layout of buildings, interior access roads and unique design elements.
49

DRAFT – 11-9-21

1 v. General location of known features affecting the site layout such as, but not
2 limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers
3 and streams, parkland, etc.
4

5 4. A list of the amenities proposed for the project, along with descriptions and
6 locations of each.
7

8 c. Review procedure.
9

10 1. Upon receipt of a written request and other required data and information, the
11 Director of Community Planning and Development shall review the concept plan.
12

13 2. Within 30 days of the date of receiving a complete request the Director shall
14 forward to the Planning Commission and/or Township Board the concept plan
15 and accompanying data along with any written comments from the Director. The
16 Planning Commission and/or Township Board shall concurrently review the
17 concept plan and may offer comments or suggestions on the design. Comments or
18 suggestions made during the review of the concept plan shall not be binding on
19 the Township or the applicant.
20

21 (4) Required data and information for a MUPUD.
22

23 a. A complete application accompanied by the appropriate fee.
24

25 b. A site plan drawn to an engineer's scale of the total property involved, showing its
26 location in the Township and its relation to adjacent property.
27

28 c. A schematic layout of the proposed storm sewer system.
29

30 d. A document generally describing the proposed phasing program for the MUPUD,
31 including all dwelling units, non residential units, recreation and other facilities, and
32 open space improvements.
33

34 e. A two-foot contour topographic map drawn at the same scale as the site plan and
35 showing the existing relief features on the site.
36

37 f. A sign program.
38

39 g. Natural features study for previously undeveloped properties. The natural features
40 study shall include a written description of the features to be retained, removed, or
41 modified, and the proposed measures to mitigate any negative impacts on the site and
42 adjacent properties. Natural features to be addressed include but are not limited to,
43 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
44 floodways, floodplains, water features, identified groundwater vulnerable areas,
45 slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with
46 potential to sustain significant or endangered wildlife.
47

48 h. Traffic study where the project will exceed 250 vehicle trips during the peak hour of
49 the adjacent roadway.

DRAFT – 11-9-21

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- i. Building elevations drawn to scale and in color.
 - j. The developer shall provide the Township with copies of any comments from other reviewing agencies, such as:
 - 1. The Ingham County Road Department.
 - 2. The Ingham County Drain Commissioner.
 - 3. Michigan Department of Transportation (if applicable).
 - 4. Michigan Department of Environment, Great Lakes, and Energy (if applicable).
 - 5. Township Environmental Commission (if applicable).
 - 6. Township Engineering Department.
 - 7. Township Fire Department.
 - k. The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.
 - l. A list of the amenities proposed for the project, along with descriptions and locations of each.
 - m. A list of waivers requested for the project, along with descriptions, dimensions, and locations of each, as well as justification or reasons why each waiver is being requested.
- (5) Upon submittal of a complete application, the Planning Commission shall hold a public hearing. Notices for public hearings shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
- (6) Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall make such a recommendation to the Township Board, within 30 days of the date that the planned unit development was placed on the Commission's agenda. The 30-day period may be extended if the applicant consents.
- (7) After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in Subsection 86-65(b) of the Code of Ordinances. Following the public hearing, the Township Board shall make a determination to approve, modify, or deny the request. The Township Board shall make such a determination within 30 days of the date the planned unit development was placed on the board's agenda. The 30-day period may be extended if the applicant consents.

DRAFT – 11-9-21

1 The Township Board may place conditions on the development in order to guarantee
2 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is
3 not limited to, providing walkable, pedestrian-friendly communities and ensuring
4 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions
5 may include, but are not limited to, the following subjects:
6

- 7 a. Hours of operation.
- 8
- 9 b. Total square footage allotted/required for the nonresidential uses.
- 10
- 11 c. Location, design, and orientation of specific nonresidential uses which may locate
12 within the development and their placement in relationship to neighboring uses.
- 13
- 14 d. Proportion of the development which may be occupied by individual nonresidential
15 uses or by all nonresidential uses.
- 16
- 17 e. Maximum noise levels emitted.
- 18
- 19 f. Lighting levels, direction, and timing.
- 20
- 21 g. Sufficiency of parking.
- 22
- 23 h. Enhancement of walkability within the development and connectivity to surrounding
24 uses.
- 25
- 26 i. Landscaping and screening.
- 27

28 (8) The MUPUD review and approval shall serve as the special use permit review and
29 approval for any use, requirement, or other activity requiring special use permit approval
30 in the underlying zoning district, including a special use permit required under Section
31 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
32 permit approval is identified before the Township Board approves the Mixed Unit
33 Planned Unit Development.

- 34
- 35 a. Any use subject to special use permit review that is proposed after a MUPUD project
36 is approved must be processed pursuant to the special use permit requirements set
37 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.
- 38
- 39 b. A MUPUD application to redevelop an existing use or property previously approved
40 by special use permit shall be considered a new application for MUPUD review under
41 this section.
- 42

43 (9) Upon approval by the Township Board of the MUPUD, the developer shall submit a
44 complete application to the Department of Community Planning and Development for
45 site plan review, as outlined in the Code of Ordinances. The site plan review process shall
46 be subject to the standards outlined in Chapter 86 of the Code of Ordinances.

47

48 (10) Any condition imposed upon a MUPUD shall be part of the record and remain unchanged,
49 unaltered, and not expanded upon, except with the mutual consent of the Township and
50 the landowner. The Township and developer shall enter into a formal, written MUPUD

DRAFT – 11-9-21

1 agreement outlining the project, waivers approved, amenities, conditions of approval,
2 and any other relevant items related to the project.

3
4 (h) Effect of issuance.

5
6 (1) The effective date of an approved MUPUD shall be the date of the Township Board
7 decision.

8
9 (2) If construction related to the MUPUD has not commenced within two years after the
10 effective date, approval shall be void, except a one year extension may be considered if a
11 written request is submitted to the Department of Community Planning and
12 Development prior to the expiration date and subsequently approved by the Township
13 Board.

14
15 (3) Once a phase in a multi phase MUPUD is under construction, the next phase must
16 commence construction within one year of the Certificate of Occupancy being issued for
17 the first building in the previous phase. The Township Board may grant a one year
18 extension for commencement of construction on any future phase if a written request is
19 submitted to the Department of Community Planning and Development prior to one year
20 elapsing from the Certificate of Occupancy on the previous phase.

21
22 (i) Amendments.

23
24 (1) The property owner may apply for an amendment in writing to the Director of
25 Community Planning and Development. The director shall make a determination as to
26 whether a proposed amendment constitutes a major or minor amendment to the original
27 planned unit development.

28
29 (2) A major amendment shall have a significant impact on the MUPUD and the conditions of
30 its approval, which shall include, but not be limited to:

31
32 a. Building additions located outside a building envelope as shown on the approved
33 MUPUD site plan.

34
35 b. Building additions in excess of 2,000 square feet in gross floor area.

36
37 c. Addition of land to the mixed use PUD.

38
39 d. Expansion of a use that increases the required off-street parking.

40
41 e. Any addition of 50 or more residential dwelling units to the MUPUD project.

42
43 f. Any reduction in non-residential space in a building(s) by 25 percent or more of the
44 usable floor area.

45
46 (3) All amendments not deemed to be major amendments by the Director of Community
47 Planning and Development shall be considered a minor amendment.

48
49 (4) Process to amend a MUPUD.

DRAFT – 11-9-21

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 - 50
- a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee, but review and a decision on the amendment shall be limited only to the Township Board.
- b. The Director of Community Planning and Development shall initiate the following review process for Minor amendments:
1. An application for an amendment to a MUPUD shall be submitted to the Director of Community Planning and Development.
 2. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 3. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing. Notice of said public hearing shall comply with the provisions outlined in Subsection 86-65 of the Code of Ordinances.
 4. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions, or deny the minor amendment request within 60 days of the public hearing date. The 60 day period may be extended if the applicant consents.
 5. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.
 6. Any condition imposed upon a minor amendment to a MUPUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.
- c. All amendments and/or new or changed conditions of approval shall be formalized in a written amendment to the MUPUD agreement between the Township and the developer.
- d. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.
- (j) The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

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

DRAFT – 11-9-21

1 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
2 hereby repealed only to the extent necessary to give this Ordinance full force and
3 effect.
4

5 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
6 that were incurred, and proceedings that were begun, before its effective date.
7

8 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
9 or upon such later date as may be required under Section 402 of the Michigan Zoning
10 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
11 referendum.
12

13 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
14 XXXXXX, 2021.
15
16
17

18 _____
19 Ronald J. Styka, Township Supervisor
20

21 _____
22 Deborah Guthrie, Township Clerk

DRAFT – 11-9-21

ORDINANCE NO. 2021-07

AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) REGULATIONS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended to read as follows:

- (a) ~~Purpose and intent.~~ The purpose of the ~~mMixed uUse pPlanned uUnit dDevelopment (mixed use PUDMUPUD)~~ section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use ~~in development and~~ redevelopment projects:

- a. Enhance health and safety goals ~~throughby~~ requirements for walkability, pedestrian orientation, and high quality, durable, building materials.
- b. Increase Township prosperity goals and citizen welfare ~~bythrough~~ appreciated property values which will support necessary public services.
- c. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history.
- d. Enhance diversity goals with new types of residential uses in close-knit community design.
- e. Improve our natural environment goal ~~bythrough~~ mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.

- (2) Improve the potential for financially attractive and high quality, mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.

- a. Enhance incentives for investment ~~bythrough~~ the ability to mix residential with ~~commercial and office nonresidential~~ uses within the same development.
- b. Allow flexibility in setback and parking requirements.

DRAFT – 11-9-21

- 1 c. Encourage redevelopment by allowing increases in density in exchange for providing
2 specified community amenities.
3
4 d. Achieve attractive and commercially successful core areas through cooperative
5 development projects with one or more ~~land owners~~landowners.
6
7 ~~e. Encourage mitigation to lessen potential hazards associated with the location of a~~
8 ~~mixed use PUD such as when adjacent to a railroad.~~
9

(b) Definitions.

AMENITY

~~Aesthetic, practical or other characteristics of a development that increase its
desirability to a community or its marketability to the public. Amenities may differ from
development to development.~~

Extraordinary project feature that provides usable benefit to both the occupants of the
development and to the general public and reflects the scale of the facility, building, or
place.

AFFORDABLE HOUSING

Housing in which a household making not more than 80% of the Area Median Income is
paying not more than 30% of their gross income for housing costs, including utilities.

AWNING

A roof-like cover, often fabric, metal, or glass designed and intended for protection from
weather or as a decorative embellishment, and which projects from a wall or roof of a
structure over a window, walk, door, or the like.

BALCONY

A platform that projects from the wall of a building and is surrounded by a railing or
balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

A style of land development advocating smaller, narrower lots, shallower yards and
setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
traditional suburban development.

GREEN ROOF

A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing system
that is installed on the top of the roof.

HORTICULTURAL MAINTENANCE PLAN

~~A written statement documenting the methods to be used to maintain landscaping
materials in a healthy condition, free of refuse and debris.~~

IMPROVEMENT

~~Alterations to any structure that do not change the intensity of its use, do not increase
the gross floor area, height, or bulk of the structure by more than 10%, and/or do not
block or impede public access.~~

1 **MONUMENT SIGN**

2 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
3 is independent of any other structure.

4
5 **NONRESIDENTIAL USE**

6 A use that does not contain or provide facilities for people to live on the premises.

7
8 **ORNAMENTAL**

9 Something that is either decorative or something that provides aesthetic quality to an
10 object required for another purpose.

11
12 **PEDESTRIAN ORIENTED DEVELOPMENT**

13 Development designed with an emphasis primarily on the street sidewalk and on
14 pedestrian access to the site and building, rather than on auto access and parking areas
15 with design bearing a definite relationship to the human dimension. The building is
16 generally placed close to the street and the main entrance is oriented to the street
17 sidewalk. There are generally windows or display cases along building facades which
18 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
19 around well-defined neighborhood centers which support jobs, ~~commercial~~
20 nonresidential activity, and a range of amenities to sustain lively streets and gathering
21 places. It offers a gradient density from open space to high-intensity
22 ~~commercial nonresidential~~ cores. The layout of pathways, streets and transportation
23 corridors minimizes conflict between walking, biking, and driving.

24
25 **REDEVELOPMENT**

26 The process by which an existing developed area is rehabilitated, restored, renovated,
27 expanded and/or ~~adaptively~~ reused. Redevelopment may also mean a site that contains
28 an existing building(s) to be removed ~~with the approval of the mixed use PUD.~~

29
30 **SIGN PROGRAM**

31 A plan of all signs proposed to be installed in a ~~mixed-use PUD~~ MUPUD project submitted
32 for approval to create a coordinated project theme of uniform design elements such as
33 color, lettering style, size, and placement consistent with the context of the project and
34 its surroundings and the purpose and intent of this section.

35
36 **SUBSTANTIAL IMPROVEMENT**

37 Alterations to any structure that does change the intensity of its use, does increase the
38 gross floor area, height, or bulk of the structure by more than 10%, and/or does block or
39 impede public access.

40
41 **WAIVER**

42 Permission to depart from the requirements or standards of the underlying zoning
43 district in return for the provision of amenities.

44
45 (c) Permitted locations and uses.

46
47 (1) Locations.

48
49 a. Mixed-use PUD MUPUD projects shall be permitted in the C-2, C-3, ~~CS~~, and CR zoning
50 districts, where public water and sewer are available.

DRAFT – 11-9-21

- 1
2 b. ~~Mixed-use PUD/MUPUD projects~~ shall be permitted in the PO and C-1 districts where
3 public water and sewer are available, provided that when adjacent to land zoned and
4 developed in a single-family residential district, the height of buildings in the ~~mixed~~
5 ~~use PUD/MUPUD~~ shall be no taller than the abutting residential district would allow.

6
7 (2) Uses.

- 8
9 a. ~~In the C-1, C-2, C-3, and CR zoning districts, A~~all uses permitted by right and by special
10 use permit in the underlying zoning district or districts where a project includes more
11 than one zoning district, provided that the purpose and intent of this section is
12 incorporated within the total development plan.

- 13
14 b. ~~Limited commercial uses in an underlying~~In the PO zoning district, ~~all uses in the C-~~
15 ~~1 and PO Zoning District permitted by right and by special use permit are permitted~~
16 ~~in a PO zoning MUPUD project.~~

17
18 ~~1. In addition to the uses permitted in the underlying PO zoning district, only the~~
19 ~~following neighborhood-oriented commercial uses are allowed:~~

20
21 ~~i. Personal service establishments which perform services on the premises such~~
22 ~~as, but not limited to, barber or beauty shops, repair shops (jewelry,~~
23 ~~electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries~~
24 ~~and dry cleaners, with the exception of dry cleaning plants.—~~

25
26 ~~ii. Restaurants and cafes which serve food or beverages. This use shall not~~
27 ~~include bars and taverns.~~

28
29 ~~iii. Grocery stores.~~

30
31 ~~iv. Financial institutions.~~

32
33 ~~v. Retail merchandise establishments.~~

34
35 ~~vi. Outdoor seating areas for cafes and restaurants.~~

36
37 ~~1. Commercial development shall not be located in any PO-zoned mixed-use PUD~~
38 ~~without approval by the Township Board of the location and general amount of~~
39 ~~commercial uses shown in the form of a site plan at the time of approval of the~~
40 ~~mixed-use PUD. The request will be evaluated for consistency with the intent of~~
41 ~~the mixed-use PUD ordinance and whether it is harmonious with adjacent sites.~~
42 ~~The Township Board may approve, approve with conditions, or deny a request in~~
43 ~~regards to the location and amount of any allowed commercial development in a~~
44 ~~PO-zoned mixed-use PUD.~~

45
46 ~~2. If the Township Board approves the location and/or amount of commercial uses~~
47 ~~in a PO-zoned mixed-use PUD, it may place conditions on the development in order~~
48 ~~to guarantee consistency with the purpose and intent of the mixed-use PUD~~
49 ~~ordinance, which includes, but is not limited to, providing walkable, pedestrian-~~

DRAFT – 11-9-21

1 ~~friendly communities and ensuring compatibility with surrounding residential~~
2 ~~neighborhoods on adjacent sites. Conditions may include, but are not limited to,~~
3 ~~the following subjects:~~

4
5 ~~i. Hours of operation.~~

6
7 ~~ii. Total square footage allotted for the commercial uses.~~

8
9 ~~iii. Location, design, and orientation of specific commercial uses which may~~
10 ~~locate within the development and their placement in relationship to~~
11 ~~neighboring uses.~~

12
13 ~~iv. Proportion of the development which may be occupied by individual~~
14 ~~commercial uses or by all commercial uses.~~

15
16 ~~v. Maximum noise levels emitted.~~

17
18 ~~vi. Lighting levels, direction, and timing.~~

19
20 ~~vii. Sufficiency of parking.~~

21
22 ~~viii. Enhancement of walkability within the development and connectivity to~~
23 ~~surrounding uses.~~

24
25 ~~ix. Landscaping and screening.~~

26
27 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
28 acre when developed in conjunction with the redevelopment of an existing
29 building(s) for a use permitted by right or by special use permit in the underlying
30 zoning district and on the same parcel of land. The density may be increased to 18
31 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~
32 amenities ~~acceptable to the Township.~~ ~~[Amended 5-15-2018 by Ord. No. 2018-06]~~

33
34 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
35 acre when developed in conjunction with the development of an undeveloped site for
36 a use permitted by right or by special use permit in the underlying district and on the
37 same parcel of land.

38
39 e. For ~~mixed-use PUDs~~ MUPUD project within the Okemos Downtown shown on Map
40 1, ~~and~~ the Haslett Downtown shown on Map 2, ~~and the Meridian Mall property shown~~
41 ~~on Map 3,~~ ~~[1]~~ the Township Board may, in its sole discretion, approve a higher density
42 per acre of residential dwelling units and ~~/or~~ an increase in the height of a building
43 based upon the proposed ~~mixed-use~~ MUPUD complying with the following
44 performance criteria:

- 45
46 1. Architectural design and placement of building(s) on the parcel(s) will be
47 consistent with the architectural standards set forth in the Master Plan, ~~of current~~
48 ~~adoption,~~ and ~~are to~~ shall include sustainability and environmental
49 considerations, including, but not limited to, energy usage from renewable energy

DRAFT – 11-9-21

resources ~~or~~. ~~Achieving Energy Star or LEED certification for the buildings proposed. Silver standards or better is highly valued.~~

2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall ~~does may~~ not exceed 60 feet. Floor-to-ceiling height ~~is at shall be~~ a minimum of 14 feet for first floor ~~commercial or officenonresidential~~ uses, and a minimum of nine feet for all ~~residential and any~~ upper floors, regardless of use.
3. A parking plan that provides a ~~unified~~ design for any parking structures ~~that is unified~~ with the main building through the use of similar building materials, color, and architectural style. ~~The parking plan shall provide opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.~~
4. An innovative design ~~that~~ ~~includesing~~ a number of different dwelling unit types, sizes, and floor plans ~~are~~ available within the ~~mixed-use MUPUD~~.
5. ~~The mixed-use PUD provides e~~Common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
6. The ~~mixed-use PUD overall project~~ promotes nonmotorized and shared ~~(public)~~ transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.
- ~~7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.~~
- ~~8.7. The mixed-use PUD generally~~The buildings generally provides for ~~commercial and other~~ nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for long term sustainable ~~commercial and/or officenonresidential~~ space usage.
- ~~9.8. The mixed-use PUD demonstrates how proposed~~The higher density of any project will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
- ~~10.9. The mixed-use PUD considers a~~Any potential for increased traffic is addressed by the project and solutions are provided. ~~and provides solutions to address the traffic increases.~~
- ~~10. The mixed-use PUD~~Where feasible, the project makes an efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

DRAFT – 11-9-21

11. A minimum of two amenities from Section (e)(4)a shall be required for all projects under this subsection.

f. Uses may be mixed vertically and/or horizontally.

~~1.~~

(d) ~~Phasing—Mixed use planned unit developments~~MUPUD projects may be phased provided each phase incorporates a use permitted in the underlying zoning district and includes one or more amenities, based on the number of waivers required in each phase. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original ~~mixed use PUD~~MUPUD application.

(e) Amenities.

(1) ~~Requirements and~~General guidelines.

a. Every ~~mixed use PUD~~MUPUD shall incorporate one or more amenities.

b. Every request for a density bonus shall incorporate ~~one~~four or more amenities in addition to those required by subsection (e)(1)a.

c. Waivers from zoning ordinance standards may only be granted by the Township Board in exchange for amenities. For every one waiver requested at least one amenity must be provided.

d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.

~~e. When multiple amenities are proposed, multiple criteria categories should be represented.~~

e. To the greatest extent feasible, Aamenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.

(2) ~~Criteria~~ Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:

a. Type, value and number of amenities shall be proportionate to the size and/or cost of the project, and the number of waivers requested.

~~b. Variety of amenity categories represented.~~

b. Support of goals expressed in this section, ~~the Township Board policy manual,~~ the adopted Township mMaster pPlan, or other applicable adopted plans.

c. Consistency and compatibility with the intended use of the site.

d. Continuity of design elements.

DRAFT – 11-9-21

- e. Appropriate and harmonious with the surrounding area.
- f. Potential to act as a catalyst for improvements to surrounding sites.

(3) Timing of Project Amenities

- a. One or more amenities must be provided in each project phase if a phased development is proposed.
- b. For single phase projects, all amenities shall be constructed prior to Final Certificate of Occupancy for any building.
- c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of Occupancy for any building in the phases in which the amenities are approved.
- d. When affordable housing is included as an amenity, as near as possible to an equal amount of affordable housing units shall be provided in each building.

~~(3)(4) Categories listing examples of possible amenities.~~The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

- a. ~~Conservation~~Project features counting as three (3) amenities are those amenities that have the largest potential environmental and/or social impact on the Township as a whole and are generally not found in a non MUPUD project. At least one amenity from this section shall be required for any MUPUD project that requires four or more total amenities for approval.:
 - 1. ~~Any alternative energy system~~Leadership in Energy and Environmental Design (LEED) certification by the United States Green Building Council at the Silver level or higher for the project or individual buildings in the project. Alternative rating systems may be considered.
 - 2. ~~Grey water recycling~~Multilevel parking decks or underground parking.
 - 3. ~~Green roofs.~~A minimum of 20 percent of the total units within the development identified as affordable housing units.
 - 4. ~~Electric car charging stations.~~The overall project includes at least 25 percent of the total gross floor area of all building(s) identified for non-residential uses, such as retail stores, restaurants, offices, or similar land uses.
 - 5. ~~Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of~~

DRAFT – 11-9-21

~~Environmentally Responsible Facilities (SERF). Vertical mixing of land uses for the entire project and in each building.~~

~~6. Alternative energy generation systems on site producing at least 50% of the energy consumed by the development.~~

~~7. Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the project and serve as an area where social, civic, or passive activities can take place. This area shall be at least 20% of the total building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, or other similar outdoor activity.~~

~~5.8. Public art, either onsite or at an approved off-site location, at 1% of the project cost designed to withstand natural elements and reasonable public contact.~~

b. ~~Project features counting as two (2) amenitiesEnvironment are those amenities that have an environmental and/or social impact on the Township as a whole, but are more focused on benefits to the development, and may or may not be found in a non MUPUD project.:~~

~~1. 75% of all building facades are covered with natural materials such as brick or stone. Significantly increased pervious surfaces.~~

~~2. Interior, individual bicycle lockers or locker banks equal to the amount of bike parking required for the site. Rehabilitation of degraded sites.~~

~~3. Green roofs incorporated into the building design.Green space exceeding the underlying permeable surface regulation.~~

~~4. Rehabilitation of green space designated as links on the greenspace planNew enhanced public transit stops, when located on or adjacent to property proposed for an MUPUD project. New stops for locations not currently served by the public transit system, shall be determined in coordination and with approval from local transit providers. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.~~

~~5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.Electric car charging stations installed on the project site. A minimum of four charging stations shall be required to qualify.~~

~~6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no more than 50 percent of one type of dwelling unit provided in the development.~~

~~7. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor café.~~

DRAFT – 11-9-21

1 8. Public recreation resources for active recreation or informal spontaneous
2 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
3 other similar activities. Resources shall be open and accessible to the general
4 public.

5
6 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
7 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
8 be required for the use of such paving treatments.

9
10 c. AccessibilityProject features counting as one (1) amenity are those amenities that
11 generally benefit only the development and may be found in a non MUPUD project.
12 Only one amenity from this section shall be counted toward the total number of
13 required amenities for a MUPUD.:

14
15 1. ~~Transit stops. The addition or relocation of one or more transit stops when~~
16 ~~supported by a local transit provider.~~Green space exceeding the underlying
17 ~~permeable surface regulation by at least 10%.~~

18
19 2. ~~Foot and bicycle pathways and sidewalks that connect with the Township's~~
20 ~~pedestrian/bicycle pathway system and routes identified in the Township's green~~
21 ~~space plan via a public right-of-way or public access easement.~~Dedicated parking
22 ~~for e-scooters or other alternative mobility options, separate from bicycle parking~~
23 ~~areas.~~

24
25 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout
26 the project.

27
28 ~~Covered bicycle storage on site.~~

29
30 4. Wireless access points available to the general public.

31
32 5. Sidewalk planters intermittently placed along all public streets and internal
33 private streets and drives at a spacing of 25 feet.

34
35 6. Decorative lighting along all public streets and internal private streets, drives, and
36 in all parking lots.

37
38 7. Grey water recycling systems

39
40 8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and
41 similar features with seating for the public.

42
43 ~~3.9.~~Enhancement of an existing public transit stop, when located on or adjacent to the
44 property proposed for an MUPUD. The public transit stop shall include seating,
45 shelter, and other elements approved by a local transit provider.

46
47 ~~d. Parks, recreation and culture for active and passive activities:~~

48
49 1. ~~Public recreation resources.~~

DRAFT – 11-9-21

1
2 ~~2.—Public cultural venues.~~

3
4 ~~3.—Public art at 1% of the project cost designed to withstand natural elements and~~
5 ~~reasonable public contact for at least 10 years.~~

6
7 e.—~~Social interaction:~~

8
9 ~~1.—Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.~~

10
11 ~~2.—Public outdoor seating plazas adjacent to or visible and accessible from the street~~
12 ~~including, but not limited to, benches or other outdoor seating not associated with~~
13 ~~an outdoor cafe.~~

14
15 ~~3.—Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and~~
16 ~~similar features with seating for the public.~~

17
18 f.—~~Site and building design:~~

19
20 ~~1.—Underground utilities.~~

21
22 ~~2.—Combination of first floor awnings and upper floor balconies adjacent to a public~~
23 ~~street.~~

24
25 ~~3.—Porches on any structure.~~

26
27 ~~4.—Multilevel or underground parking.~~

28
29 ~~5.—Ornamental paving treatments for sidewalks and/or parking areas such as, but~~
30 ~~not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or~~
31 ~~asphalt.~~

32
33 ~~6.—Innovative lighting.~~

34
35 ~~7.—Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating~~
36 ~~areas.~~

37
38 ~~8.—Public access to new technology including wireless access points, electronic~~
39 ~~information displays, excluding unsolicited electronic broadcast information.~~

40
41 ~~9.—Consolidation of multiple land parcels into one to facilitate an integrated design.~~

42
43 ~~10. Fountain.~~

44
45 (f) Design standards.

46
47 (1) General restrictions.

48

DRAFT – 11-9-21

- a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the ~~mixed use PUD~~MUPUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may recommend, and the Township Board shall establish all requirements by means of the approval of the planned unit development.
- b. Maximum height in a ~~mixed use PUD~~MUPUD shall be no higher than 45 feet, except for those MUPUD projects within the Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3 as outlined in Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall continue to apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the ~~mixed use PUD~~MUPUD.
- d. Metal and portable buildings shall be prohibited.
- ~~e. Residential uses shall be located as far as possible from railroad tracks.~~

(2) Structure.

- a. ~~Building materials generally.~~ Building Materials ~~should shall~~ include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings should be avoided. All buildings shall be completed on all sides with acceptable finishing materials. Any element not specifically mentioned in this section shall otherwise conform to other provisions of the Code of Ordinances.
- b. ~~Architectural design.~~ Diversity and variety in architectural ale design is encouraged.
 - 1. Architectural design shall be consistent with pedestrian-oriented development.
 - 2. Property owners shall be encouraged to design and construct their building facades so that ~~these~~ improvements relate to and are sensitive to nearby historical features, blend with the facades of adjacent buildings and complement streetscape improvements in the area.
 - 2.3. Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the facade.
 - 3.4. Windows shall cover no less than 50% of nonresidential street level facades and awnings shall be provided over all street level windows.
 - 4.5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.

DRAFT – 11-9-21

1 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
2 commercial quality, and complement the building design and style, subject to the
3 approval of the Director of Community Planning and Development.

4
5 5.7. Upper floor balconies are required adjacent to any street for any residential unit.
6

(3) Parking.

- 7
8
9 a. Setbacks for parking areas from the public street, adjoining properties, and when
10 adjacent to residentially zoned properties shall be established during the review
11 process. Consideration should be given to preservation of existing residential
12 neighborhoods and heritage trees.
13
14 b. The number of required off-street parking spaces shall comply with § 86-755 of the
15 Code of Ordinances, which outlines the schedule of requirements for parking spaces.
16 The Township Board may reduce the number of off-street parking spaces required
17 for a development. In doing so, the Township Board shall establish a reasonable
18 number of required off-street parking spaces based on the characteristics associated
19 with the property and availability of other sources of parking or the provision of
20 amenities in lieu of parking.
21
22 c. Parking lots are encouraged to be on the side or in the rear of a building. Parking lots
23 shall only be permitted in a side or rear yard. In no case shall a parking lot extend
24 beyond the front façade of a building.
25
26 d. Bicycle parking shall be separated from automobile parking and meet the provisions
27 of Section 86-760 in visible locations.
28

(4) Landscaping shall generally comply with the applicable provisions of the Code of Ordinances.

- 29
30
31
32 a. Project L Landscaping should shall be designed to preserve existing significant
33 natural features and to buffer service areas, parking, or dumpsters. Additional
34 landscaping may be required in order to protect adjacent properties.
35
36 b. a mix of evergreen and deciduous plants and trees are preferred with seasonal
37 accent plantings to add to the visual appeal of the area.
38
39 c. Native plant species are encouraged and a horticultural maintenance plan shall
40 be required. Landscaping shall also comply with other applicable provisions of
41 this section.
42
43 a.d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the
44 Code of Ordinances. Additional landscaping may be required in order to preserve
45 and/or protect adjacent properties.
46

(4)(5) Lighting—All outdoor lighting associated with nonresidential and multiple family residential projects in a mixed-use overlay MUPUD project area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director

DRAFT – 11-9-21

1 of Community Planning and Development. Street lighting intended to provide
2 illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

3
4 ~~(5)(6) Signs.~~ Each applicant shall submit a sign program illustrating each proposed sign
5 type, its size and location as part of the MUPUD project's application materials. ~~The size,~~
6 ~~number and location of signs shall be submitted at the same time as the mixed use PUD~~
7 ~~project.~~ The Director of Community Planning and Development may be authorized to
8 approve the entire sign program, or any part of the sign program, as part of the site plan
9 review process.

10
11 a. General guidelines.

- 12
13 1. Signs shall be designed to enhance the pedestrian experience, reflect and
14 complement the character of the building, and respect the overall character of the
15 area in an attractive and functional manner. ~~are preferred.~~
16
17 2. Signs shall not cover or obscure architectural features of buildings ~~but should be~~
18 ~~located in logical signable areas which relate to the pattern of the facade.~~
19
20 3. Signs shall be properly maintained.
21
22 4. Signs or sign faces shall not be changed or installed without a new building permit
23 and in accordance with an approved sign program.

24
25 b. The following sign types are permitted in ~~the a mixed use PUD~~ MUPUD district project.
26 Except as indicated below, the number and size of signs shall be approved as part of
27 the project's application for the ~~mixed use PUD~~ MUPUD project approval.

- 28
29 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a
30 building (not ~~in a window sign~~) with the exposed face of the sign in the plane
31 parallel to the face of the wall.
32
33 i. ~~One~~ only one primary wall sign for each business with direct access to a public
34 street shall be permitted. The size of the sign is based on the underlying
35 zoning district in with the MUPUD project is located.
36
37 ii. ~~Identification signs are a type of wall sign that fit within an imaginary two~~
38 ~~square foot rectangle. One identification additional wall sign, no larger than~~
39 ~~two square feet, shall be permitted for~~ the each tenant with direct access to a
40 public street business name and/or logo and shall be located on the wall
41 surface adjacent to a tenant's main entry. Restaurants may add an additional
42 two square feet to this sign to the rectangle for a menu.
43
44 iii. ~~Tenant directory signs are a type of wall sign used to identify businesses~~
45 ~~without direct frontage on a public street. The sign shall be~~ Multi-tenant
46 buildings with a shared entrance shall be permitted a six square feet of wall
47 signage, to be located adjacent to the shared main entrance ~~to the nonfrontage~~
48 ~~suites and shall not exceed six feet in height.~~

DRAFT – 11-9-21

2. ~~Up to 30% of the area of an awning or canopy may be used for signage, separate from the wall sign. Such signs shall not be internally lit. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.~~
3. ~~Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted, up to a maximum size of six square feet. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.~~
4. ~~Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed~~No more than 40% of ~~the~~a window's area ~~shall be used for signage, except Up to 10% of that area may consist of completely opaque signs. shall be limited to 10% of the window area.~~ Etched glass and similar artistic designs shall not be considered opaque.
5. ~~Freestanding signs, defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains, are generally not permitted in the mixed use PUDa MUPUD project district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.~~

~~(6)(7)~~ (7) ~~Sidewalks.~~ Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
- b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.

~~(7)(8)~~ (7)(8) ~~Pedestrian/bicycle pathways.~~ Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.

~~(8)~~ (8) ~~Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.~~

DRAFT – 11-9-21

(g) Procedure.

(1) Each applicant shall ~~confer-meet~~ with the ~~Department~~Director of Community Planning and Development regarding the preparation of the ~~mixed-use MUPUD~~ application prior to submittal. ~~The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed-use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed-use PUD application.~~ It is not required that any person requesting such a preapplication-meeting~~conference~~ be an owner of or holder of an equitable interest in the subject property.

(2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information and attend meetings as deemed necessary.

(3) ~~Concept plan (optional)~~. A property owner, prospective applicant or their representative may submit an optional concept plan for review and comment by the Planning Commission and /or Township Board.

a. Purpose

1. To acquaint the Planning Commission and /or Township Board with the proposed project.
2. To ~~provide~~receive guidance regarding the proposed design's compatibility with the purpose, intent and standards of the ~~mixed-use~~MUPUD ordinance.
3. To reduce the applicant's time and cost.

b. Submittal requirements.

1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
2. A written summary of the project (amount and type of uses, basis for the design concept).
3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.

DRAFT – 11-9-21

- 1
2 v. General location of known features affecting the site layout such as, but not
3 limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers
4 and streams, parkland, etc.

5
6 4. A list of the amenities proposed for the project, along with descriptions and
7 locations of each.

8
9 c. Review procedure.

- 10
11 1. Upon receipt of a written request and other required data and information, the
12 Director of Community Planning and Development shall review the concept plan.
13
14 2. Within 30 days of the date of receiving a complete request the ~~director~~ Director
15 shall forward to the Planning Commission and /or Township Board the concept
16 plan and accompanying data along with any written comments from the
17 ~~director~~ Director. The Planning Commission and /or Township Board shall
18 concurrently review the concept plan and may offer comments or suggestions on
19 the design. Comments or suggestions made during the review of the concept plan
20 shall not be binding on the Township or the applicant.

21
22 (4) Required data and information for a ~~mixed-use~~ MUPUD.

- 23
24 a. A complete application accompanied by the appropriate fee.
25
26 b. A ~~map site plan~~ drawn to an engineer's scale of the total property involved, showing
27 its location in the Township and its relation to adjacent property.
28
29 ~~c. A site analysis indicating principal factors which influenced the design, including~~
30 ~~building elevations and/or architectural documents and plans.~~
31
32 ~~d.c.~~ A schematic layout of the proposed storm sewer system.
33
34 ~~e.d.~~ A document generally describing the proposed phasing program for the ~~mixed-use~~
35 MUPUD, ~~including of~~ all dwelling units, non~~dwelling residential~~ units, recreation and
36 other facilities, and open space improvements.
37
38 ~~f.e.~~ A ~~reproducible~~ two-foot contour topographic map (~~i.e., sepia, mylar, etc.~~) drawn at
39 the same scale as the site plan and showing the existing relief features on the site.
40
41 ~~g.f.~~ A sign program.
42
43 ~~h.g.~~ Natural features study for previously undeveloped properties. The natural features
44 study shall include a written description of the features to be retained, removed, or
45 modified, and the proposed measures to mitigate any negative impacts on the site and
46 adjacent properties. Natural features to be addressed include but are not limited to,
47 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
48 floodways, floodplains, water features, identified groundwater vulnerable areas,

DRAFT – 11-9-21

slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant or endangered wildlife.

~~i.h.~~ Traffic study where the project will exceed ~~100-250~~ vehicle trips during the peak hour of the adjacent roadway.

~~j.i.~~ Building elevations drawn to scale ~~and{in color}~~.

~~k.j.~~ The developer shall provide the Township with copies of any comments from other reviewing agencies, such as:

1. The Ingham County Road ~~Commission~~Department.
2. The Ingham County Drain Commissioner.
3. Michigan Department of Transportation (if applicable).
4. Michigan Department of Environmental ~~al, Great Lakes, and Energy-Quality~~ al, Great Lakes, and Energy-Quality (if applicable).
5. Township Environmental Commission (if applicable).
6. Township Engineering Department.
7. Township Fire Department.
- ~~8. The appropriate School Board (if applicable).~~

~~k.~~ The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.

~~l.~~ A list of the amenities proposed for the project, along with descriptions and locations of each.

~~l.m.~~ A list of waivers requested for the project, along with descriptions, dimensions, and locations of each, as well as justification or reasons why each waiver is being requested.

~~(5) Hearing.~~ Upon submittal of a complete application, the Planning Commission shall hold a public hearing.

~~(6)~~
~~(7)(5)~~ Notice of public hearing. Notices for public hearings shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.

~~(8)(6) Planning Commission decision.~~ Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall make such a recommendation approval, modification, or denial, to the Township Board, within 60-30 days of the date

DRAFT – 11-9-21

1 ~~that~~ the planned unit development was placed on the eCommission's agenda, ~~and shall~~
2 ~~within said 60 days, report its action to the Township Board.~~ The ~~sixty~~30-day period may
3 be extended if the applicant consents.
4

5 ~~(9)(7) Township Board decision.~~ After receiving a recommendation from the Planning
6 Commission, the Township Board shall conduct a public hearing which shall be preceded
7 by notice as specified in Subsection 86-65(b) of the Code of Ordinances~~the preceding~~
8 ~~subsection (e)(3).~~ Following the public hearing, the Township Board shall make a
9 determination to approve, modify, or deny the request. The Township Board shall
10 ~~approve, modify or deny the planned unit development~~ make such a determination
11 within 30 days of the date the planned unit development was placed on the board's
12 agenda. The ~~thirty~~30-day period may be extended if the applicant consents.
13

14 The Township Board may place conditions on the development in order to guarantee
15 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is
16 not limited to, providing walkable, pedestrian-friendly communities and ensuring
17 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions
18 may include, but are not limited to, the following subjects:
19

20 a. Hours of operation.

21
22 b. Total square footage allotted/required for the nonresidential uses.

23
24 c. Location, design, and orientation of specific nonresidential uses which may locate
25 within the development and their placement in relationship to neighboring uses.

26
27 d. Proportion of the development which may be occupied by individual nonresidential
28 uses or by all nonresidential uses.

29
30 e. Maximum noise levels emitted.

31
32 f. Lighting levels, direction, and timing.

33
34 g. Sufficiency of parking.

35
36 h. Enhancement of walkability within the development and connectivity to surrounding
37 uses.

38
39 i. Landscaping and screening.
40

41 (8) The MUPUD review and approval shall serve as the special use permit review and
42 approval for any use, requirement, or other activity requiring special use permit approval
43 in the underlying zoning district, including a special use permit required under Section
44 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
45 permit approval is identified before the Township Board approves the Mixed Unit
46 Planned Unit Development.

47
48 a. Any use subject to special use permit review that is proposed after a MUPUD project
49 is approved must be processed pursuant to the special use permit requirements set
50 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.

DRAFT – 11-9-21

1
2 b. A MUPUD application to redevelop an existing use or property previously approved
3 by special use permit shall be considered a new application for MUPUD review under
4 this section.
5

6 ~~(10)(9) Site plan review.~~ Upon approval by the Township Board of the ~~mixed-use MUPUD~~, the
7 developer shall submit a complete application to the Department of Community Planning
8 and Development for site plan review, as outlined in the Code of Ordinances. The site plan
9 review process shall be subject to the standards outlined in Chapter 86 of the Code of
10 Ordinances.
11

12 ~~(11)(10)~~ Any condition imposed upon a ~~mixed-use MUPUD~~ shall be part of the record
13 and remain unchanged, unaltered, and not expanded upon, except with the mutual
14 consent of the Township and the landowner. The Township ~~shall maintain a record of~~
15 ~~conditions which are changed and developer shall enter into a formal, written MUPUD~~
16 ~~agreement outlining the project, waivers approved, amenities, conditions of approval,~~
17 ~~and any other relevant items related to the project.~~
18

19 (h) Effect of issuance.

20
21 (1) ~~Effective date.~~ The effective date of an approved ~~mixed-use MUPUD~~ shall be the date of
22 the Township Board decision.
23

24 (2) ~~When a mixed-use PUD becomes void.~~ If construction related to the ~~mixed-use MUPUD~~
25 has not commenced within ~~four-two~~ years after the effective date, approval shall be void,
26 except a one two-year extension may be considered if a written request is submitted to
27 the Department of Community Planning and Development prior to the expiration date
28 and subsequently approved by the Township Board.
29

30 (3) ~~Extension of a phased mixed-use PUD.~~ Once ~~the first~~ a phase ~~in of~~ a multi-phased ~~mixed~~
31 ~~use MUPUD~~ is under construction, the next phase must commence construction within
32 one year of the Certificate of Occupancy being issued for the first building in the previous
33 phase. ~~†~~The Township Board may grant a two-one-year extension for commencement of
34 construction on any future phases if a written request is submitted to the Department of
35 Community Planning and Development prior to one year elapsing from the Certificate of
36 Occupancy on the previous phase.~~the current expiration date. Provided construction~~
37 ~~progresses on subsequent phases, the Township Board may grant additional two-year~~
38 ~~extensions if a written request is submitted to the Department of Community Planning~~
39 ~~and Development prior to the most recent expiration date.~~
40

41 (i) Amendments.

42
43 (1) ~~Generally.~~ The property owner may apply for an amendment in writing to the Director of
44 Community Planning and Development. The director shall make a determination as to
45 whether a proposed amendment constitutes a major or minor amendment to the original
46 planned unit development.
47

48 (2) ~~Major amendments.~~ A major amendment shall have a significant impact on the ~~mixed-use~~
49 MUPUD and the conditions of its approval, which shall include, but not be limited to:
50

DRAFT – 11-9-21

- 1 a. Building additions located outside a building envelope as shown on the approved
2 ~~mixed-use MUPUD~~ site plan.
- 3
- 4 ~~b. Building additions that reduce any setback shown on the approved mixed-use PUD~~
5 ~~site plan.~~
- 6
- 7 ~~e.b.~~ Building additions in excess of 2,000 square feet in gross floor area for buildings
8 under 20,000 square feet in gross floor area or 10% of an existing building over
9 20,000 square feet in gross floor area.
- 10
- 11 ~~d. Expansion of a use that results in an additional 100 or more vehicle trip ends during~~
12 ~~the peak hours.~~
- 13
- 14 ~~e.c.~~ Addition of land to the mixed use PUD equal to or more than 20,000 square feet for
15 existing sites less than 40,000 square feet in area or two times the original site size
16 for sites over 40,000 square feet.
- 17
- 18 ~~f.d.~~ Expansion of a use that anticipates a 10% or greater increase the ~~in~~-required off-
19 street parking.
- 20
- 21 ~~e.~~ Any addition to a legal nonconforming site. Any addition of 50 or more residential
22 dwelling units to the MUPUD project.
- 23
- 24 ~~g.f.~~ Any reduction in non-residential space in a building(s) by 25 percent or more of the
25 usable floor area.
- 26
- 27 (3) ~~Minor amendments.~~ All amendments not deemed to be major amendments by the
28 Director of Community Planning and Development shall be considered a minor
29 amendment.
- 30
- 31 (4) Process to amend a ~~mixed-use MUPUD~~.
- 32
- 33 a. Major amendments shall follow the same procedure set forth in this section for new
34 applications, including, but not limited to, submitting an application and fee, but
35 review and a decision on the amendment shall be limited only to the Township Board.
- 36
- 37 b. ~~Minor amendments.~~ The Director of Community Planning and Development shall
38 initiate the following review process for Minor amendments:
- 39
- 40 1. ~~Application.~~ An application for an amendment to a ~~mixed-use MUPUD~~ shall be
41 submitted to the Director of Community Planning and Development.
- 42
- 43 2. ~~Fee.~~ A fee shall be paid at the time of filing the application in the amount
44 established in the schedule of fees adopted by the Township Board.
- 45
- 46 3. ~~Hearing.~~ Upon submittal of a complete application, the Director of Community
47 Planning and Development shall hold a public hearing. Notice of said public
48 hearing shall comply with the provisions outlined in Subsection 86-65 of the Code
49 of Ordinances.

DRAFT – 11-9-21

1
2 ~~3.4. Following the public hearing and after adequate review and study of the~~
3 ~~application, the Director of Community Planning and Development shall make a~~
4 ~~decision to approve, approve with conditions, or deny the minor amendment~~
5 ~~request within 60 days of the public hearing date. The 60 day period may be~~
6 ~~extended if the applicant consents.~~

7
8 ~~i. Notice of the public hearing. Notices shall comply with the provisions outlined~~
9 ~~in Subsection 86-65(b) of the Code of Ordinances.~~

10
11 ~~ii. Director of Community Planning and Development decision. Following the~~
12 ~~public hearing and after adequate review and study of the application, the~~
13 ~~Director of Community Planning and Development shall make a decision to~~
14 ~~approve, approve with conditions or deny the minor amendment request~~
15 ~~within 60 days of the public hearing date. The sixty-day period may be~~
16 ~~extended if the applicant consents.~~

17
18 ~~4.5. Site plan review.~~ Upon approval of a minor amendment by the Director of
19 Community Planning and Development, the applicant shall submit a complete site
20 plan review application to the Department of Community Planning and
21 Development, as outlined in Chapter 86 of the Code of Ordinances.

22
23 ~~6.~~ Any condition imposed upon a minor amendment to a ~~mixed-use MUPUD~~ by the
24 Director of Community Planning and Development shall remain unchanged,
25 unaltered, and not expanded upon, unless the change is reviewed and authorized
26 by the Director of Community Planning and Development.

27
28 ~~5.—~~

29
30 ~~c. All amendments and/or new or changed conditions of approval shall be formalized~~
31 ~~in a written amendment to the MUPUD agreement between the Township and the~~
32 ~~developer.~~

33
34 ~~e.d. Appeal.~~ An aggrieved person may appeal the decision of the Director of Community
35 Planning and Development to the Township Board in accordance with § 86-188.

36
37 (j) ~~Enforcement.~~ The provisions of this article shall be enforced in the manner provided
38 elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance
39 with these regulations shall not be approved.

40
41 **Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the
42 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
43 or effectiveness of the remainder of the Ordinance.

44
45 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
46 hereby repealed only to the extent necessary to give this Ordinance full force and
47 effect.

48
49 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
50 that were incurred, and proceedings that were begun, before its effective date.

DRAFT – 11-9-21

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX, 2021.

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk



To: Board Members
From: Frank L. Walsh, Township Manager
Date: November 12, 2021
Re: Retention and Recruitment Program

“We have to stop complaining about the labor shortage and make the jobs we have better.”

While I did not originate the aforementioned statement, I’m in complete agreement with the future of the labor market. Rather than hold on to a 1980’s employment model, we must mightily adjust to what’s important to our team. I have serious concerns that within 24 months, communities will not have the paramedics and police officers to protect their residents. Look across the country, the number of paramedic and police officer vacancies is staggering. Hence, Director Abby Tithof and I have spent the last few months listening to our team’s objectives on how best to retain and recruit in today’s challenging environment. The discussions centered on retention payments, health savings accounts, flexible schedules and cost of living adjustments. The goal of our program is to make Meridian Township the best place to serve in Mid-Michigan. We also take note of the effect of COVID on mental health and wellbeing. Our plan attempts to address this concern. Our plan is bold. We are prepared to bring our recommendation to the Township Board.

A facet of the program has been adopted by the Township Board allowing for health savings accounts to be paid 100% in January. Prior to the action by the Board, the payments were split into two equal payments with deposits made in January and July.

If approved by the Board, effective January 1, 2022:

- Police and firefighter/paramedics will receive a 3.5% wage increase rather than the 2% contained in their collective bargaining agreement.
- Non-police and firefighter/paramedics will receive a 3% wage increase.
- For a two month period, Meridian Township will implement a four-day work week. The incentive covers all non-emergency responders. Township offices will close on Friday, January 7, January 14, January 21, January 28, February 4, February 11, February 17 & February 24. One caveat, due to the winter tax season, the Treasurer’s office will remain open on February 4 & 11.
- With the first payroll in December, 2022, the township shall provide a \$1,000 retention payment to those team members who are currently employed and were employed with the township on September 21, 2021.

Memo to Township Board
November 12, 2021
Re: Retention and Recruitment Program
Page 2

On March 1, 2022 we will reintroduce flex time for non-police and firefighter/paramedics. Team members will continue to serve 8:00AM-4:30PM or 8:30AM-5:00PM.

Our plan is not perfect. We will continue to struggle with retention and recruitment. However, our plan will provide additional resources for our team members, allow more time for our team to care themselves and their families and continue our dedicated effort in keeping mental health and wellbeing as top priorities for our organization.

A motion is prepared for Board consideration:

**MOVE TO APPROVE THE RECOMMENDATION FROM THE TOWNSHIP MANAGER &
DIRECTOR OF HUMAN RESOURCES TO FULLY IMPLEMENT THE 2022 RETENTION &
RECRUITMENT WELLNESS PROGRAM**



12. D

To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: November 12, 2021
Re: 2021 Small Business Saturday Resolution

Women Impacting Public Policy (WIPP) and the Small Business Saturday Coalition are asking for your support for Small Business Saturday®, the national effort to drive consumers to shop at local independently owned businesses on the Saturday after Thanksgiving, November 27, 2021.

Falling between Black Friday and Cyber Monday, Small Business Saturday is essential to the preservation of the neighborhoods that compose the landscape of your local economy and enrich its unique culture. This year, it is more important than ever.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE RESOLUTION IN RECOGNITION OF SMALL BUSINESS SATURDAY.

Attachment:

1. Resolution in Recognition of Small Business Saturday

I, the undersigned, the duly qualified and acting clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 16th day of November 2021.

Deborah Guthrie
Meridian Township Clerk



To: Board Members
From: Abigail Tithof, HR Director
Date: November 12, 2021
RE: Diversity, Equity, and Inclusion (DEI) Plan Update

On January 27th of this year, you may recall that our Township's DEI Taskforce met via Zoom to discuss the importance of diversity, equity, and inclusion in our internal work as an organization, and in our interactions with the public whom we serve. At that meeting, Task Force Member (Trustee) Wisinski helped us draft our mission statement, which is;

To promote and support a diverse, equitable, and inclusive workforce through training, evaluation, and action.

Our intention is to embrace how we do this work, increase conscious and awareness and really, to learn ways to better connect and improve communication.

After another unique year of adapting to pandemic requirements, we were finally able to participate in our first leadership DEI training session. This 4-hour training took place virtually on August 5th and was led by the Michigan Department of Civil Rights' DEI Director, Alfredo Hernandez and his DEI colleague, Cynthia Thornton. Participants took part in learning and interactive participation through breakout rooms where we had brief periods to discuss a topic with our colleagues and come back to the main group to share what we are learning about each other and our unique experiences.

It is our intention to incorporate ongoing training for leadership and staff, and we are currently working with MSU's Broad College of Business, Lansing Community College, and other DEI training groups, to build and incorporate ongoing training and continue promoting awareness and intentionality in our daily experiences as we work and serve together.

Special thank you to our Public Safety department for their early implementation of Unconscious Bias training for all of their staff, and for extending the invite to our Fire Department who joined them for this year's training earlier in the year. Thank you to every department for their eagerness to participate. As we normalize conversations about bias, we are better able to learn how to work constructively through it.



To: Board Members
From: Stephen Gebes, Technology Director
Date: November 12, 2021
Re: Information Technology Assessment Update

At the October 5th, 2021 Board meeting, the Township Board authorized the Manager to execute a contract for a technology assessment with Brightline IT. Subsequently, on October 21, 2021, a project began to provide the following assessments of the Township technology systems:

- Active Directory Assessment
- Application & Data Assessment
- Asset List
- Business Continuity, Backups & Incident Recovery Assessment
- Connectivity Assessment
- Cybersecurity Assessment
- Employee Work Habit Assessment & Training
- Endpoint Assessment
- Firewall & Perimeter Protection Assessment
- Infrastructure Assessment
- Network Topology Assessment
- Policy & Procedures Assessment
- Server Assessment
- Storage Assessment
- WiFi Assessment

At the initial meeting, the following team assembled to compete these assessments listed above:

Meridian Township	Brightline IT
<u>Stephen Gebes</u> <ul style="list-style-type: none"> • Communication • Existing system information • Documentation <u>Kamic Jok</u> <ul style="list-style-type: none"> • Remote Access <u>Kristen Cole</u> <ul style="list-style-type: none"> • Existing Software & Providers • Township staff support 	<u>James Cabalum</u> <ul style="list-style-type: none"> • Communication • Assessment delivery • Assessment reviews <u>Nick Stoner</u> <ul style="list-style-type: none"> • Project updates, communication, timeline <u>Jonathan Williams</u> <ul style="list-style-type: none"> • Remote/on site surveys • Personnel interviews • Assessment generation <u>Vinny Du Toit</u> <ul style="list-style-type: none"> • Remote/on site surveys, • Network documentation <u>Ryan Floyed</u> <ul style="list-style-type: none"> • On-site surveys

Memo to Township Board
November 12, 2021
Re: IT Assessment Update
Page 2

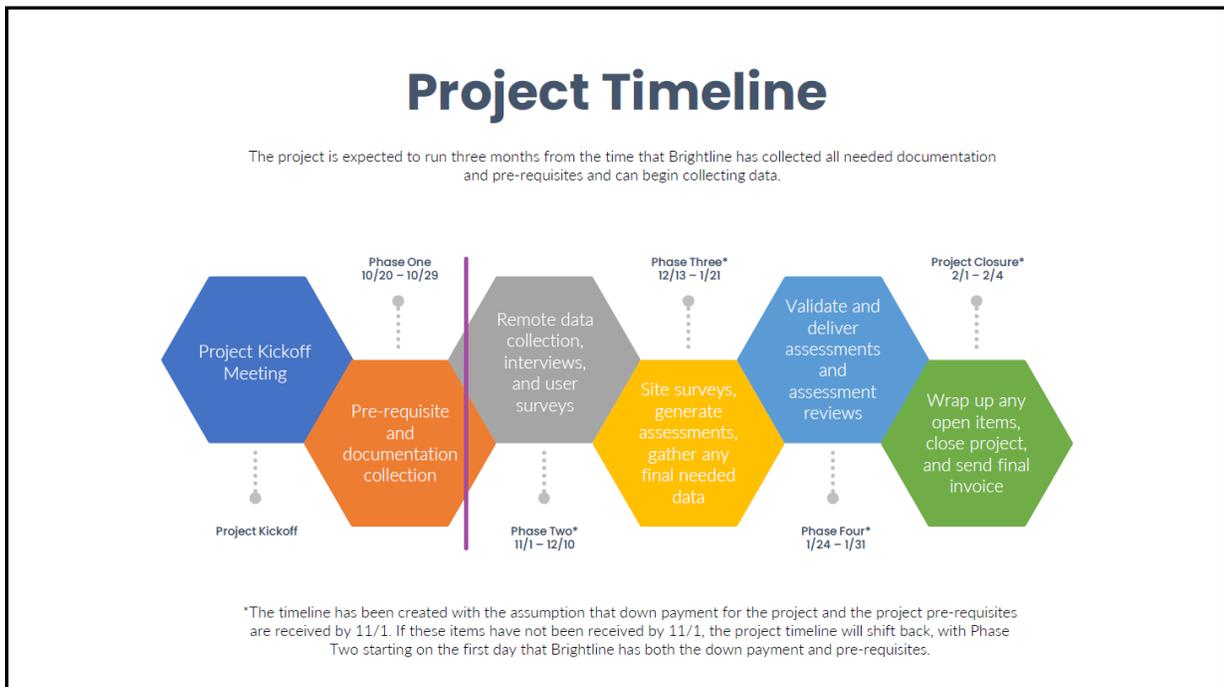
The team adopted the following schedule for completion of the work:

Phase 1: Establish remote access & documentation collection (Complete November 5th)

Phase 2: Electronic data collection (Present through December 10th)

Phase 3: On-site data collection (December 13th through January 21st)

Phase 4: Assessment & delivery (through January 31st)



The Township granted Brightline remote access last month, and Active Directory evaluations are underway. The team is currently working to review the existing policy & practice to establish a framework for more comprehensive written standards. Data collection ‘sensors’ are expected to be installed at various points throughout our network over the coming weeks.

Our project to revamp standards and create a 2022 Technology Infrastructure Enhancement project list remains on-track and we will continue to move through data collection including end-user interviews throughout the entire holiday season.