

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JULY 9, 2014 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, June 11, 2014

D. NEW BUSINESS

1. ZBA CASE NO. 14-07-09-1 MERIDIAN TOWNSHIP PARKS, 2100 GAYLORD C SMITH COURT, HASLETT, MI 48840

DESCRIPTION:	4555 Okemos Road (Wonch Park)
TAX PARCEL:	21-451-004
ZONING DISTRICT:	RB (Single Family-High Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(3), which states all structures and grading activities shall be setback from the edge of a water feature as follows – 50 feet from the ordinary high water mark of the Red Cedar River.
- Section 86-471(b)(1) which states all structures and grading activities shall be setback 40 feet from the edge of wetlands regulated by the township or state which are two acres or greater in size.
- Section 86-471(c)(1) which states a 20 foot natural vegetation strip shall be maintained from the edge of wetlands regulated by the township or state.

The applicant is requesting variances for a proposed eight-foot wide paved pathway within the required water features setback and the natural vegetation strip from the ordinary high water mark of the Red Cedar River and from regulated wetlands. The proposed setback for the paved pathway in Wonch Park, located at 4555 Haslett Road, is 25 feet from the ordinary high water mark of the Red Cedar River and 12 feet from regulated wetlands.

E. OTHER BUSINESS

F. PUBLIC REMARKS

G. BOARD MEMBER COMMENTS

H. ADJOURNMENT

I. POST SCRIPT – Brian Beauchine

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, JUNE 11, 2014

PRESENT: Members, Jackson, LeGoff, Ohlrogge, Hershiser, Chair Beauchine,
ABSENT: None
STAFF: Rick Brown, Associate Planner
Mark Kieselbach, Director of Community Planning & Development

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, May 28, 2014

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN.

SECONDED BY MEMBER HERSHISER .

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 14-06-11-1 MARK SANDERS CONSTRUCTION, INC., 8787 COLEMAN ROAD, HASLETT, MI 48840

DESCRIPTION: 16.86 acres South of Piper Road and East of Van Atta Road
TAX PARCEL: 13-100-035
ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting variances from the following sections of the Code of Ordinances:

Section 86-368(d)(4)e, which states that access to residential sites shall be located on the street with the lowest functional classification as illustrated in section 86-367. The applicant is requesting for a gravel driveway to be constructed to a 16.86 acre parcel from Van Atta Road instead of Piper Road

Section 86-565, which states no accessory building shall project into any front yard. The applicant is requesting variances to allow two accessory structures (one existing pole barn and one proposed barn) to be located in the front yard of the proposed single-family dwelling.

Mr. Brown outlined the case for discussion.

Mr. Cory Chvala, 5540 Earliglow Lane, Haslett, the property owner, said he would like to locate the driveway off of Van Atta Road so as not to disturb the existing wetland and avoid having to fill in the

wetland near Piper Road. He explained the proposed barn would not be visible from either road and would fit into the buildable area of the land.

Mr. Tim VanRavensway, 5360 Van Atta Road, Haslett, commented the neighbors are concerned about Mr. Chvala developing the land into more than one parcel or more than one home. He commented he was concerned if a variance was granted and the property was sold to someone else as the variance would remain with the property.

Mr. Chvala commented his goal was to build a home and remain there for the future.

Member Hershiser commented there are practical difficulties with having the driveway on Piper Road and commended the applicant for trying to preserve the wetland.

Member Jackson asked about the location of the proposed barn in relation to the neighbors.

Mr. Chvala remarked the proposed barn will not be visible to the neighbors due to the location of Mr. VanRavensway's orchard.

Member Ohlrogge commented the items of the Review Criteria Section 86-221 are met regarding the variance from 86-368(d)(4)e.

MEMBER HERSHISER MOVED TO APPROVE BOTH VARIANCES.

SECONDED BY MEMBER JACKSON.

Member Ohlrogge commented she did not think the proposed barn met all the review criteria as it was the minimum action necessary to make the land useful.

Chair Beauchine pointed out that the ordinance does not really address larger lots and the placement of accessory structures when the principal structure is located to the rear of the parcel.

Member LeGoff said she thought the location of the proposed barn was ideal.

Member Hershiser stated the proposed barn is 660 feet off Piper Road so it meets the intent of the ordinance.

Member Ohlrogge asked the applicant why they wanted to locate the proposed barn there.

Mr. Chvala remarked they had located the proposed barn where it would be least visible to neighbors and from the road. The proposed barn also would not be in the wetland.

Member Jackson commented the variance would remain with the land and the impact on the neighbors could be worsened by a different owner, adding moving the proposed barn to the east may alleviate the problem.

Chair Beauchine commented the wetlands are to the east of the existing barn.

Member Jackson said she meant southwest of the existing barn.

Chair Beauchine commented placement opportunities for the proposed barn are limited and it meets the intent of the ordinance.

Member Jackson commented she admired and valued the owner's plan to use the property without disturbing the natural features.

Member Ohlrogge said she agreed the owner was being responsible in laying out the property. She stated the variance for the proposed barn meets a majority of the Review Criteria in Section 86-221.

VOICE VOTE: YES: Hershiser, Jackson, Ohlrogge, LeGoff, and Beauchine.
NO: None

MOTION CARRIED 5-0

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:12 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: July 2, 2014

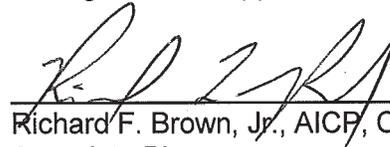
RE: Setback Staking in Wonch Park

The Department of Public Works & Engineering will have the 25 foot natural vegetation strip setback from the ordinary high water mark of the Red Cedar River staked by Tuesday morning, July 8th. This should give you a chance to observe where the setback is located in relation to other site features.

MEMORANDUM

TO: Zoning Board of Appeals

FROM:


Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: July 3, 2014

RE: ZBA Case No. 14-05-28-1

ZBA CASE NO.: 14-07-09-1 MERIDIAN TOWNSHIP PARKS, 2100 GAYLORD C. SMITH COURT, HASLETT, MI 48840
DESCRIPTION: 4555 Okemos Road (Wonch Park)
TAX PARCEL: 21-451-004
ZONING DISTRICT: RB (Single Family-High Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(3) which states all structures and grading activities shall be setback from the edge of a water feature as follows – 50 feet from the ordinary high water mark of the Red Cedar River.
- Section 86-471(b)(1) which states all structures and grading activities shall be setback 40 feet from the edge of wetlands regulated by the township or state which are two acres or greater in size.
- Section 86-471(c)(1) which states a 20 foot natural vegetation strip shall be maintained from the edge of wetlands regulated by the township or state.

The applicant came before the Zoning Board of Appeals on May 28, 2014 requesting four variances. The variances were denied 4-1. Prior to moving forward on this case, the Zoning Board of Appeals must determine whether the changes made by the applicant constitute either “changed circumstances” or “newly discovered evidence.” Otherwise, the applicant must wait one year from the date of the denial before re-submitting a variance request.

- Changed circumstances are defined as: *a material alteration of facts relevant to a rezoning and/or variance request occurring since the date of the township’s denial of that request.*
- New discovered evidence is defined as: *the relevant facts, data, or other proof supporting a request for rezoning and/or variance that was not known, and through the exercise of reasonable diligence could not have been known, by the applicant prior to the date of the township’s denial of that request.*

The Meridian Township Department of Parks & Recreation is requesting three variances for construction of an eight-foot wide paved pathway around the periphery of Wonch Park. The plans for the pathway were revised since the May 28, 2014 decision to eliminate one variance,

while also avoiding an existing underground sanitary sewer line and the sand volleyball courts on the western portion of the Wonch Park site. The approximate 2,017 lineal foot paved pathway (compared to 2,063 lineal feet under ZBA Case #14-05-28-1) will provide access to areas near the Red Cedar River for pedestrians, the mobility-impaired, roller-bladers, and cyclists.

The variance from Section 86-471(b)(3) is to allow approximately 760 lineal feet of the pathway to be constructed within the 50 foot water features setback from the river (compared to 960 feet under ZBA Case #14-05-28-1). The plan has been revised so the paved pathway will be constructed outside of the 25 foot natural vegetation strip of the Red Cedar River (compared to 630 feet within the natural vegetation strip under ZBA Case #14-05-28-1). As a result, a variance is no longer required from Section 86-471(c)(2).

As shown by the chart below, the deepest incursion by the proposed pathway into the required setbacks occurs in the southern portion of Wonch Park where the outer edge of the pathway would be 12 feet from the water features setback/natural vegetation strip of regulated wetlands along the Red Cedar River. This requires variances from both Sections 86-471(b)(1) and 86-471(c)(1).

FEATURE	REQUIRED SETBACK	PROPOSED SETBACK
River - Water Features Setback	50 feet	25 feet
River - Natural Vegetation Strip	25 feet	25 feet
Wetland - Water Features Setback	40 feet	12 feet
Wetland - Natural Vegetation Strip	20 feet	12 feet

Site History

- Wonch Park was acquired by the Township from Theodore Wonch in 1969 and occupies approximately 15 acres on the north bank of the Red Cedar River. It currently contains a pavilion, picnic areas, sand volleyball courts, a playground, restrooms, off-street parking, and bicycle parking.
- The Department of Parks & Recreation received a \$45,000 grant from the Michigan Department of Natural Resources for installation of the pathway in Wonch Park in order to make more of the park accessible to all residents.
- The Planning Commission approved Special Use Permit #14051 for the proposed work in the 100-year floodplain associated with the pathway project on April 28, 2014.
- The project was approved on May 7, 2014, under Site Plan Review #14-07, subject to the applicant applying for and receiving all applicable variances.

Attachments

1. Site Location Map
2. Application
3. Submittals from the applicant

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

A. Applicant CHARTER TOWNSHIP OF MERIDIAN (PARKS)
Address of Applicant 2100 GAYLORD SMITH CT.
HASLETT, MI 48840
Telephone (Work) 517 853 4600 Telephone (Home) -
Fax 517-853-4099 Email address: maisner@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4555 OKEMOS ROAD
Zoning district R13 (SINGLE HIGH FAMILY DENSITY) Parcel number 21-451-004

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-471(b) and 86-471(c) for portions of path within 25' vegetated river setback and 50' water features setback.

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page) SEE ATTACHED

LuAnn Maisner /s/ LuAnn Maisner 4-30-14
Signature of Applicant Print Name Date

Fee: n/a Received by/Date: [Signature] 5/1/14

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): **This is optional and will not affect any decision on your application.**)

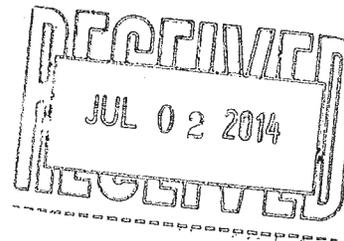
LuAnn Maisner /s/ 4-30-14
Signature of Applicant(s) Date

Signature of Applicant(s) Date

Meridian Charter Township - Parks and Recreation
Wonch Park Pathway Project

July 1, 2014

Variance Application Supplement – Zoning Board of Appeals



Variance Review Criteria and Applicant Responses:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

- Wonch Park is a unique circumstance in that the property is a public park and must be made available and accessible for public enjoyment by all. This is not private property or a request for personal gain.
- A majority of the park property lies within the floodway and the majority of the proposed pathway lies within the floodway.
- Wonch Park is located along a beautiful bend in the Red Cedar River, near downtown Okemos and is part of the DDA Zoning District.
- Wonch Park has an existing sanitary sewer line running across the property that we are working to avoid.
- There are no structures being built. Proposed improvements are “at-grade” and flow will not be impaired during times of high water.
- During times of high water in the spring, the park is closed for 1-3 weeks each year.
- During times of high water, the park is closed to visitors. (Note: the park was only closed for 5 days in 2014).
-

2. These special circumstances are not self-created.

- The majority of the park is within the floodplain/floodway; which is not self-created. Note: a large number of parks in general are in floodplains.
- Wonch Park was a battery factory until the township purchased the property in 1969. It was immediately converted into a park that was intended to be utilized and enjoyed by the general public, including users with mobility issues, such as wheelchairs.
- When the property was acquired in 1969, the current Zoning Ordinance did not exist. The pathway is an improvement to an existing park which may qualify for being grandfathered.
- By placing the trail near the river, it allows park user's views of the river while gaining exercise and nature appreciation.
- The pathway location has been amended and we have moved portions of the pathway outside of the 25' river setback for the purpose of requesting a lesser variance.
- Wonch Park has an existing sanitary sewer line running across the property that we are working to avoid.

3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.

- Constructing the pathway outside of the floodway and river setbacks would defeat the purpose of developing a trail along the river. Also, the majority of the property is located within the floodplain, so moving the pathway five or ten feet to the east would still leave the pathway within the floodway/floodplain.
- The area in which the pathway is proposed consists of mowed lawn. According to the Zoning Ordinance, mowed lawn is not considered a vegetative strip.

4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

- The Planning Commission has already granted approval of the pathway so to fulfill its "permitted purpose", it must be located within reasonable proximity of the river to allow all residents of the Township enjoyment of its amenities such as fishing, canoeing, kayaking and wildlife observation.
- This pathway is phase one of a re-development plan for Wonch Park, one of the oldest parks within the park system. The pathway is an important design element of an overall plan that includes future park amenities such as a fishing area, boat launch, and stream bank improvements allowing access for persons of all abilities.
- The difficulties of constructing the pathway outside of the vegetative and river setbacks will result in losing the Michigan Natural Resources Trust Fund Grant for this project. It is the goal of the Park Commission and Township Board to utilize opportunities which leverage our local funds for park development projects.
- It is the role of the Township as a public entity to provide barrier-free access to its amenities especially where able-bodied people travel now. To place the pathway 50'-70' from the river does not provide the same experience or meet ADA Guidelines.

5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

- If granted the variance, the pathway will not be contrary to the public interest or general spirit of the zoning ordinance.
- This pathway will provide access to the river and also to the play structure, which is currently not accessible by a paved route.
- The route has been carefully planned and located to provide the least amount of impact to the vegetation while also serving the needs of the project. The design is very unique and would be difficult to duplicate in another space.

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

- Granting the variance will not adversely affect adjacent land or character in the vicinity, in fact, it will improve the adjacent areas because this and other future park improvements are long overdue in Wonch Park.
- There is no additional fill; therefore, the capacity of the floodplain will not be reduced.
- The area that is within the water features setback and the natural vegetation setback is currently mowed lawn .
- The original plan called for removal of no live trees or other vegetation, brushy or otherwise. Relocating the pathway may require live tree removal if absolutely necessary. That is not our desire or intent.
- If required to move the pathway outside the 50' setback from the river, the pathway will cover the existing sewer line which is not desired by the Department of Engineering.
- If required to move the pathway, it will become necessary to relocate existing sand volleyball courts. The sand volleyball courts are utilized on a regular basis by adult leagues and were renovated in 2013 by a volunteer group.
- The impact of this project will be greater use of this park by persons with mobility needs and their families.

7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

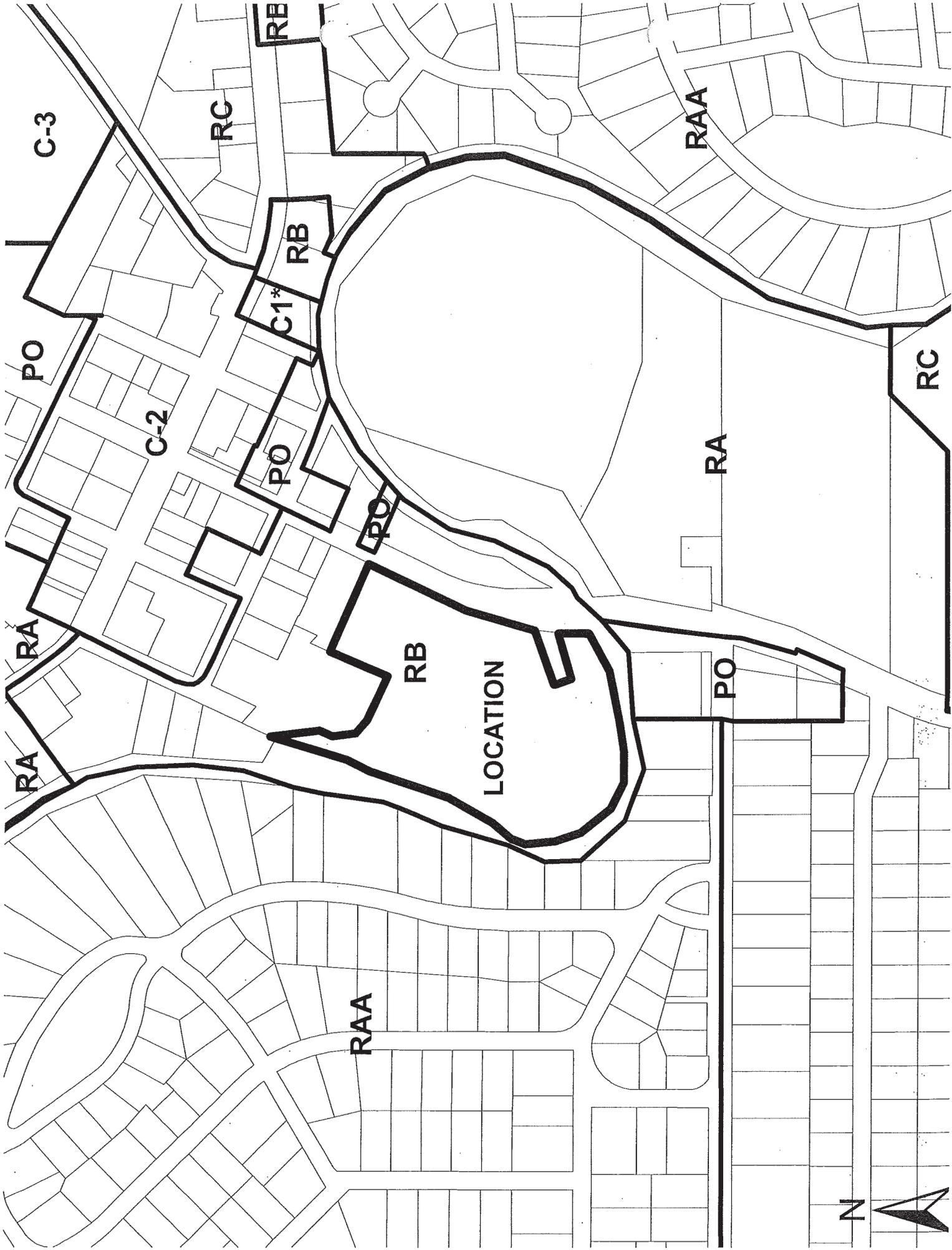
- The conditions pertaining to the land are very unique (public park, river frontage, floodplain); therefore, the formulation of a general regulation may not be practical.
- The Park Commission and Parks and Recreation Department make every effort to protect the environment and respects the township zoning ordinance.
- The route of the path chosen was done so carefully with the goal of minimal impact to the site, no live tree removal, distance from water feature as much as possible while also meeting the goals of the overall master plan for the park.
- In selecting the route, a team of Township staff consisting of Senior Park Naturalist Kit Rich, Parks and Land Management Coordinator and Registered Landscape Architect, Jane Greenway, Chief Engineer, Younes Ishradi, Drafting Manager, Jay Graham, Associate Planner, Rick Brown, and Director of Parks and Recreation, LuAnn Maisner met on-site and walked the area to delineated the best and friendliest trail route with regard to minimal impact to the site.
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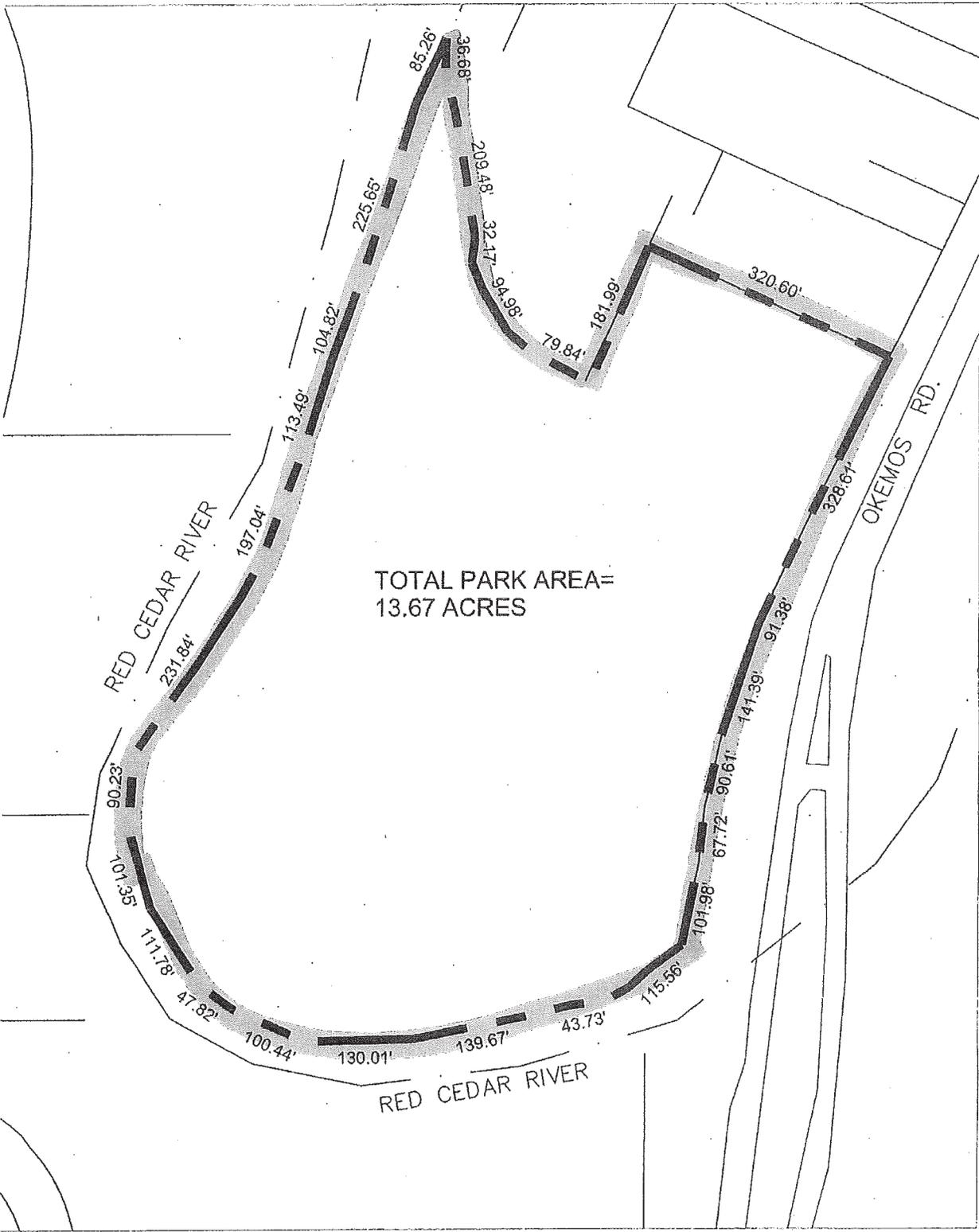
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

- Granting the variance will be consistent with public interest and the purposes and intent of the zoning ordinance.
- The original project protects natural features by avoiding all live trees and having minimal grading; it preserves and improves a public park near residential areas and schools; provides improved access for persons with a disability; provides outdoor recreation for scheduled activities, drop-in visitors, families; local

schoolchildren visiting the park, and for paddlers utilizing the Red Cedar Water Trail. The amended trail may require live tree removal.

- A new pedestrian bridge on the southbound side of Okemos Road over the Red Cedar River is planned for 2014 construction which will increase bicycle and pedestrian usage of the park. Partnering these projects is one of the goals of the Meridian Township Public Improvement Plan (CIP).
- The request is supported by the Parks and Recreation 5-Year Master Plan, the Okemos DDA Plan, and the Greenspace Plan.
- To date we have received approval from the Michigan Department of Environmental Quality, Meridian Township Site Plan Approval, Meridian Township Planning Department, and acceptance of the grant project from the Meridian Township Board.
- This project is supported by the Meridian Township Universal Access Advisory Board who reviews all park projects and also recommends renovation to existing facilities to best serve persons with disabilities.





WONCH PARK
 MERIDIAN TOWNSHIP, MICHIGAN

J. M. 7/1/13

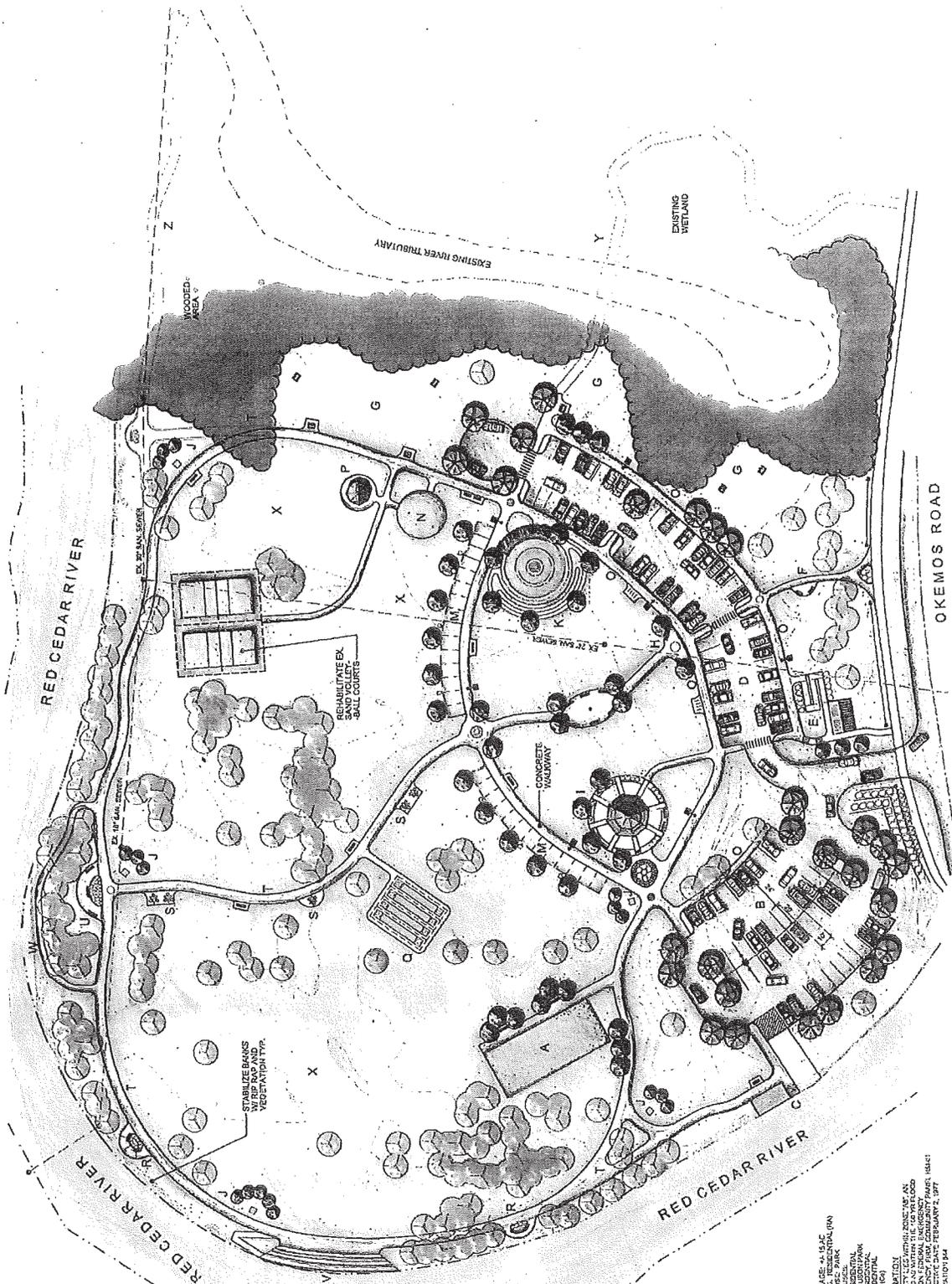
NORTH
 SCALE: 1" = 150'

LEGEND:

- EXISTING COURTS (1" INTERVAL)
- EXISTING DECIDUOUS TREE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE/W/ GUY
- EXISTING UTILITY GUY
- EXISTING TRIBUTARY
- PROPOSED BIKE RACKS
- PROPOSED PLUG POLE
- PROPOSED DRINKING FOUNTAIN
- PROPOSED BENCH
- PROPOSED LIFE TRAIL FITNESS STATION
- PROPOSED PICNIC TABLE
- PROPOSED GAME TABLE
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED FUTURE PEDESTRIAN BRIDGE
- PROPOSED LIGHT POLE
- PROPOSED OUTDOOR ELECTRIC LOCATION

FACILITY LEGEND:

- A EXISTING PLAYGROUND
- B PARKING LOT (46 SPACES)
- C FISHING DOCK/CANOE LAUNCH
- D PARKING LOT (60 SPACES)
- E NEW REST ROOM FACILITY
- F CONCRETE SEATING AREA (TYP)
- G PICNIC AREA
- H SEATING AREA W/ PAVERS & LOGO
- I OPEN AIR PICNIC SHELTER W/ PLAZA
- J CONCRETE PAD FOR ART DISPLAY
- K EARTHEN MOUND SEATING AREA
- L SEATING PLAZA W/ PAVERS, WATER FEATURE, ARBOR, LIGHTING & MUSIC
- M ART FAIR EXHIBIT SPACE (LAWN)
- N CLIMBING ROCK PLAY GROUND
- O THICKENED EDGE SIDEWALK
- P PICNIC SHELTER
- Q HORSE SHOES
- R CONCRETE RIVER VISTA SEATING AR
- S LIFE TRAIL FITNESS STATION
- T ASPHALT TRAIL
- U CONCRETE SEATING AREA W/ LANDSCAPING
- V STEPPED RIVER EDGE SEATING AREA
- W CONCRETE RIVER WALK PROMENADE
- X OPEN PLAY
- Y FUTURE BOARDWALK TRAIL / BRIDGE
- Z FUTURE TRAIL EXTENSION



MASTER PLAN



WONCH PARK MASTER PLAN
 4555 OKEMOS ROAD • OKEMOS, MI 48864
 MERIDIAN TOWNSHIP PARKS AND RECREATION DEPARTMENT • 2180 GAYLORD SMITH COURT • EAST LANSING, MI 48823

NORTH 0 20 40 80
 SCALE: 1"=40'
 06/20/00 3/09/07

SITE PLAN:
 50% UTILITY SCALE - 4"=1" AC
 CONSULTING ENGINEER: HENNE ASSOCIATES, INC.
 10000 WOODLAND AVENUE, SUITE 100
 ANN ARBOR, MI 48106
 DATE: 11/20/00
 SCALE: 1"=40'
 FLOOD DESIGNATION:
 FLOOD ZONE: 100-YEAR FLOOD
 AREA UNDESIGNATED WITH THE 100-YEAR FLOOD
 ZONE DESIGNATED AS FLOOD HAZARD ZONE
 DONALDSON CONSULTING ENGINEERS, INC.
 NO. 250026A (EFFECTIVE DATE: FEBRUARY 2, 1997)
 BASE: FLOOD ALLOCATION 1994

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

April 29, 2014

LuAnn Maisner
Director of Parks & Recreation
Meridian Township Service Center
2100 Gaylord C. Smith Court
Haslett, MI 48840

RE: Special Use Permit #14051 (Meridian Township)

Dear LuAnn:

At its regular meeting held on April 28, 2014, the Planning Commission voted to approve Special Use Permit #14051, a request to construct a 2,100 foot paved pathway in the 100-year floodplain in Wonch Park. Approval was granted subject to the following conditions:

1. Approval is subject to the revised Wonch Park Pathway plan prepared by the Meridian Township Department of Public Works & Engineering, dated March 25, 2014, and the related materials submitted as part of Special Use Permit #14051, subject to revisions as required.
2. The applicant shall obtain all permits and approvals from the Michigan Department of Environmental Quality and the Township prior to any work taking place related to the project. A copy of all permits and approvals shall be provided to the Department of Community Planning & Development.
3. The applicant shall obtain all necessary variances from the Zoning Board of Appeals prior to any work taking place related to the project or revise the plans so no variances are required.
4. In no case shall the impoundment capacity of the floodplain be reduced.
5. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
6. The applicant shall properly dispose of all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.

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7. The disposed materials at an off-site location shall be protected from erosion and reseeded subject to the approval of the Director of Community Planning & Development.

Decisions by the Planning Commission regarding special use permits may be appealed to the Township Board. An appeal must be filed within ten (10) days of the date of the Planning Commission's action and be in accordance with Section 86-189 of the Code of Ordinances. Consequently, your special use permit will not become valid until May 9, 2014.

This letter shall act as the Special Use Permit. The use permitted by the granting of the special use permit must have commenced within two years after issuance or the permit shall be void. All construction related to the special use must be completed within three years from the effective date of the special use permit.

Submitting a site plan review application to the Department of Community Planning and Development is the next step in the process. If you have any questions, please contact me at 517-853-4568 or by e-mail at brown@meridian.mi.us.

Sincerely,



Richard F. Brown, Jr., AICP, CBSP
Associate Planner

cc: Jane Greenway
Martha Wyatt

RESOLUTION

At a regular meeting of the Park Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of February, 2012 at 7:00 p.m., Local Time.

PRESENT: Marilyn Aronoff, Teri Banas, Eckhart Dersch, Mark Stephens, Todd Wilson

ABSENT: None

The following resolution was offered by Commissioner Aronoff and supported by Commissioner Stephens:

WHEREAS, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the development of recreation properties; and

WHEREAS, it is possible to have up to 75% of the total project cost funded through these grant programs; and

WHEREAS, the Park Commission is interested in the continued improvement of Meridian Township's parks and recreation system; and

WHEREAS, Meridian Township has prepared a grant application for submission to the Michigan Department of Natural Resources for the Michigan Natural Resources Trust Fund Program for an estimated \$60,000 of improvements to Wonch Park that includes an accessible perimeter pathway that will provide recreation opportunities and accessibility for visitors of all abilities; and

WHEREAS, the grant request is outlined and justified in the 2011-2015 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, this grant request was open to public review on February 14, 2012.

NOW, THEREFORE BE IT RESOLVED BY THE PARK COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

To support submission of the grant application to the Michigan Natural Resources Trust Fund Program for \$60,000 for improvements to Wonoh Park, including an accessible perimeter pathway and providing a local 25% match funded by the Meridian Township Park Millage

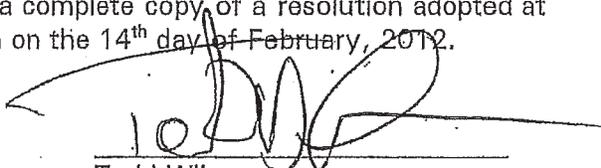
ADOPTED: YEAS: Commissioners Banas, Aronoff, Dersch, Stephens, Chair
Wilson

NAYS: None

The resolution passed.

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Park Commission, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Park Commission on the 14th day of February, 2012.



Todd Wilson
Park Commission Chair

**RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE
FOR WONCH PARK PATHWAY DEVELOPMENT PROJECT
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT PROGRAM**

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 21st day of May 2013, at 6:00 p.m. Local Time.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixle, Trustees Scales, Styka,
Veenstra, Wilson

ABSENT: None

The following resolution was offered by Trustee Wilson and supported by Trustee Scales:

WHEREAS, the Charter Township of Meridian has been awarded a Michigan Natural Resources Trust Fund Grant to develop a paved pathway in Wonch Park that will provide recreation opportunity and universal access for visitors of all abilities while allowing park visitors to enjoy the natural beauty of the river and improved access to the play structure; and

WHEREAS, the Charter Township of Meridian is in receipt of the Agreement between the Charter Township of Meridian and Michigan Department of Natural Resources which outlines the terms and conditions of the grant; and

WHEREAS, the \$60,000 project will be supported by the grant in an amount up to \$45,000, with the local match committed from the General Fund in the amount of \$15,000; and

WHEREAS, the development of the Wonch Park Pathway Development Project supports Township Board Policy 1.1,2; 1.2.5; 1.3.2; and 1.3,5.

NOW, THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN DOES HEREBY ACCEPT THE TERMS OF THE "AGREEMENT" AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES:

1. To appropriate all funds necessary to complete the Wonch Park Pathway Development Project during the project period and to provide Fifteen Thousand (\$15,000) dollars from the General Fund to match the grant authorized by the Michigan Department of Natural Resources.

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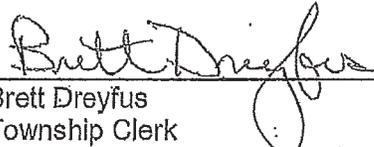
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Michigan Department of Natural Resources for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement.

ADOPTED: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk
Dreyfus, Treasurer Brixie

NAYS: None

STATE OF MICHIGAN)
) ss
 COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted at a regular meeting of the Township Board on the 21st of May 2013.



 Brett Dreyfus
 Township Clerk

RECEIVED
 JUL 1 2013
 MICHIGAN DNR
 GRANTS MANAGEMENT