



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
May 7, 2015
2:00 P.M.



1. CALL MEETING TO ORDER*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. INTERVIEWS FOR TOWNSHIP LEGAL SERVICES
 - A. Clark Hill – 2:00 p.m.
 - B. Plunkett Cooney – 2:45 p.m.
 - C. Thrun Law Firm – 3:30 p.m.
 - D. Fahey Schultz Burzych Rhodes – 4:15 p.m.
5. SPECIAL PRESENTATION
 - A. Introduction of Promoted Fire Department Team Members – Fire Captain Matthew Walters, Fire Lieutenant Jeffrey Rommeck, and Full-Time Firefighter Rebeckajo Lewis
 - B. Introduction of New Police Officer – Officer Brian Dow
 - C. Mayor Nathan Triplett, City of East Lansing – Greater Lansing Taxi Authority (GLTA)
6. PUBLIC REMARKS*
7. BOARD COMMENTS & REPORTS
 - A. Clerk Dreyfus – Election Results
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes
 - (1) April 7, 2015 Regular Meeting
 - (2) April 21, 2015 Regular Meeting
 - C. Bills
 - D. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16 – **Resolution #3**
 - E. Outdoor Gathering Permit – Schmidt Amusements
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)

**Public Comment

 - A. Smith Drain Study
 - B. Rezoning #15020 (George F. Eyde Family, LLC) – Rezoning Request for 1614 & 1622 Grand River Avenue and an Undeveloped Parcel on Central Park Drive
 - C. Vegetation Ordinance Amendment
 - D. Kinawa Drive Safety Improvements
 - E. Vendor Ordinance Amendment
 - F. 2015 Local Roads Committee Recommendations
13. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment

 - A. Rezoning #15010 (Forsberg Family, LLC) – Rezoning Request for Approximately 39.46 Acres
 - B. Greater Lansing Taxi Authority (GLTA)
 - C. General Legal Services
 - D. Sale of Former Central Fire Station/MARC Property
14. PUBLIC REMARKS*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – JOHN VEENSTRA

*PUBLIC REMARKS (Any topic - 3 minutes per person)

**PUBLIC COMMENT (Agenda item specific - 3 minutes per person)

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.

* Appointment of President Pro Tem and/or Temporary Clerk if necessary

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, MAY 7, 2015

(1) Board Information (BI)

BI-1 Montgomery Nye, 13762 Lawson Road, Grand Ledge; RE: Kirk Schalau's final tones

BI-2 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Follow-up on his comments made during the April 21, 2015 Board Meeting

BI-3 Klayton F. Fennell, Senior Vice-President, Government Affairs, Comcast, One Comcast Center, Philadelphia, Pennsylvania; RE: Termination of the Comcast/Time Warner Merger

(2) Staff Communications (SC)

SC-1 Martha Wyatt, Associate Planner; RE: Site Plan Review Approvals as of April 30, 2015

(3) On File in the Clerk's Office (OF)

Material handed out at the April 21, 2015 Board Meeting

Cliff Van Deusen II, Captain, Grand Ledge Fire Department, 500 N. Clinton Street, Grand Ledge; RE: Final tones for Captain Kirk Schalau

Randolph L. Bodwin, Bodwin & Associates, P.C., 2970 East Lake Lansing Road, East Lansing; RE: Prosecution Services Contract Proposal

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MAY 7, 2015**

Board Information (BI)

Brett Dreyfus

From: Mcnye <mcnye@aol.com>
Sent: Tuesday, April 21, 2015 6:42 PM
To: Board
Cc: cyco43@hotmail.com
Subject: Kirk Schalau's final tones

Dear Board Members,

I am writing you to correct some misinformation that is being disseminated on your behalf. Township Manager Walsh recently replied to a member of a local fire department who was asking why Capt Schalau was denied his final tones. Walsh replied with the following on your behalf

"Dear Captain VanDeusen,

The Meridian Township Board has received your email regarding Captain Kirk Schalau's final tone. I've been asked to respond directly to you on behalf of the township.

Meridian Township's Local International Association of Fire Fighters (IAFF) has a long and rich history of honoring our retiring firefighters with a final tone. Their procedure for final tone is quite unique. The local union offers a retiring member of our family his/her final tone during a retirement breakfast. The breakfast is typically put on in conjunction with the member's last shift. Just recently our local IAFF conducted a final tone breakfast for Battalion Chiefs Paul McGarry and Lori Schaffer. This has been our practice for many years.

Unfortunately Captain Scahlau chose not to have a retirement breakfast. Therefore the union's practice of providing Kirk's final tone during the event was not available. We value every member of Team Meridian and I want you to know that in no way did we attempt to disrespect/discredit Kirk Schalau's 25 years of service to our community.

If you have further questions regarding this issue I ask that you direct them to me.

Have a great day.

Frank L. Walsh

Let me clarify a few things and set the record straight, The morning breakfast that Manager Walsh spoke of and that the Union puts on was started by Captain Schalau. The final tones predated that by decades. I recently retired in October from Meridian Fire Department, I was allowed to leave at noon, which is a new thing, I did not have a breakfast and I was given my final tones. Historically the breakfast that Walsh refers to was held at the end of the shift when the retiree was going home at 0700 hrs probably all but the last 2 or 3 have been that way yet the memo denying Captain Schalau's last tones was at dispatch at 0805 the day before he retired. and lastly Mr Walsh talks about the rich history of the union honoring our retiring firefighters and the union offering, not requiring ,a breakfast and the unions practice of providing final tones, Well Board members the **UNION** Requested these final tones and they were **DENIED**. Mr Walsh is answering on your behalf and the information he is putting out is making you and Meridian Township look foolish. Someone is not being truthful and your names are being attached to it. I would expect and apology to be sent to Captain Schalau in the very near future

Respectfully
Montgomery Nye
Retired Captain
Meridian Township Fire Department
IAFF Service Representative

MAY 07 2015

BI-1

MAY 07 2015

Sandy Otto

From: bowlby@msu.edu
Sent: Wednesday, April 22, 2015 9:57 AM
To: Frank Walsh; Fred Cowper; Gretchen M. Gomolka; Deborah Guthrie; David Hall; Mark Kieselbach; David Lee; Joyce Marx; Derek Perry; Raymond Severy
Cc: Board
Subject: Follow-up on my comments at last night's Board Meeting (off the record to Township Board)

Dear Manager Walsh and Directors,

Let me begin by saying that I think Manager Walsh, the Directors, and the entire Meridian Township staff do an excellent job of performing your duties in a professional and dignified manner. Although I have sometimes been critical of specific aspects of how the Township operates, I continue to believe that I am fortunate to live in a place where the welfare of its citizens is the highest priority of our local government. Indeed, the task of managing and administering the Township's business is no small order, and you all have risen to the task and continue to improve our welfare through your dedicated efforts, not only in maintaining the status quo, but by identifying areas for improvement and developing plans to achieve them.

At last night's Township Board meeting I said that I thought the 2015 Goals and Objectives were largely a compilation of your assigned duties and fulfillment of your, and your staff's, respective job descriptions. This statement was made based on my recollections of a cursory review of the Goals and Objectives I made several months ago.

This morning I again reviewed the Goals and Objectives, and must say that I was way off-base in my statement of last night. While there are a few things that identify your routine job duties, the vast majority of them identify new goals and objectives that represent the overall goal of making Meridian Township a better place to live and work. The Goals and Objectives, and the management plan to implement them, could only have been developed as the result of many hours of hard work and a cooperative effort on the part of all of you.

I would like to humbly apologize to each of you for my mis-characterization of the Goals and Objectives and your memos contained in the quarterly progress review. I spoke in haste, without basis, and probably sounded like I was dissatisfied, or at least underwhelmed, with your performance. I now realize that you have spent a great deal of time in evaluating the implementation of your respective management plans by identifying specific activities performed to achieve the goals, and I am very pleased with the progress that has been made. I hope that we can all work together and continue to make Meridian Township not only good, but the best that it can be.

Most sincerely,

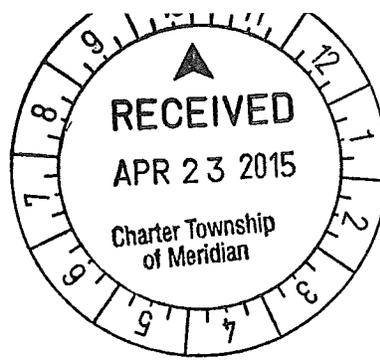
Neil Bowlby

MAY 07 2015

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MAY 07 2015

Board of Supervisors
Meridian Township Hall
5151 Marsh Rd.
Okemos, Mich 48864



4411 Wauson
Okemos, Mich
48864

Dear Board Members,

Three years ago saw much positive publicity about the upward turn downtown Okemos would be enjoying as a result of a new multi-purpose building approved for the northwest corner of Okemos & Hamilton roads, ~~the~~ now occupied by the closed Travellers Club restaurant & the White Music Co.

Most area residents are no doubt aware that the long delay in starting the new building ^{in due to} financier Douglas & Consumers Energy Co. not having yet reached an agreement on cost sharing of the required underground power lines of the building.

I wonder how much longer we will have to look at the un-sightly, unpainted plywood panel installed in the windows and doors of the two vacant buildings. A visitor to the area, unaware of the delay issues, might well get the impression that our town center is on a fast track to urban blight!

Quite in contrast is the former drycleaning business building at the corner of Hamilton Rd & Ardmore St which recently closed & became vacant. Whatever was used to block the front windows was painted a neutral shade of blue, thus is not at all an eyesore.

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Whether the power supply cost controversy will be settled in the reasonably near future permitting demolition of the two eyesore buildings is unknown at this time.

I believe it behooves the Township to approach the owner of the vacant buildings about taking steps to lessen the adverse impact they now present. Simply painting the plywood panels with a neutral shade that harmonizes with the building exterior would do a lot to make them less of an eyesore.

Thank you for reviewing our comments

Very truly yours

Noel & Diane Walker

P.S. Sorry about handwriting
Computer went on the fritz

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(page 2 of 2)

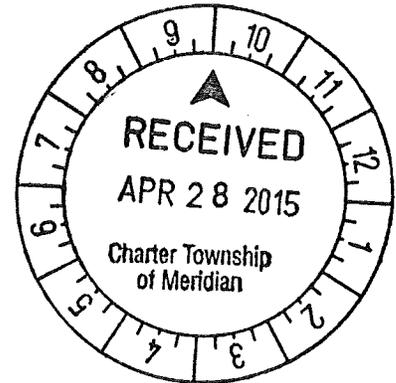
MAY 07 2015



One Comcast Center
Philadelphia, Pennsylvania 19103

April 27, 2015

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



Re: Comcast/Time Warner Cable/Charter Transactions Terminated and
The Formation of GreatLand Connections Will Not Proceed

Dear Ms. Guthrie:

More than a year ago, Comcast Corporation ("Comcast"), the ultimate parent of the entity that holds the cable franchise in your community, entered into a merger agreement with Time Warner Cable, Inc. ("Time Warner Cable"). In addition to acquiring cable systems currently served by Time Warner Cable, certain existing Comcast-served cable systems were to be spun off to a new cable company called GreatLand Connections, Inc. We appreciate the careful consideration that was given to this transaction on a local level, and we are gratified that every one of the hundreds of local communities that were required to consent to the transaction did grant their consent.

However, at this time we have made a determination to terminate our merger agreement with Time Warner Cable and our transactions agreement with Charter Communications, Inc. And, since the formation of GreatLand Connections was always contingent upon the closing of our transaction with Time Warner Cable, the formation of GreatLand will not proceed.

Accordingly, by this letter, Comcast provides formal notice that the GreatLand Connections transaction will not proceed and withdraws the FCC Form 394 filing. It is not necessary for you to take any further action at this time. We look forward to continuing to serve your community.

If you have any immediate questions, you are welcome to contact me at (215) 286-7899 or send an email to klayton_fennell@comcast.com.

Sincerely,

Klayton F. Fennell
Senior Vice President, Government Affairs

cc: Emmett Coleman, RVP of Government Affairs, Comcast Twin Cities Region
Lisa Birmingham, RVP of Government Affairs, Comcast Heartland Region
Andy Macke, RVP of Government Affairs, Comcast Big South Region
Derek Cooper, RVP of Government Affairs, Comcast Florida and SE AL Region

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MAY 07 2015



CITY OF EAST LANSING
The Home of Michigan State University

5. C
13. B

January 22, 2015

Elizabeth LeGoff
Supervisor, Meridian Township
5151 Marsh Road
Meridian Township, MI 48864

Dear Supervisor LeGoff:

As you may know, late last year the councils of the City of Lansing and City of East Lansing jointly established the Greater Lansing Taxi Authority (GLTA), the first such authority in the state. The purpose of the Authority is to implement a uniform regional regulatory scheme that will enhance the quality of taxi service available in our communities, as well as safety for passengers. It will also serve to fill an important gap in regulation that will likely exist in the near future due to anticipated changes in the state's approach to the regulation of these vehicles for hire.

The Authority met for the first time on January 13, 2015 during which time its presiding officers were elected. In order to provide regional regulatory uniformity, the Authority wishes to extend the opportunity for membership to the contiguous townships of Delhi, Delta, Lansing and Meridian, along with Michigan State University. I'm pleased that this process has progressed to the point at which we can open this window for expansion. I would certainly be happy to meet with you again and/or any interested members of your board to discuss the benefit of participating in the Authority, which includes a seat on the board, should that be desired.

In terms of timing, the Authority intends to begin its licensing during the licensing and renewal period starting on July 1, 2015. With that in mind, we respectfully request a response from your board no later than Friday, March 27, 2015. This 60-day window will allow your board make a determination and ultimately for the Cities of Lansing and East Lansing to make official your membership via resolution.

I look forward to meeting with you and answering any questions you may have.

Sincerely,

Nathan Triplett
Mayor

Cc: Board of Trustees of Meridian Township
Frank Walsh, Meridian Township Supervisor

410 Abbot Road
East Lansing, MI 48823

(517) 337-1731
Fax (517) 337-1559
www.cityofeastlansing.com

ARTICLES OF INCORPORATION
OF THE GREATER LANSING TAXI AUTHORITY

The following Articles of Incorporation are for purposes of incorporating a public authority pursuant to the provisions of Act 196 of the Public Acts of Michigan, 1986 and Act 258 of the Public Acts of Michigan, 2011, being MCL 124.451, *et seq.*, and MCL 124.111, *et seq.*, respectively.

ARTICLE I

The name of this corporation shall be the Greater Lansing Taxi Authority, and any reference to "Authority" in these Articles shall mean the Greater Lansing Taxi Authority.

ARTICLE II

The purposes for which this Authority is created are to regulate and license private taxicab companies, drivers for hire, and all persons, firms, and business entities acting as taxicab companies or drivers by carrying persons for hire, to and from such places as they may designate, excluding automobiles used exclusively as hearses, funeral cars, ambulances, hotel buses, shuttles, sightseeing buses, motor coaches, or motor buses.

A license from the Authority is not required for organizations and their drivers that are ride-sharing networks that use digital platforms to connect passengers to ride-sharing drivers using their personal vehicles for the purpose of transportation as long as such organizations and drivers adhere to all of the following requirements:

1. The organization registers with the Authority on forms provided by the Authority, pays a registration fee in an amount determined by the Authority, and maintains records of compliance with the requirements of this Article for two years and provides them to the Authority upon request.
2. The organization maintains a website that provides a customer service telephone number or email address.
3. The organization maintains an agent for service of process in the Authority, the City of Lansing or the City of East Lansing, Michigan.
4. The organization maintains accurate and up to date records of all persons it uses to provide services requested through the digital platform and provides those to the Authority upon request.
5. Upon completion of a trip, the organization transmits or causes to be transmitted an electronic receipt to the passenger's email address or mobile application documenting the origination and destination of the trip and a description of the total amount paid, if any.

6. The organization and the drivers for the organization accept only rides booked through the digital platform, do not solicit or accept street-hails, or operate for hire in any other manner.

7. The organization offers service for compensation, no-charge, or suggested compensation. The organization discloses rates used to determine any compensation or suggested compensation in the organization's app and/or website.

8. The app used by the organization to connect the organization's drivers and passengers displays for the passenger a picture of the organization's driver and a picture or description (including license plate number) of the vehicle.

9. The organization requires all drivers to go through a driver-training program designed to ensure that each driver safely operates his or her vehicle prior to the driver being able to offer service.

10. The organization adheres to a zero tolerance policy on the use of drugs or alcohol applicable to any driver while transporting passengers. The organization provides notice of the zero tolerance policy on its website, as well as the procedures to report a complaint about a driver with whom the passenger was matched and for whom the passenger reasonably suspects was under the influence of drugs or alcohol during the course of the ride. The organization immediately deactivates a driver's access to the platform upon receipt of a passenger complaint alleging a violation of the zero tolerance policy and suspends all further connections with said driver until such time as the organization determines that no violation has occurred.

11. Prior to permitting a person to act as a driver, and annually thereafter, the organization obtains and reviews a criminal history research report for each driver. The criminal history research report shall include a national criminal background check including the national sex offender database. Any person who has been convicted, within the past seven years, of driving under the influence of drugs or alcohol, or who has been convicted at any time for fraud, sexual offenses, use of a motor vehicle to commit a felony, a crime involving property damage, and/or theft, acts of violence, or acts of terror shall not be permitted to be a driver.

12. Prior to permitting a person to act as a driver, and annually thereafter, the organization shall obtain and review a driving history research report for such person. Any person with (i) more than three (3) moving violations in the three-year period prior to such check, or (ii) a major violation in the three-year period prior to such check (including, but not limited to, attempting to evade the police, reckless driving, or driving on a suspended or revoked license) shall not be permitted to be a driver.

13. Drivers shall adhere to the requirements of Michigan No-Fault Insurance. The organization shall comply with State of Michigan business automobile liability insurance requirements and maintain a business automobile excess liability insurance policy, which covers all vehicles operated by the drivers for the organization, with a minimum combined single limit of one million dollars (\$1,000,000.00) for each occurrence of bodily injury and property damage

for accidents involving a vehicle and the organizations driver in transit to or during a trip. All organizations must provide to the Authority a certificate of insurance for such policy, naming the organization as the insured and an endorsement naming the Authority as an additional insured. The policy shall be accompanied by a commitment from the insurer that such policy shall not be canceled or coverage reduced without at least thirty (30) days prior notice to the Authority.

14. The drivers for the organization must:

a. Possess a valid driver's license, proof of registration, maintain current automobile liability insurance, and be at least twenty-one (21) years of age; and

b. Provide proof of both the organizations personal insurance and excess liability insurance in the case of an accident; provided, that the organization shall have twenty-four (24) hours to provide proof of excess liability insurance.

15. The drivers' vehicles may be street-legal coupes, sedans, or light-duty vehicles, including without limitation, vans, minivans, sport utility vehicles (SUVs), hatchbacks, convertibles and pickup trucks.

16. All drivers' vehicles must have a safety inspection conducted annually by the organization or a third party before being used to provide services with documentation of the inspection provided to the Authority within 21 days of the inspection. The inspection shall, at a minimum, include inspection of the following components:

- a. Foot brakes;
- b. Parking brakes;
- c. Steering mechanism;
- d. Windshield;
- e. Rear window and other glass;
- f. Windshield wipers;
- g. Headlights;
- h. Tail lights;
- i. Turn indicator lights;
- j. Stoplights;
- h. Front seat adjustment mechanism;
- i. Doors (open, close, lock);

- j. Horn;
- k. Speedometer;
- l. Bumpers;
- m. Muffler and exhaust system;
- n. Condition of tires, including tread depth;
- o. Interior and exterior rear view mirrors; and
- p. Safety belts for driver and passenger(s).

ARTICLE III

The powers, duties, and limitations of the Authority and its officers are as follows:

(1) To establish rules and regulations for the licensing and operation of taxicab companies and drivers for hire, and all persons, firms, and business entities acting as taxicab companies or drivers by carrying persons for hire, to and from such places as they may designate not otherwise exempt pursuant to Article II, consistent with the health, safety, and welfare of the citizens of the municipal authorities, which may include limitations on the number of licensed taxicab drivers and taxicab business licenses.

(2) To carry out the intent and purposes of the Parties' Agreement to create the authority pursuant to the Municipal Partnership Act.

(3) To adopt and enforce other rules and regulations necessary or appropriate to the administration and regulation of taxicab drivers and companies.

(4) To administer the licensing programs with regard to granting licenses and to suspension, revocation, and denial of licenses and the administrative appeals therefrom.

(5) To apply for, receive, and accept gifts, grants, subsidies or loans from any public or private entity.

(6) In general, to carry on any other lawful business in connection with the foregoing or which may directly or indirectly promote the interest of the Authority.

(7) The Authority shall have the right to retain counsel to represent it with regard to any legal matter, and it shall have the right to call upon the Lansing City Attorney or the East

Lansing City Attorney for assistance with any legal problems at any time, and in such case, all the powers and duties given to the city attorney under the Charters of the City of Lansing or the City of East Lansing, respectively, shall apply to the Authority.

(8) To have the authority and power set forth in the Public Transportation Authority Act where they are not inconsistent with these Articles or the Municipal Partnership Act contract creating this Authority.

(9) The Authority shall not have any power to do any act contrary to any prohibitions or restrictions in the contract creating the Authority and must comply with any mandatory provisions contained therein or as contained in any amendments thereto.

(10) The foregoing clauses shall be construed both as objects and powers; and it is hereby expressly provided that, except as otherwise specifically provided, the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the Authority; and it is the intention that the purposes, objects and powers specified in each of the clauses above in Article III shall, except as expressly provided, in no way be limited or restricted by reference to or inference under the terms of any other clause of this Article or of any other Article of these Articles of Incorporation, but that each of the purposes, objects and powers specified in Article III and each of the Articles or clauses of these Articles of Incorporation shall be regarded as independent purposes, objects, and powers. Nothing herein shall be construed as granting the Authority any right, power, or privileges not permitted to public corporations formed under the acts referred to above.

ARTICLE IV

(1) The Authority shall be governed by a board which shall consist of the following members: Three (3) members from each original party to the contract establishing this Authority. The members of the board shall consist of the following officers of each party: The Mayor, Chief of Police, and Traffic Engineer, or their designees. In addition each new party to the contract may appoint one member to the board. Members of the Board may be removed and replaced at will, with or without cause, by their designator, by a superseding named officer or by the appointing party. Any designee or appointee who is a member of the Board shall serve for three year terms unless removed and replaced or reappointed. Any vacancy in office shall be filled by the named official, their designee or the original appointing party for the remainder of the unexpired term. The Board shall adopt its own rules of procedure and shall keep a public record of its proceedings. A simple majority shall constitute a quorum for the transaction of business and the majority vote of the members present at any meeting shall be necessary and sufficient for the adoption of any resolutions. Members of the Board shall receive no compensation, but shall be entitled to reimbursement of expenses incurred in the discharge of their duties.

In addition, the Greater Lansing Convention and Visitors Bureau and the Capital Region Airport Authority may each appoint one, non-voting, member to the board.

(2) A new party with appointing authority requires an amendment of the Municipal Partnership Act contract creating the Authority adding them as a party and must be a political subdivision contiguous to an existing political subdivision that is a part of the Authority. Such political subdivision, or portion thereof, may be added pursuant to the procedures specified in the Public Transportation Authority Act. If any political subdivision withdraws from the Authority or contract, the term of the Board member from that political subdivision shall expire at the time of withdrawal.

(3) The Board may exercise all of the powers of the Authority and do all of the acts and things as shall be lawful and not inconsistent with the Municipal Partnership Act contract creating the Authority. The powers of the Board shall include, but not by way of limitation, the power to authorize the making and execution on behalf of the Authority any lawful contracts, to employ agents and personnel, to prescribe their duties, and generally to control all of the affairs of the Authority.

(4) The Board shall hold an annual meeting each year at such place, date, and hour as shall be fixed by the Board at which members shall elect officers of the Authority, and transact other business. The Board shall fix the time and place for regular meetings which shall be open to the public.

(5) Special meetings of the Board may be called by the chairperson of the Board or by any two members of the Board by written or printed notice served personally on each member or mailed or electronically mailed to his or her address as shown on the books of the Authority, at least five (5) days prior to the time of holding of said meeting. Notice shall be deemed given at the time it is mailed or emailed. Attendance by a member at a meeting shall constitute a waiver of any notice deficiency unless such member expressly states at the meeting that he or she does not intend to waive notice. The purpose of such special meeting shall be specified in the notice.

(6) The Board shall furnish by May 31, each year, an annual report to the governing body of all parties to the contract forming this authority with respect to the number of licensed taxi drivers, numbers of licensed taxi companies, and whether there are any deficiencies with respect to the same, along with the operation, maintenance, and financial condition of the Authority. The Board shall furnish such other information as said parties may request.

ARTICLE V

(1) The Board shall, at its annual meeting, elect from its members a chairperson, vice-chairperson, treasurer, and such other officers as it may deem necessary. Said officers shall serve until their successors are appointed and assume office. Said officers shall serve at the pleasure of the appointing authority and shall have all of the powers assigned to them by the Board.

(2) Any Board Officer vacancies shall be filled by the Board.

(3) The East Lansing City Clerk or the Clerk's designee shall be the recording secretary for the Board and shall be responsible for taking all minutes of the Board meetings, publishing all official notices of the Board and maintaining all official records of the Board. The recording secretary is not a member of the board.

ARTICLE VI

All checks, drafts, and other orders for the payment of money, notes, bonds, or other evidences of indebtedness issued in the name of the Authority, and endorsements for deposits shall be signed by such officer, officers, or such other person or persons as the Board may designate.

ARTICLE VII

As long as there is always full compliance with the Open Meetings Act, whenever any notice is required under the provisions of these Articles or otherwise, a waiver signed by the person entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent and neither the business nor the purposes of any meeting need be specified in such waiver.

ARTICLE VIII

These Articles may be amended only by appropriate resolution of both of the original parties to the contract forming this Authority. This Authority shall automatically dissolve upon termination of the contract creating it.

ARTICLE IX

The Authority shall defend, indemnify and hold harmless any parties to this contract for any acts of the party's own employees and for any acts of employees that are assigned to perform functions or duties for the Authority when that employee is performing acts in accordance with the rules and regulations adopted by the Authority or in accordance with the Agreement establishing the Authority or the Articles of Incorporation of the Authority.

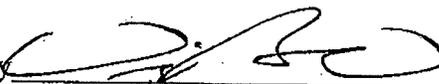
This Authority shall become operative immediately.

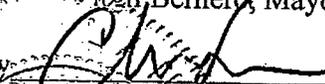
These Articles of Incorporation shall be published by the East Lansing City Clerk at least once in a newspaper of general circulation in the jurisdictions of Lansing and East Lansing. One printed copy of the Articles of Incorporation shall be filed with the Secretary of State, the Ingham, Eaton, and Clinton County Clerk, the Director of the State Transportation Department

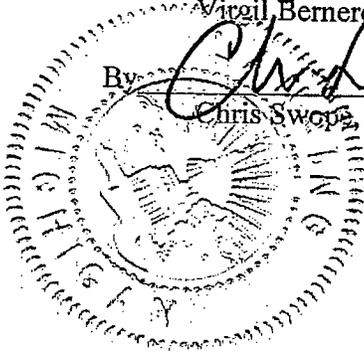
by the East Lansing City Clerk.

The foregoing Articles of Incorporation were adopted by an affirmative vote of a majority of the members elect of the City Council of the City of Lansing, Ingham, Eaton and Clinton Counties, Michigan, at a meeting duly held on the 22nd day of September, 2014, and by a majority of the members elect of the City Council of the City of East Lansing, Ingham and Clinton Counties, Michigan, at a meeting duly held on the 2nd day of September, 2014:

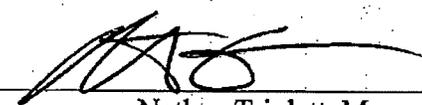
CITY OF LANSING

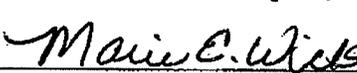
By  _____
Virgil Bernero, Mayor

By  _____
Chris Swops, Clerk



CITY OF EAST LANSING

By  _____
Nathan Triplett, Mayor

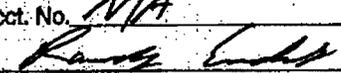
By  _____
Marie E. Wicks, Clerk

APPROVED AS TO FORM


ASST. CITY ATTORNEY

I hereby certify that funds are available

Acct. No. N/A


Dan Korkoske Accounting Manager

**MUNICIPAL PARTNERSHIP AGREEMENT
BETWEEN THE CITY OF EAST LANSING
AND THE CITY OF LANSING
TO FORM AN AUTHORITY FOR THE
LICENSING AND REGULATION OF
TAXICAB COMPANIES AND DRIVERS**

THIS MUNICIPAL PARTNERSHIP ACT AGREEMENT ("Agreement") is made on September 22, 2014, between the CITY OF EAST LANSING, a home rule city, whose principal office is located at 410 Abbot Road, East Lansing, MI 48823 ("East Lansing") and the CITY OF LANSING, a home rule city, whose principal office is located at 124 W. Michigan Avenue, Lansing, MI 48933 ("Lansing") pursuant to the Municipal Partnership Act, being MCL 124.111, *et seq.*, and the Public Transportation Authority Act, being MCL 124.451, *et seq.*

RECITALS

WHEREAS, the parties hereto each license and regulate, or have the authority to license and regulate, taxicab companies and taxicab drivers; and

WHEREAS, there are differing licensing and regulatory schemes in the various jurisdictions in the area; and

WHEREAS, for purposes of this Agreement, the parties define private taxicab companies to include all businesses, companies, organizations or operations which own, operate or direct the operation of vehicles carrying persons for hire from places as the passenger may designate starting from within one of the corporate jurisdiction of the parties to this agreement, excluding motor vehicles used exclusively by hearses, funeral cars, ambulances, hotel buses, shuttles, sightseeing buses, motor coaches or motor buses; and

WHEREAS, for purposes of this Agreement, the parties define private taxicab drivers to include all persons transporting persons for hire starting from within one of the corporate jurisdictions of the parties to this agreement; and

WHEREAS, uniformity in licensing and regulation of taxicab companies and taxicab drivers is desirable for the health, safety, and welfare of the public as well as desirable for the taxicab companies and taxicab drivers.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, East Lansing and Lansing agree as follows:

1. **Purpose.** The purpose of this joint endeavor is to create an Authority for the

2014-10

licensing and regulation of private taxicab companies and private taxicab drivers within the territory covered by this Agreement, to assure the health, safety, and welfare of the citizens and visitors and to assure the regional availability of this type of transportation.

2. **Term.** The term of this Agreement shall be for a term ending June 30, 2019. The Agreement shall automatically renew for subsequent terms of three (3) years each unless, at least 60 days prior to the ending date, either party provides the other with written notice of intent not to renew. The subsequent terms shall be on the same terms and conditions as stated in this Agreement unless the parties agree otherwise in writing.

3. **Termination.** This Agreement shall remain in effect until one of the following occurs:

- A. The parties mutually agree to terminate the Agreement.
- B. Only one party remains as a member of the Authority.
- C. Either party to this Agreement is released from membership in the public Authority pursuant to section 8 of the Public Transportation Authority Act, being MCL 124.458, which shall operate as a release from this Agreement by that party.
- D. The expiration of the term of this Agreement upon notice pursuant to paragraph 2.
- E. Either party fails within sixty (60) days of a written demand by the other party to pay its portion of the funding in section 10.
- F. By operation of law in the event a court of competent jurisdiction orders the termination of this Agreement.

4. **Creation of Authority.** The authority referenced in section 1 shall be created pursuant to the Public Transportation Authority Act (the "Act") and each party, upon authorizing the execution of this Agreement, shall concurrently adopt Articles of Incorporation in the form attached hereto as Appendix A and in conformity with section 5 of the Act, being MCL 124.455. The Articles of Incorporation shall contain all requirements of articles of incorporation under the Act including, but not limited to, those set forth at section 6 of the Act, being MCL 124.456. The powers of the Authority shall be limited solely to the joint endeavor set forth in this Agreement and the Articles of Incorporation attached hereto.

5. **Governing Board.** The Authority shall be governed by a board which shall consist of the members set forth in the Articles of Incorporation attached hereto as Appendix A.

A. The board shall be deemed a public body subject to the provisions of the Open Meetings Act.

B. The board shall have a chairperson, vice-chairperson, treasurer, and such other officers as the board deems necessary.

C. The appointed board members shall serve for terms as designated in the attached Articles of Incorporation.

6. **Authority's Duties.** The Authority shall have the power and duty to license, regulate, and administer the licensing and regulation of all taxicabs, vehicles acting as taxicabs, and taxicab drivers within the territory.

7. **Company Requirements.** The Authority shall, at a minimum, require that any company desiring to be licensed by the Authority meet the following minimum requirements:

A. Have at least three (3) licensed and operable vehicles.

B. Have taxi meters, as approved by the Authority, in all licensed vehicles.

C. Have at least one licensed vehicle available for calls 24 hours a day, 7 days a week.

D. Have and provide, on terms as determined by the Authority, proof of insurance listing all licensed vehicles and listing the Authority as an additional insured, in an amount to be determined by the Authority, but no less than the following limits: One hundred thousand dollars (\$100,000.00) per person and three hundred thousand dollars (\$300,000.00) per accident covering any liability for bodily injuries or death occurring from the negligent operation of the licensed vehicle and no less than one million dollars (\$1,000,000.00) for property damage resulting from the negligent operation of the licensed vehicle.

E. Have and provide, on terms and in amounts as determined by the Authority, an executed and filed bond to the authority that each licensed taxicab will be operated in accordance with the laws of the State, the laws of the participating jurisdictions and the rules and regulations of the Authority.

F. Have and provide, on terms as determined by the Authority, but no less than upon application for licensure, a copy of the vehicle registration for each vehicle to be licensed.

G. Be of good moral character.

H. Have not been denied for or had a taxi driver's license or taxi business license revoked within the last three years.

I. Not be in default to, or delinquent in payments to, the City of Lansing, the City of East Lansing or the Authority for any fees, charges or taxes.

J. Continually and conspicuously display at all times the taxicab is in operation the license of the taxicab driver issued by the authority bearing a true photograph of the licensee, a printed schedule of the rates in effect not smaller than 11 point type, and contact telephone numbers for the taxicab company and the Authority.

8. **Licensed Drivers Requirements**. The Authority shall require, at a minimum, that licensed drivers meet the following minimum requirements:

A. Have not been denied for or had a taxi driver's license or taxi business license revoked within the past three years.

B. Must possess and provide copies of the front and back of a valid Michigan chauffeur's license.

C. Must submit to a minimum five-panel drug/urinalysis screening not more than 15 days before submission of an application and all results must be negative as to all panels.

D. Must be of good moral character.

E. Not be in default to, or delinquent in payments to, the City of Lansing, the City of East Lansing or the Authority for any fees, charges or taxes.

9. **Licensing, Denials, Suspension, and Revocation**. In addition to the requirements in sections 7 and 8 of this Agreement, the Authority shall establish rules and regulations for licensing suspensions, revocations, denials, and administrative appeals from those actions taken as well as established rules for the length of time a company or licensee must wait before reapplying after a suspension, revocation, or denial.

The phrase "good moral character" when used as a requirement for the issuance of a license by the Authority pursuant to the provisions of this agreement shall mean "good moral character" as defined in Appendix B, paragraph (1) attached hereto. The standards set forth in Appendix B, paragraphs (2) through (6), for determining whether a person or entity is of "good moral character" shall be incorporated into the procedures used and adopted by the Authority.

10. **Funding**. The Authority shall establish and charge appropriate fees for the licensure of companies, drivers, and administrative appeals so that the fees and charges, to the extent possible, are sufficient to cover the administrative costs of operation of the Authority. To the extent the Authority is unable to charge sufficient fees to cover its administrative costs, it shall report the expected shortfall to the parties by March 1 of each year and each party shall, in its upcoming fiscal year, appropriate and pay to the Authority an equal share of any deficits pursuant to Section 6 of the Municipal Partnership Act, being MCL 124.116.

11. **Administration**.

A. In the fulfillment of the purpose of this joint endeavor, the City Clerk's office of each party to this Agreement shall accept for filing any and all applications and fees required by the Authority. All fees collected shall be delivered to the Authority. All applications shall be delivered to the City of East Lansing's Clerk's office.

B. The administrative operations of the Authority as it pertains to the actual licensing and administration of the rules and regulations of the Authority as required by this agreement and the Articles of Incorporation, shall be staffed by the City of East Lansing's clerk's office and such other employees as determined by the East Lansing City Manager necessary to operate the Authority. The administrative operations shall be housed in a facility of the City of East Lansing as determined by the East Lansing City Manager. All personnel assigned to do the actual administrative operations for the Authority shall remain at all times solely employees of the City of East Lansing and the City of East Lansing shall remain solely responsible for the payment of all wages, fringe benefits and disability payments except that a pro rata portion of each employee's salary and benefits assigned to do work for the Authority shall be paid by the Authority based on the average number of hours per week that the employees work for the Authority.

C. To the extent the board has disputes about the performance of an employee assigned to work for the Authority, those disputes shall be addressed to the East Lansing City Manager. If the City Manager is unable to resolve the dispute, the matter shall be referred to the governing boards of the parties to this contract who shall each assign one member of their governing board to a committee to resolve the dispute.

D. The City of East Lansing will defend, indemnify and hold harmless the other parties to this Agreement and the Authority for any liability, including attorney fees, which that entity may incur or be held liable for resulting from ultra vires or unauthorized acts of the employee in performance of their duties for the Authority.

E. The Authority's articles of incorporation shall at all times require it to defend, indemnify and hold harmless any parties to this contract for any acts of their own employees and for any acts of employees that are assigned to perform functions for the Authority when that employee is performing acts in accordance with the rules and regulations adopted by the authority or in accordance with the Articles of Incorporation of the Authority.

12. **Taxation.** The Authority shall not have the ability to levy taxes.

13. **Powers.** The Authority shall have all powers as set forth in Sections 12, 13, and 14 of the Public Transportation Authority Act, being MCL 124.462, MCL 124.463, and MCL 124.464, respectively, that are not in conflict with this Agreement, or the Authority's Articles of Incorporation or bylaws and all powers set forth in the Articles of Incorporation.

14. **Financing.** The Authority may be financed as provided in section 10 of this Agreement, and as set forth at Section 17, with the exception of subsections (g) and (h), of the

Public Transportation Authority Act, being MCL 124.467.

15. **License Ordinance.** Upon notification by the Authority that the Authority has adopted all necessary rules and regulations for licensure and regulation of private taxicab companies and private taxicab drivers and have provided sufficient time for the application and licensure of private taxicab companies and private taxicab drivers, each party to this Agreement shall adopt and enforce an ordinance which prohibits private taxicab companies and private taxicab drivers from operating within the corporate boundaries of that party without licensure by the Authority.

16. **Territorial boundaries.** The territory covered by this Agreement shall be the corporate boundaries of all parties. In the event one or more local governments or public agencies are added to this Agreement, its entire boundary, or a portion thereof that complies with section 4 of the Public Transportation Authority Act, may be added to the territory encompassed by this Agreement.

17. **Additional Parties.** In acknowledgement of the public benefits that may be derived by further regionalization, the parties will consider adding other units of government to this Agreement and the Authority to further the joint endeavor. Parties may be added only by amendment of this agreement.

18. **Amendment.** This Agreement may not be amended without the prior written approval of the parties. There are no third-party beneficiaries of this Agreement and no third parties shall have any vested rights by virtue of this Agreement.

19. **Notices.** Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first class or certified mail addressed as follows:

If to the City of Lansing:

City of Lansing
c/o City Clerk
124 W. Michigan
Lansing, MI 48933

And

Lansing City Attorney
124 W. Michigan
Lansing, MI 48933

If to the City of East Lansing:

City of East Lansing
c/o City Clerk
410 Abbot Road
East Lansing, MI 48823

And

East Lansing City Attorney
601 Abbot Road
East Lansing, MI 48823

The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

20. **Governing Law.** This Agreement has been executed and delivered and it shall be interpreted, construed, and enforced pursuant to and in accordance with the laws of the State of Michigan. All duties and obligations of the parties created under this Agreement shall be performed in Ingham County, Michigan. The parties agree that this Agreement was mutually drafted and cannot be construed against either party upon the basis that one was the scrivener of this Agreement.

21. **Assignment.** No assignment of this Agreement or any of the rights and obligations thereunder shall be valid without the specific written consent of all parties hereto.

22. **Severability.** In the event any provision of this Agreement is held to be unenforceable or invalid for any reason, the unenforceability or invalidity thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect and enforceable in accordance with its terms, except in the event this Agreement is held to be void in its entirety. If, because of the invalidity of any part of this Agreement, either party determines that the purpose and intent of the Agreement has failed, the parties shall renegotiate in good faith to amend the Agreement to make it valid and satisfactory to both parties.

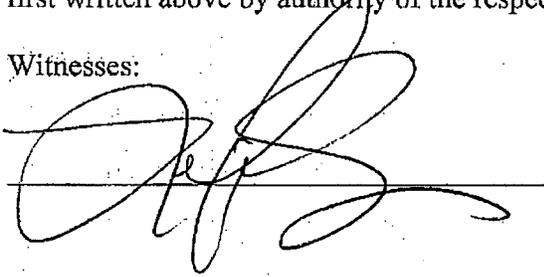
23. **Counterparts.** This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

24. **Entire Agreement.** This Agreement supersedes all previous and contemporaneous contracts and constitutes the entire agreement between the parties. No party shall be entitled to benefits other than those specified in this Agreement. No oral statements or prior or contemporaneous written material not specifically incorporated or referenced herein shall be of any force and effect, and the parties specifically acknowledge in entering into and executing this Agreement they rely solely upon the representations and agreements contained in this Agreement, and in the other contracts specified herein.

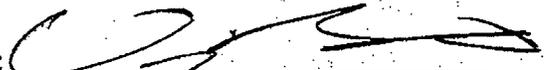
25. **Allocation of Cost of Litigation.** In the event a lawsuit or action is filed by any citizen or governmental entity challenging this Agreement, the costs of defending this Agreement, including attorneys' fees, shall be borne equally by the parties. If, after conclusion of the lower court proceedings, one of the parties desires to further proceed on appeal, and the other party declines, the party desiring to proceed shall bear all remaining costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by authority of the respective City Councils.

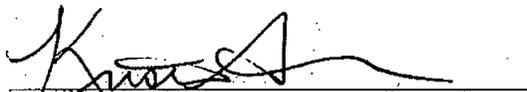
Witnesses:



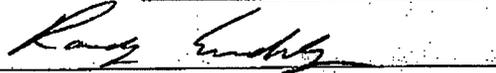
CITY OF LANSING

By: 
Virg Bernero, Mayor

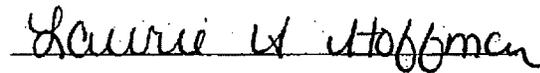
Approved as to form:


City Attorney

I hereby certify that funds are available in
Account No. _____

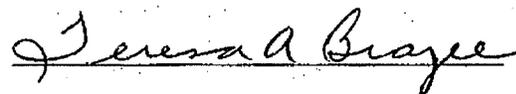

Finance Director/Controller

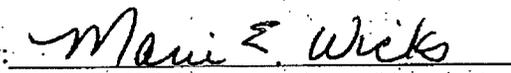
Witnesses:



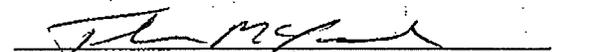
CITY OF EAST LANSING

By: 
Nathan Triplett, Mayor

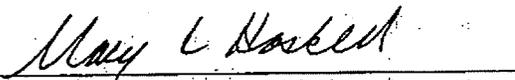


By: 
Marie E. Wicks

Approved as to form:


Thomas M. Yeadon, East Lansing City Attorney

I hereby certify that the sufficiency of funds
to enter into this agreement:


Mary Haskell, Director of Finance

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MAY 7, 2015**

Staff Communications (SC)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SITE PLAN REVIEW DECISIONS

Site Plan Review Approvals (as of 4/30/15):

#15-14-04-2 (Wolverine Building Group)

Request to modify the approved site plans for the Whole Foods supermarket, with a request to construct an approximate 3,275 interior mezzanine at 2750 Grand River Avenue, East Lansing, MI

Approved: 3/13/15

#15-02 (Aaron Hanson)

Request to locate contractor's establishment (Ellison Brewery and Distillery) at 4902 Dawn Avenue, East Lansing, MI

Approved]: 3/30/15

#15-01 (G.S. Fedewa Builders)

Request to raze the existing structure and develop multiple-family housing consisting of five 3-story townhouse units in one building, at 2043 Hamilton Road, Okemos, MI

Approved: 4/9/15

G:\COMMUN PLNG & DEV\PLNG\SITEPLAN\SPR\SPRmtg\SPRdecisions43

MAY 07 2015

SC-1

MAY 07 2015

9B (1)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the April 7, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the April 7, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**MAY 7, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 7, 2015 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Veenstra, Wilson
ABSENT: Trustee Styka
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Chief Engineer Younes Ishraidi, Parks and Land Management Coordinator Jane Greenway

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The Clerk called the roll of the Board.

4. SPECIAL PRESENTATION

A. Dave Hall, Chief of Police – Introduction of New Police Officers

Police Chief Hall introduced and welcomed new police officers Adam Stebbins and John Arpino.

B. Jane Greenway, Parks & Land Management Coordinator – Deer Management Update

Ms. Greenway offered a summary of the fourth year of Meridian's Deer Management Program, noting 159 deer were harvested, with a decline in the number of reported deer/car collisions.

Board discussion:

- The Township still has a large deer population
- Board member suggestion to pass an ordinance which bans the feeding of deer
- One idea to increase the number of deer kills is to identify an isolated herd within a small area and send in professional shooters to remove the herd
- Meridian Township's Deer Management Program is a model of best practices for other municipalities

C. Bill Conklin, Managing Director of Ingham County Road Department (ICRD)– May 5 Ballot Proposal

Mr. Conklin offered an extensive overview of why Michigan's roads are in such poor condition, status of funding of roads within the state, how road funding "works" in Michigan, what the road aspects of the proposal are about, and how the ICRD would propose to use the additional road funding in Meridian Township.

Board discussion:

- Board member recommendation to have Mr. Conklin speak to the Board on this issue was primarily to provide information to the public
- ICRD in the process of adding the presentation to its website
- Passage of Proposal 1 would raise approximately \$1.3 billion in sales tax and \$1.3 billion in fuel tax
- Two-thirds of the transportation revenue will be used to retire debt in the first year, and one-third in the second year
- New fuel tax is the percentage equivalent of .42 cents per gallon

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Tim Potter, 4632 Van Atta Road, Okemos, spoke in support of the Lake Lansing Road improvements, as the new road configuration will provide safety for every type of road user. He suggested a third phase of the Interurban pathway to go under Marsh Road and continue towards Haslett Road. Mr. Potter requested a safe crossing at Okemos Road and the Interurban pathway, possibly through some type of signal.

Neil Bowlby, 6020 Beechwood Drive, Haslett, noted the 2014 Annual Report on the Township website is not text searchable, suggesting the word document be translated directly into a PDF. He voiced his opinion on Proposal 1, stating the website www.ballotpedia.org offers an unbiased analysis of the ballot proposal. Mr. Bowlby requested the status of talks with Consumer Energy regarding the Solar Array Program and posed several questions regarding the bus rapid transit (BRT) lanes planned for Grand River Avenue in Meridian Township.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced support for the Lake Lansing Road Improvements. He offered additional language to be included in the proposed Vendor Ordinance Amendments.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Appreciation for the large turnout at the New Central Fire Station groundbreaking ceremony
- First quarterly report on the 2015 Goals and Objectives will be provided to Board members in their next Board packet
- Meeting last week with the Chair and Vice-Chair of the Planning Commission regarding a specific plan to move forward on the Master Plan, which will include involvement by each Board member in a function of the process
- Kinawa Safety Project will be on the April 21st Board agenda
- Action on the Okemos Pedestrian Bridge this month
- MARC and closed Central Fire Station properties are now listed

7. BOARD COMMENTS & REPORTS

A. Treasurer's Quarterly Report

Treasurer Brixie gave an update on delinquent personal property tax collection totals for tax years 2010-2014, 2015 total tax year collections as of April 1, 2015, 2014 tax year distribution totals as of April 2, 2015, and current fixed maturity investments and non-fixed investments as of February 28, 2015.

Board discussion:

- Board member belief the average return on non-fixed investments of .3 percent is too low
- Suggestion to place some of the over \$10 million of non-fixed investments in investments that have staggered maturities to increase the rate of return
- In the current rate environment, liquid investments offer higher rates than the fixed investments available for the time frames needed
- In many instances, the current market requires 60 months to get even a one (1) percent interest rate on a \$1 million investment
- Possible future needs preclude "tying up" all of the money in liquid investments for a long period of time
- Even though a bank may offer a tempting rate which is higher, the bank may not have a rating the Township is comfortable with

Treasurer Brixie reported her attendance at last week's Economic Development Corporation (EDC) meeting where members recommended appointment of a new EDC member which will come before the Board at its April 21, 2015 meeting. She indicated the EDC decided to allocate money to paint park benches and funds will be distributed in the near future.

The Treasurer announced the Capital Area Transportation Authority (CATA) Board will vote on the final dedicated lane alignment of the BRT at its April 15, 2015 meeting, adding the proposed configuration in Meridian Township will be side running from Hagadorn Road to Park Lake Road and center running from Park Lake Road to Marsh Road. She added that actuated traffic signals will be placed at every station along the BRT route for pedestrian safety traversing Grand River Avenue.

Trustee Veenstra noted his savings account at Flagstar Bank is realizing a 1.15% return, three (3) times the rate of return currently being received by the Township. He indicated his preference for the BRT dedicated lane to be located at the curb side of Grand River Avenue, both for convenience and safety of passengers as well as allowing bicyclists to share the outer dedicated lane.

Clerk Dreyfus reported the Clerk's office mailed 2,400 absentee voter ballots as of April 2nd, and continue to process absentee voter ballot requests on a daily basis. He reminded residents that applications for an absentee ballot are available both on line and in the Clerk's office.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Trustee Veenstra moved to adopt the Consent Agenda. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
 NAYS: Supervisor LeGoff
 Motion carried 5-1.

A. Communications

Trustee Veenstra moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
 NAYS: Supervisor LeGoff
 Motion carried 5-1.

B. Minutes

Trustee Veenstra moved to approve and ratify the minutes of the March 17, 2015 Regular Meeting as submitted. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
 NAYS: Supervisor LeGoff
 Motion carried 5-1.

C. Bills

Trustee Veenstra moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 319,977.15
Public Works	\$ 275,258.85
Total Checks	\$ 595,236.00
Credit Card Transactions	\$ 12,477.06
Total Purchases	<u>\$ 607,713.06</u>
ACH Payments	<u>\$ 567,636.03</u>

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
NAYS: Supervisor LeGoff
Motion carried 5-1.

(Bill list in Official Minute Book)

- D. Outdoor Gathering Permit Approval – Celebrate Downtown Okemos
Trustee Veenstra moved to approve the Outdoor Assembly License for the Meridian Township Downtown Development Authority’s Celebrate Downtown Okemos Event to be held on June 13, 2015. Seconded by Treasurer Brixie.

The maker offered the following friendly amendment:

- **Amend the text to include in the authorizing resolution the application fee as a provision of the waiver**

The amendment was accepted by the seconder.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
NAYS: Supervisor LeGoff
Motion carried 5-1.

- E. Reappointments to the East Lansing-Meridian Water & Sewer Authority
Trustee Veenstra moved that the Township Board approve the reappointment of Bradley Brogren to the East Lansing Meridian Water & Sewer authority for two 3-year terms, the first expiring June 30, 2015 and the second expiring June 30, 2018; and approve the reappointment of Thomas Peet to the East Lansing Meridian Water & Sewer Authority for a 3-year term expiring June 30, 2016. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
NAYS: Supervisor LeGoff
Motion carried 5-1.

- F. Ratification of Police Officer Appointment
Trustee Veenstra moved to ratify the appointment of Brian Dow to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
NAYS: Supervisor LeGoff
Motion carried 5-1.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

- A. Perry Road, Special Assessment District (SAD) No. 42 – **Resolution #5**

Trustee Veenstra moved to approve the Perry Road Public Road Improvements Special Assessment District No. 42 – Resolution No. 5, which approves the special assessment roll; designates the project as “Perry Road Public Road Improvements Special Assessment District No. 42”, the assessment roll as the “Perry Road Public Road Improvements Special Assessment District No. 42 Special Assessment Roll”, and the district as the “Perry Road Public Road Improvements Special Assessment District No. 42”; adopts the amount of \$25,358.00 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Treasurer Brixie.

Board discussion:

- SAD would allow the 500 feet of gravel road in Meridian Township to be paved
- Remainder of Perry Road is in Clinton County and is paved
- Lake Lansing Watershed Advisory Committee supported paving this section of Perry Road in an effort to reduce the pollution into Lake Lansing
- The County paid \$10,000 for the Lake Lansing North frontage with the remaining \$15,000 to be paid by residents through the special assessment process

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

B. Towner Road Property Sale

Treasurer Brixie moved to approve the resolution transferring \$75,000 from the Park Millage Fund, as approved by the Park Commission, to the General Fund for the purpose of 2083 Towner Road, parcel number 03-02-02-04-276-009, being used as park property. Seconded by Trustee Scales.

Board discussion:

- History on this property
- Board member preference for the Township to transfer ownership to the Parks Commission without requiring payment
- Acquisition will be a nice addition to our park system

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed the lack of lesbian, gay, bisexual and transgender (LGBT) anti-discrimination language in the text of the prosecution services contract. He stated that if such language is in the Township’s ordinance, it should be in all contracts. Mr. Bowlby questioned the proposed language for the definition of vending and offered grammatical changes within the proposed vendor ordinance document.

Supervisor LeGoff closed Public Remarks.

A. Lake Lansing Road Improvements

Assistant Township Manager/Director of Public Works Derek Perry summarized the proposed road improvements as outlined in staff memorandum dated April 1, 2015.

Bill Conklin, Managing Director of the ICRD, offered a brief presentation of the Lake Lansing Road project.

Board staff and ICRD representative discussion:

- Inquiry regarding plans for an adequate amount of marked pedestrian crossings
- Future safety project to upgrade the active traffic control devices at the pedestrian crossings
- Board member concern with the cutting of significant trees
- Some trees are dead and should be removed
- Competing interests between road improvements, infrastructure for cyclists and other non-motorized users and tree preservation
- Trees were cut on the south side in order to move the road to preserve wetlands
- Possibility of having staff work with the ICRD on tree identification for future projects prior to the road design phase, which would allow for public input and debate
- Need for the Township to be involved at the beginning of the road improvement process
- Preliminary discussions have already taken place between the ICRD and the Director of Public Works
- An announcement was made at this morning's local transportation meeting that pedestrian pathways are eligible to receive Congestion Mitigation And Air Quality (CMAQ) Improvement Program funding and it is in the Township's interest to capture some of those available dollars
- Need for the Township to have an increased positive working relationship with its Act 51 Agency, the ICRD
- One asset of the new Assistant Township Manager/Director of Public Works is that he possesses a forestry degree
- Possible future expansion of Lake Lansing Road to two lanes with a center turn lane and two bicycle lanes would run from Saginaw Highway to Marsh Road
- The proposed federal aid project is to widen Lake Lansing Road from Saginaw Highway to Lac Du Mont from two (2) lanes to three (3) lanes with paved shoulders
- Future discussion to convert the four (4) lane section by road diet to three (3) lanes with paved shoulders through restriping which would be paid for out of ICRD's local road funding
- Board decision on the restriping should be made by late June
- Number of trees scheduled to be removed (including the clearing areas) is 85
- Inquiry if there is sufficient right-of-way after the road is modified to plant replacement trees
- Right-of-way width varies throughout the project and would need to be looked at on a frontage-by-frontage basis
- ICRD believes there are opportunities for the planting of replacement trees in some areas
- Standard operating policy of the ICRD is not to offer tree replacements
- Need for staff to determine how many trees can be replaced and ascertain funding for tree replacement
- Total cost of the project is approximately \$1.3 million
- No Township match is being requested for this project
- Possibility of the Township providing funds for tree replacement
- Concern with cutting the large trees in front of the apartments on the south side between Okemos Road and Lac Du Mont
- Sample of tree species are Locust, Norway Maple, Sassafras, etc.
- Request for reconsideration of the ICRD's policy on tree replacement if Proposal 1 passes
- Board member suggestion that a retaining wall be built in front of the apartments to save some of the trees
- ICRD's recommendation from an engineering and construction point of view is to shift the road to the south in front of the apartments due to the cost and stability of building an embankment in the wetland
- Retaining wall would have to be locally funded as ICRD has used all of its federal aid for this project
- ICRD concern with the ends of the retaining wall being a clear zone hazard for traffic and bicyclists using the road, as well as the aspect of ongoing maintenance
- Widening the road results in moving the one on two slope back
- Need for keeping the slope at its current grade to prevent erosion
- Public hearing on the proposed road improvements was held on June 19th at the Township Hall

It was the consensus of the Board to move the project forward with a goal to be more proactive with future road projects involving tree removal.

B. Prosecution Services Contract

Chief Hall summarized the two proposed prosecutorial services contracts as outlined in staff memorandum dated April 1, 2015.

Board and staff discussion:

- Both firms provided a contract cost of \$80,000
- Harkness Law Firm included the cost of forfeiture support at no additional cost
- Harkness Law Firm included appeals in Circuit Court and litigation in the Court of Appeals, Supreme Court and federal court at no additional cost
- Agreement signed in April, 2012 to extend the prosecutorial services contract through April, 2015
- Police Department has been satisfied with the work performed by Bodwin & Associates and the work performed by Cullen Harkness while employed by Bodwin & Associates on behalf of the Township
- Cullen Harkness has a good working relationship with the Police Department and its officers in executing his prosecutorial duties on behalf of the Township
- Two of the attorneys who have performed prosecutorial work on behalf of the Township will be leaving the Bodwin Firm
- William Kim will become the lead prosecutor for the Bodwin Firm
- Forfeiture proceedings were included in the contract price for the Harkness Law Firm and would not result in additional profit for the firm
- Inquiry as to how the provision of providing prosecutorial services contained in the request for proposal (RFP) for the Township's comprehensive legal services would "play out"
- Discussion among the Legal Services Committee members resulted in a decision to separate the criminal legal services from the other aspects of legal services
- Situation before the Board this evening is to decide whether to renew with the law firm or with the lawyer who prosecuted cases for the Township
- Board member preference to wait on this decision until the Township's general counsel is "on board"
- Board member preference to wait to ascertain if the Township's general counsel can perform the prosecutorial services at a cost savings
- Process of bringing general counsel on board will not be completed until sometime in July
- Prosecutorial services are highly specialized
- Concern with the cost related to any general counsel performing prosecutorial services that has its offices outside of Ingham County
- Board member understanding a consensus was reached at the last meeting to separate legal services in the areas of communications, labor and prosecution
- Meridian Township's LGBT non-discrimination ordinance language will be included in all future Township contracts
- Both law firms used language from the 2012 contract for prosecutorial services, prior to the ordinance revision to add LGBT non-discrimination language
- The appropriate LGBT non-discrimination language will be inserted in the contract for whichever law firm is selected
- Explanation of staff and their duties at the Harkness Law Firm (prosecutorial, diversion programs, etc.)
- Board choice between two (2) local law firms
- Harkness Law Firm proposal does not charge "net proceeds" for forfeiture
- Bodwin law firm will waive any forfeiture "reimbursement" and include forfeiture proceedings in the flat cost of its contract
- Complexity of moving in one direction while dealing with multiple people interpreting the law
- Current firm under contract with the Township represents two municipalities, Meridian Township and the City of Albion
- The City of Albion has rescinded its contract with Bodwin & Associates and elected to have the Harkness Law Firm represent it

- Positive relationships currently exist between the prosecutor (Cullen Harkness) and Meridian Township police officers
- Bodwin & Associates did not have a non-compete agreement in place with Cullen Harkness who is currently employed at Bodwin & Associates

It was the consensus of the Board to place this item on for action at its April 21, 2015 Board meeting.

C. Proposed Vendor Ordinance Amendments

Manager Walsh summarized the proposed ordinance amendments as outlined in staff memorandum dated April 1, 2015.

Board and staff discussion:

- Concern Section 38-123 would make an ice cream truck which rings a bell or plays music “illegal”
- Existing language has been in the code since 1974
- Major change in the ordinance is the allowed hours for vending
- Number of complaints lodged with the Township regarding vendors soliciting after dark
- Designated hours will be pointed out to vendors when they pick up their licenses
- Existing language regarding license application for purposes of information only
- Possibility of changing the April 1st ending time of 8:00 P.M. to June 1st as children are still attending school and have earlier bedtimes
- Each exception listed in Section 38-151(b) is a stand-alone exception
- Inquiry if deleting “merchandise” and inserting “goods and services” includes door to door political campaigners
- First amendment protects door to door campaigning activity

It was the consensus of the Board to place this item on for action at its April 21, 2015 Board meeting.

D. Township Owned Properties

Manager Walsh summarized the overview of all Township owned properties which are currently receiving income as requested by a Board member at the March 17th Board meeting.

Board discussion:

- Possible future discussion whether to retain the property located on School Street in Haslett (next to the former Haslett library), as it was originally purchased for potential expansion of the former Haslett Library
- Board member preference for the Township not to be in the landlord business
- Location adjacent to the former Haslett Library makes this parcel more valuable as the Township owns both parcels
- Concern with the liability associated with Township ownership of this parcel
- A determination needs to be made as to plans for the former Haslett Library property
- Former Haslett Library is currently being used to house required record retention and Township election materials

E. Smith Drain Study

Assistant Township Manager/Director of Public Works Derek Perry summarized the Ingham County Drain Commissioner’s (ICDC) request for a study of the Smith Drain due to the current and proposed development north of Jolly Road as outlined in staff memorandum dated April 1, 2015.

Board and staff discussion:

- Smith Drain takes up a large area in the southern portion of the Township
- ICDC office wishes to verify the status of the drain, the hydrological abilities of the drain and conduct a study

- ICDC is requesting Meridian Township advance \$35,000 to the drainage districts for a study to move forward
- ICDC would like to combine many “mini drainage districts” in the area
- ICDC would like the Township to petition the ICDC for improvements to the drain as a result of any findings through the study
- Of the \$35,126 spent annually on the 43 “at-large” drains in Meridian Township, the Smith Drain portion is \$1,467
- Total amount paid to the ICDC annually for all drains (at large, petitioned and Chapter 20 drains) is \$412,677
- Request for staff to provide the amount of property owned by the Township within the Smith Drain Drainage District
- Inquiry if it is necessary to perform a study on the entire Smith Drain, as some study should have taken place when Delta Dental expanded
- Outcome of the study will answer the question on what portion of the drain will require work

It was the consensus of the Board to continue discussion of this item at its April 21, 2015 Board meeting.

14. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Wilson reported her attendance at the April 1st Groundwater Management Board (GMB) meeting where the Board voted to increase the Groundwater Management dues by 2.7% beginning in fiscal year 2016. She added dues are based on population (the 2010 census data was used) which will increase Meridian Township’s dues to \$13,374 (a \$360 increase). Trustee Wilson clarified GMB needs to maintain a fund balance for grant matching, as members derive benefits in the form of grants. She stated the GMB will be reviewing its bylaws.

Trustee Wilson reported the East Lansing-Meridian Water and Sewer Authority (ELMWSA) is part of the Drinking Water Consortium and has saved \$27,000-\$28,000 in the last year through participating as one of six members in the consortium who purchase water treatment chemicals at reduced costs. She added a groundwater survey will be conducted to determine, from multiple water samples, the makeup and/or contaminants as the last one was performed in 1984. Trustee Wilson reported five (5) Meridian Township residents received Environmental Stewardship Awards to honor their contributions to the conservation of natural resources and protection of the environment: Leonard Provencher, Dr. Susan Masten, Dianne Holman, Chris Berglund and Treasurer Brixie.

Trustee Scales reported on the Board’s attendance at the March 31st groundbreaking ceremony for the new Central Fire Station. He also reported several Board members attended the Michigan Municipal League (MML) Training Conference on March 24-25, 2015. Trustee Scales noted his attendance at the Wardcliff Neighborhood Association meeting during which he identified issues of concern and a follow-up meeting with the Township Manager and staff to address some of those identified concerns, Lansing Regional Chamber of Commerce with Trustee Wilson to hear presentation by Township Treasurer Brixie, Police Recognition Ceremony with several other Board members on March 26th, Lake Lansing Road Diet meeting on April 1st with Treasurer Brixie and the April 7th Election Commission meeting.

Trustee Scales named the members of Haslett High School Girls’ Basketball Team who reached the state Class B Finals this year.

Trustee Veenstra reported his attendance at the regular meeting of the Tri-County Regional Planning Commission on March 25th, where a potential water trail on the Red Cedar River was discussed. At that meeting, he learned the Ingham County Trails Millage will raise \$3.2 million per year and a portion of that millage money should be spent on trails within the Township. Trustee Veenstra suggested staff draft an ordinance to ban the feeding the deer. He spoke to components of the sales

tax increase proposal, specifically the \$300 million for education. Trustee Veenstra requested more information about the BRT), suggesting the Board hold a public hearing on the BRT in the near future. He addressed the letter from Richard Harrington relative to forfeiture cases, noting all nine cases mentioned were prosecuted by the Ingham County Prosecutor, and questioned whether the Township subsequently had the right to commence forfeiture in those cases.

Treasurer Brixie added to her earlier quarterly report by stating there is currently an additional \$2 million in liquid savings earning 1% interest rate as the result of moving money last month from a lower interest investment to a higher interest investment. She noted that money was not reflected in the quarterly report as that report was as of February 28, 2015.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 9:22 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the April 21, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the April 21, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**MAY 7, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - DRAFT -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 21, 2015 6:00 P.M.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: None
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Director of Community Planning & Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Police Chief David Hall

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION

A. Haslett High School Girls Varsity Basketball Team

Trustee Styka introduced Haslett High School Girls Varsity Basketball Coach Dr. Bob Currier. Coach Currier subsequently introduced two team members, Makenna Ott and Sarah Trosko and outlined the team's journey to the Breslin Center for the championship playoffs. Ms. Ott highlighted her experience as a member of the Haslett girls' varsity basketball team.

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Mary Haas, 1491 Franklin Street, Haslett, spoke in support of Bodwin & Associates' continued representation of Meridian Township in the area of prosecutorial services.

Ann Zimmerman, 2344 Coyote Creek, Okemos, spoke in support of the Smith Drain Study.

Steve Freemire, 3622 Kansas Road, Okemos, spoke in support of the Smith Drain Study.

Theresa Bodwin, 1668 Fifth Avenue, Okemos, current Diversion Coordinator for Meridian Township, spoke in support of renewal of Bodwin & Associates' contract with Meridian Township for prosecutorial services.

Aaron Hanson, 4903 Dawn Avenue, East Lansing, and co-owner of Ellison Brewery spoke in support of the Ellison Brewery and Spirits Liquor License application.

Lanny Brunette, 5918 Coventry Circle, East Lansing, spoke to the high caliber of legal services of the Bodwin & Associates Law Firm and spoke in support of the Township's renewal of the Bodwin & Associates' contract for prosecutorial services.

William Kim, 2970 East Lake Lansing Road, highlighted his law experience and spoke in support of Board renewal of the Bodwin prosecution services contract.

Andy Such, 1147 Woodwind Trail, Haslett, spoke to the annual subscription service offered by the Haslett Kiwanis Club which provides the raising and lowering of flags in front of residents' homes for six (6) holidays per year.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed the need to make the Board packet text searchable on the Township website as noted in the 2015 Goals and Objectives. He believed the list of goals and objectives consisted mainly of duties already performed by staff. Mr. Bowlby spoke to the need for the Township to stay on the five (5) year standard sewer cleaning cycle.

Jacqueline Swanson, 1668 Fifth Avenue, Okemos, spoke in support of Township renewal of the prosecutorial services contract with Bodwin & Associates.

Randolf Bodwin, Bodwin & Associates, 2970 E. Lake Lansing Road, East Lansing, offered rationale why his firm, Bodwin & Associates, should be selected to continue providing prosecutorial services for Meridian Township.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced his opposition to civil forfeiture by the Township, in support of the vendor ordinance amendments, in support of the Smith Drain Study (with the cost shared proportionally by all municipalities) and in support of the vegetation ordinance amendment, scaled to the various zoning designations.

Lauren Swanson April, 2198 Riverwood Drive, Okemos, spoke in support of Bodwin & Associates retaining the prosecutorial services contract with Meridian Township.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

A. First Quarter 2015 Goals and Objectives Report

Manager Walsh offered highlights of the 2015 Goals and Objectives.

Board discussion:

- Pension and long term liability
- Actuarial study necessary to determine how to fund future liabilities prior to negotiations with the seven (7) union contracts which expire in 2016
- Conversations with various communities regarding their approach to long term pension obligations with respect to the defined benefit programs
- Possibility of changing to a defined contribution program
- Board member suggestion to speak with Ingham County regarding their hybrid model which is a blend of both defined benefit and defined contribution plans
- Board member appreciation for the detail included in this comprehensive report

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus reminded voters of the May 5th statewide election where Proposal 1 will be on the ballot. Proposal 1 is a measure to raise the state sales tax to fund roads, schools and other state programs and activities. He indicated absentee voter ballots can be requested from the Clerk's office through Monday, May 4th. Clerk Dreyfus announced the Clerk's Office will be open Saturday, May 2nd from 8:00 AM until 2:00 P.M, which is the last day voters can request an absentee ballot and take it with them. Clerk Dreyfus announced the polls will be open on May 5th from 7:00 A.M. until 8:00 P.M. He announced that due to the May 5th Election, the next regularly scheduled Township Board Meeting will be held on Thursday, May 7th at 6:00 P.M.

Clerk Dreyfus announced the Parks and Recreation Department will be hosting a community wide Park Clean-Up Event on Saturday April 25th from 9:00 A.M. until 12:00 P.M. He noted residents should contact Jane Greenway at 853-4610 to volunteer. Clerk Dreyfus reported his attendance at an Economic Alliance for Michigan informational "meet and greet", a statewide nonpartisan business/labor coalition, adding its model is to develop cooperation between parties to find areas of common interest.

Trustee Styka announced this is Earth Week and in addition to the Parks Clean Up Event, the Township is hosting a Recycling Event this Saturday at Chippewa Middle School. He reported the Farmers Market will be reopening at the Pavilion Saturday, May 2nd. Trustee Styka announced the

Okemos High School musical, *Loserville*, will be performed the next two weekends, April 24th and 25th, as well as May 1st, 2nd and 3rd.

Trustee Scales reported his attendance at the April 16th National Honor Society induction ceremony at Haslett High School, where over 90 inductees were welcomed into the society. He announced Saturday, April 25th is Kids Free Day at all branches of the area's YMCA.

Trustee Wilson reported her attendance, along with several other Board members, at the Michigan Townships Association's (MTA) Legislative Day last week at the Capitol where Board members learned how pending legislation may affect Meridian Township. She voiced her support for the Haslett Kiwanis flag service program.

Treasurer Brixie stated the sheet she handed out from Flagstar Bank, titled "Certificate of Deposit Account Registry Service (CDARS)", showed interest rates available for government banking over \$100,000. She noted this handout was provided in response to Board member comment regarding low interest rates. The interest rate for a one year CD is .3% as previously announced. Treasurer Brixie offered to meet individually with Board members during regular business hours to discuss Township interest rates and investment strategies. She reported her attendance at last week's Land Preservation Advisory Board meeting where stewardship monies were approved for the Northwest Preserve (Towar Woods) for invasive species removal, tree planting and cleanup. Treasurer Brixie reported that at last Wednesday's Capital Area Transportation Authority (CATA) meeting, the CATA board unanimously approved the bus rapid transit (BRT) alignment, adding that Debbie Alexander will be giving a presentation to the Board in the near future on the alignment.

8. APPROVAL OF AGENDA

Trustee Scales moved to approve the agenda as submitted. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried unanimously.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

A. Communications

Treasurer Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

B. Bills

Treasurer Brixie moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 281,073.45
Public Works	\$ 230,477.33
Total Checks	\$ 511,550.78
Credit Card Transactions	\$ 9,014.01
Total Purchases	<u>\$ 520,564.79</u>

ACH Payments \$ 769,994.46

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

(Bill list in Official Minute Book)

- C. Reappointments to the Lake Lansing Advisory Committee
Treasurer Brixie moved that the following property owners be reappointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2017: Robert Hollenshead, 6068 Columbia; Ronal Rowe, 6247 E. Lake Drive and Larry Wagenknecht, 6097 Partridge. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

- D. Traffic Signal Agreement Resolution – New Central Fire Station
Treasurer Brixie moved to approve the resolution authorizing the Township Manager to sign the Ingham County Road Department Permit Acknowledgment for Traffic Signal Control Responsibilities. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

- A. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16
 Supervisor LeGoff opened the public hearing at 6:46 P.M.

Director Severy summarized the special assessment district as outlined in staff memorandum dated April 16, 2015. He explained options available to affected property owners.

Casey O’Donnell, 2433 Kings Cross, East Lansing, questioned how the assessments were determined. He requested more transparency from the Township regarding assessment calculation.

Director Severy explained any broken concrete or slabs with an inch lip or more must be replaced or raised (mud jacking). He added tree roots and the type of soil exposed to the freeze/thaw cycles aid in displacing the concrete. Mr. Severy indicated costs are calculated on a square foot basis as determined in the contractor’s bid and vary dependent on whether it is a corner lot. He noted if the work to be performed is on a side yard, 40% of the cost is borne by the Township.

Karsten Bekemeier, 2399 Kings Cross, East Lansing, requested criteria for determining slabs for sidewalk repair. He inquired as to how often the Township cycles through subdivisions.

Mr. Severy responded if a slab has a crack down the middle and does not appear that it will break into small pieces or present a safety issue, it will not normally be replaced. He added sidewalk repair is on a ten year rotating cycle for the entire Township.

Supervisor LeGoff closed the public hearing at 6:58 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Aaron Hanson, Owner/President of Ellison Brewery and Spirits, 4903 Dawn Avenue, East Lansing, spoke in support of the Ellison Brewery and Spirits Liquor License listed on tonight’s agenda.

Randolf Bodwin, Bodwin & Associates, 2970 E. Lake Lansing Road, East Lansing, availed himself for Board questions when it deliberates Action Item #12B.

Neil Bowlby, 6020 Beechwood Drive, Haslett, urged the Board to reject both proposals for prosecutorial services as neither one contains lesbian, gay, bisexual, transgender (LGBT) anti-discrimination language. He spoke in support in the vendor ordinance amendments as written.

Lauren Swanson April, 2198 Riverwood Drive, Okemos, spoke in support of amendments to the vendor ordinance to restrict hours of operations.

- A. Appointment to the Economic Development Corporation (EDC)
Trustee Wilson moved to appoint Shawn Dunham to the Economic Development Corporation for the term ending December 31, 2018. Seconded by Treasurer Brixie.

Board and staff discussion:

- Applicant is the Assistant General Manager of the Meridian Mall
- The EDC is one of two Boards and Commissions which does not require its members to be a qualified elector of the Township as business interests should be represented
- Businesses within the Township may not be owned by Township residents
- Neither the state act nor the articles of incorporation for the Meridian EDC require that a member be a resident of the Township
- The Application for Public Service will be changed by the Clerk to reflect that members of the EDC do not necessarily need to be a Township resident

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

- B. Prosecution Services Contract
Trustee Scales moved to approve the two-year retainer agreement for prosecutorial support with the Harkness Law Firm for \$80,000 annually and, prior to any signing of the contract, the Township LGBT language be included. Seconded by Treasurer Brixie.

Board and staff discussion:

- Both law firms have agreed to add the LGBT language as instructed, but discussion of this issue took place after bids were submitted
- Concern with the inappropriateness of amending bids after they were submitted
- Board member belief there is no need for a separate firm to provide prosecutorial services
- Board member preference to wait until the law firm for general legal services is acted upon
- Board member preference for a clause to be included in the contract for general legal services to not have a lawyer in their firm defend an individual the Township is prosecuting
- Board member preference to stay with the law firm used for the last several years
- Opinion of interim legal counsel that only the two bids originally presented to the Board in the closed bidding process should be considered
- All relevant information regarding this issue has been presented to the Board
- Issue before the Board is whether to select the law firm with which the Board previously had a contract or the lawyer who previously provided prosecutorial services for the Township
- Police officers, the Township and the Board are satisfied with the previously provided prosecutorial services

- Mr. Harkness is a familiar face to Board members as he has been in attendance at several Board meetings
- Mr. Harkness has been a presenter at training for the State Bar of Michigan
- Concern with the Township Board being charged \$80,000 annually for prosecutorial services over the last four (4) years which the provider has subsequently determined to be worth only \$67,500
- A firm which provides general law services would charge prosecutorial services at an hourly rate, likely to be greater than \$80,000
- Harkness Law Firm will designate two attorneys and two paralegal/legal assistants who will perform prosecutorial services on behalf of Meridian Township
- Mr. Harkness will initially spearhead the diversion program for his law firm
- The diversion program is mainly an administrative task
- Bodwin Law Firm will designate two attorneys and one paralegal to perform prosecutorial services on behalf of Meridian Township
- Appreciation for the previous responsiveness to the Board by Mr. Harkness over the last several years

Trustee Veenstra offered the following friendly amendment:

- **Change the phrase “prosecutorial support” in the motion to “prosecution services”**

The amendment was accepted by the maker of the main motion.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: Trustee Veenstra
 Motion carried 6-1.

C. Vendor Ordinance Amendments

Treasurer Brixie moved [and read into the record] **NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby introduces for publication and subsequent adoption Ordinance No. _____ entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 38, Article IV, Division 1, by amending Sections 38-121, 38-122, 38-123, 38-124, 38-125 and 38-126; and Chapter 38, Article IV, Division 2, Sections 38-151, 38-155, 38-156 and 38-158.”**

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

Seconded by Trustee Wilson.

Board and staff discussion:

- Amendments go beyond limiting hours
- Concern with the amount of the per person cash bond
- Vendor does not recoup the cash bond for six (6) months
- Purpose of the cash bond is to cover claims as the result of acts by the vendor
- License fee is \$20/week or \$60/month per person
- In-depth review of the language should be handled when interim legal counsel is in attendance at the Board meeting to answer all questions
- Board member belief the only substantive change is the time allowed for door-to-door vending
- Intent of the language is for only one \$500 bond payment per organization

Trustee Scales moved to table the motion until Trustee Veenstra submits his questions in writing and they are addressed by interim legal counsel. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Supervisor LeGoff, Clerk Dreyfus
NAYS: Trustees Styka, Wilson, Treasurer Brixie
Motion carried 4-3.

D. Celebrate Downtown Okemos Liquor License

Trustee Veenstra moved to approve DDA's request to apply for a one-day liquor license from the Michigan Liquor Control Commission (MLCC) for the Celebrate Downtown Okemos Event on June 13, 2015. Seconded by Trustee Scales.

Board discussion:

- Event has been very successful
- This will be the second year for the "beer and wine tent" which will be open from noon until 11:00 P.M.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

E. Ellison Brewery and Spirits Liquor Licenses

Clerk Dreyfus moved to approve Ellison Brewery and Spirits' request to apply for licenses to manufacture beer, wine and spirits at 4903 Dawn Avenue from the Michigan Liquor Control Commission (MLCC). Seconded by Trustee Veenstra.

Board discussion:

- This is a highly anticipated business for the community
- Craft beers will be produced by local residents

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Brent Forsberg, TA Forsberg, 2422 Jolly Road, Okemos, spoke in support of the Smith Drain Study to ascertain what the specific issues are to achieve safe drainage for all affected residents.

Mark Clouse, George F Eyde Family Partnership, 232 S. Washington Square, Lansing, spoke in support of Rezoning #15020 as recommended by the Planning Commission.

Supervisor LeGoff closed Public Remarks.

Trustee Scales moved to amend the agenda as follows:

- **Reletter Agenda Item #13C to Agenda Item #13B**
- **Reletter Agenda Item #13B to Agenda Item #13C**

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

A. Joint Committee – Master Plan Update

Planning Commission Chair Scott-Craig offered an invitation to the Board to work closely with the Planning Commission in moving the Master Plan forward. As such, a meeting has been scheduled for Thursday, May 21, 2015 in the Township Hall from 7:00 P.M. until 10:00 P.M. to receive public input on how to move forward with the seven (7) goals and objectives of the Master Plan. He explained that attendees will be divided into seven (7) groups (one for each goal) to vet ideas from the public on how to implement each of the seven (7) goals. Chair Scott-Craig requested Board and Planning Commission members be the “eyes and ears” regarding the public and their comments.

Board discussion:

- Written invitations will be sent to all invitees with a packet regarding each goal
- Invitation to other Boards and Commissions
- Joint meeting of the Planning Commission and Board must be noticed to comply with the Open Meetings Act
- Need to engage all types of stakeholders in the community
- Each Planning Commissioner will spearhead one goal and will invite individuals who relate to that goal
- Suggestion to send an invitation to the Meridian Area Business Association and service clubs (e.g., Haslett and Okemos Kiwanis Clubs, Okemos Rotary) within the Township
- Suggestion to have a featured piece on HOMTV
- Letters to Homeowners Associations

B. Smith Drain Study

Patrick Lindemann, Ingham County Drain Commissioner, 707 Buhl Street, Mason, spoke to the process which should be used to advance the study of the Smith Drain at an initial cost to the Township of \$17,500, which will be reimbursed through a Stormwater, Asset Management and Wastewater (SAW) grant.

James Ensign, Spicer Group, 4488 Holt Road, Holt, offered a Powerpoint presentation on the Smith Drain, giving an extensive overview of the drain since its origination in 1891.

Shawn Middleton, Spicer Group, 1515 Michigan Street, NE, Grand Rapids, continued the Powerpoint presentation, addressing the complexity of the Smith Drain from a modeling hydraulic standpoint. He spoke to the culvert capacity underneath I-96 and discussed the fact the requested study will look at the time based function of water runoff for the entire system, determine the hydraulic capacity of the system (now and in the future) and possibly remap the area using a Letter of Map Revision (LOMR).

Board, staff and presenter discussion:

- Smith Drain services 1,100 parcels totaling 2,000 acres
- Smith Drain is approaching full build out
- Identification of hydraulic deficiencies
- 450 feet of drain, laid in 1963 underneath Jolly Road, is made of corrugated metal and in very poor condition
- In 2011, a sinkhole formed adjacent to the Value Tire parking lot and the roadway collapsed into the pipe, was repaired, collapsed again and a temporary repair was performed in 2013
- Pipe underneath Jolly Road is 6 feet in diameter
- Pipe becomes smaller on the Meridian side of Jolly Road
- Resolution to petition was created by the Township
- A petition is not needed to perform the study
- Only requirement at this point is the 434 Agreement to perform the study
- Use of SAW grant monies do not require work to be done
- ICDC needs Township approval for work to be performed on the drain after the study is completed
- Rationale for why the ICRD has not previously addressed the condition underneath Jolly Road
- Petition must be sought for any substantive work on the drain
- Majority of the drain and the issues associated with the drain are in Meridian Township

- ICDC will have conversations with Alaieton Township as well
- All parties within the drainage district will share in both the benefit and the cost of repairs
- Major developments are pending which will affect the Smith Drain
- Cost of the study will be reimbursed to the Township through incorporation of the project cost
- Explanation of a 434 Agreement as Section 434 of Public Act 40 of the Drain Code which allows any municipality to advance money toward a study to determine the problems needing to be “fixed”
- SAW grant is used to identify problems and develop plans to address those problems
- S2 grant is a study which requires the first project which comes out of the study to be done (Towar Lift Station) and is different than the SAW grant
- SAW grant covers storm sewer systems, not open channel drains
- Main “backbone” of the Smith Drain is an open channel
- Need for a differentiation between problems currently known and problems revealed through the study
- Cost of identified problems will not be known until the project is bid
- Process to be used after problems are identified:
 - Petition will be sought by the ICDC to fix the issues
 - Cost will be borne by all property owners in the district and all municipalities (i.e., state highway department, ICRD, Alaieton Township, City of Lansing and Meridian Township)
- Explanation of the petition process
 - Petitioner can be five (5) residents, 50 residents for a consolidation or one (1) municipality
- In-line v. off-line detention
- Detention is the difference between the incoming water and what is allowed to flow out
- In-line detentions which currently exist in this system were approved many years ago and have subsequently been proven to be inefficient and not work
- ICDC fixed part of the existing Delta Dental in-line detention problems in 2012
- Hydrologic Engineering Centers River Analysis System (HEC-RAS) model is the right tool to analyze in-line detention basins
- ICDC will require Jackson National Life to use off-line detention
- All affected entities will be involved in discussing the findings of the Smith Drain Study prior to any petition being filed
- One of the problems associated with the Smith Drain is within Coyote Creek

It was the consensus of the Board to place this item on for action at its May 7, 2015 Board Meeting.

C. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16

Board discussion:

- Total assessments are less than \$14,000
- There is no controversy on this SAD

It was the consensus of the Board to place this item on the consent agenda for the May 7, 2015 Board meeting.

D. Rezoning #15020 (George F. Eyde Family, LLC) – Rezoning Request for 1614 & 1622 Grand River Avenue and an Undeveloped Parcel on Central Park Drive

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated April 16, 2015.

Board discussion:

- Recommendation for support of the rezoning by the Planning Commission
- Zoning of parcels immediately west of the parcels which front Grand River is C-2
- Rezoning request is not consistent with the Future Land Use Map (FLUM)

- If the Planning Commission makes recommendations for rezonings, the FLUM should be amended to reflect those rezonings
- Concern with Board decision making which uses a FLUM which is not up to date
- Information contained in the CBRE Martin study stated that availability of Class A office space in the eastern submarket of the Tri-County area is 2%
- CBRE Martin's description of the central business district contained in the study is the downtown Lansing area
- Staff calculation that for the last half of 2014, Meridian Township had an overall vacancy rate of 15%, while the eastern submarket in which the Township is located in is 7.1% overall
- Class A office space is the office space most desirable, with the greatest amount of amenities available
- Staff to investigate the percentage of Class A office space in Meridian Township
- Only one (1) property east of Sparrow is zoned C-2
- Doggy Day Care being constructed at the corner of Grand River and Cornell Road is zoned residential and allowed as a non-residential use in a residential district
- All three (3) parcels do not have to be rezoned at the same

It was the consensus of the Board to place this item on for action at its May 7, 2015 Board meeting.

E. Proposed Vegetation Ordinance Amendment

Director Kieselbach summarized the proposed vegetation ordinance amendment as outlined in staff memorandum dated April 14, 2015.

Board discussion:

- Over the last five (5) years, the number one complaint received from residents concerned tall grass: 842 complaints
- 12" tall grass is too tall and makes the neighborhood look bad
- Possible policy for repeat offenders who have the bill placed on the tax roll every year
- Township has hired a code enforcement officer who can go out in the field this year
- Need for sufficient staff to enforce Township ordinances
- Staff suggestion for possible posting of violation on the property
- Need for sufficient punitive measures contained in the ordinance to eliminate recidivism
- Concern with attempting to change too many variables at the same time
- Longer lawns are healthier for the eco system and the environment
- Trend across the country is to allow for longer length of grass
- Current ordinance should be enforced prior to lowering the allowed height of grass
- Use of a shorter notice period, public shaming through placement of a notice on the property, and an increase of fines and cost would achieve the desired result
- The three (3) day limit does not consider longer rain events
- Board member belief the proposed height restriction is too restrictive
- Board member concern with imposing an aesthetic standard on Township residents
- Posting should be a mandatory requirement upon notification
- Ideal height as determined by turf "experts"
- The lower the level of grass the more staff needed to enforce the height limitation
- Funding in the 2015 budget for a dedicated summer staff person to look for nuisances, inoperable vehicles and trash in residential neighborhoods
- Consensus of Board members to accept a compromise of eight (8") inches

The consensus of the Board was to bring this item back for action at the May 7, 2015 Board meeting.

F. General Legal Services Committee Report

Trustee Styka summarized the report from the General Legal Services Committee as outlined in staff memorandum dated April 17, 2015.

Board discussion:

- Board meeting must be noticed for 2:00 P.M. on May 7th when the four (4) law firm interviews commence
- Order of interviewees will be through a random drawing

The consensus of the Board was to move forward with the interview process at the next Board meeting scheduled for Thursday, May 7, 2015.

G. Kinawa Drive Safety Improvements

Chief Hall summarized the proposed safety improvements for Kinawa Drive as outlined in staff memorandum dated April 16, 2015.

Board discussion:

- 500 feet of five (5) foot sidewalk on the north side of Kinawa at the “curve” would be replaced with 500 feet of seven (7) foot sidewalk
- Elimination of the second crosswalk through removal of concrete, installation of grass and buildup of the curb could be paid for through the Pathway Millage Fund
- LED street light and the Rectangular Rapid Flashing Beacon (RRFB) can be used by pedestrians and motorists at times other than during school hours
- Location of the RRFB is a good test case for additional flashing beacons in the future
- Safety of school children on Kinawa Drive has been an issue for several years
- Senior citizens in the neighborhood walk to the Senior Center
- Plans for the school to educate students on the need for using the light
- Some of the cost will be “split” between Okemos Public Schools and Meridian Township
- Sports are played at the athletic fields at night and participants and their families will use the streetlight
- In Michigan, once a pedestrian places their foot in the crosswalk, a motorist must yield to the pedestrian
- The RRFB will alert motorists that a pedestrian is waiting to cross the street

The consensus of the Board was to place this item on for action at its May 7, 2015 Board meeting.

14. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Doris Schwartz, 2209 Kent Street, Okemos, addressed the need for replacement of the heritage neighborhood street signs for Cedar Bend Heights as provided for in Section 34-29 of the Meridian Township’s Code of Ordinances. She voiced appreciation for Mr. Severy’s years of service to Meridian Township.

Brent Forsberg, 2422 Jolly Road, Okemos, spoke to the rezoning process at the Planning Commission level for 2360 Jolly Oak Road, which commenced in January with use of a concept plan. He availed himself for any and all Board questions.

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Treasurer Brixie addressed the need for transparency during Election Commission meetings by ensuring the gate at the front counter of the Clerk’s office remains open.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:15 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9.C

GGOM

**Charter Township of Meridian
Board Meeting
05/07/15**

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

COMMON CASH	\$ 305,675.22
PUBLIC WORKS	<u>964,358.55</u>
TOTAL CHECKS:	\$ 1,270,033.77
CREDIT CARD TRANSACTIONS	<u>17,254.18</u>
TOTAL PURCHASES:	<u>\$ 1,287,287.95</u>
ACH PAYMENTS	<u>\$ 398,691.95</u>

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 COMMON CASH

Vendor Name	Description	Amount	Check #
1. 55TH DISTRICT COURT	CASH BOND	200.00	89473
	CASH BOND	500.00	89474
	TOTAL	700.00	
2. ADAM FISHER	BASEBALL/SOFTBALL COACH CLINICS/2014-15	300.00	
3. ADP INC.	4/17 PAYROLL PROCESSING FEE	1,718.18	
4. AFFORDABLE TIRE	STATE CONTRACT BID TIRES FOR STOCK	493.72	
	STATE CONTRACT BID TIRES	914.80	
	TOTAL	1,408.52	
5. AMERICAN PLANNING ASSOCIATION	MEMBERSHIP-KIESELBACH	355.00	
6. ANDREWS HOOPER PAVLIK PLC	2014 AUDIT	20,000.00	
7. AT & T	MAY SERVICE	39.69	89461
8. AT&T MOBILITY	APRIL SERVICE	52.07	89372
9. BARYAMES CLEANERS	UNIFORM CLEANING EXPENSE-POLICE DEPT	855.40	
10. BECKS PROPANE	PROPANE FOR HNC	237.25	
11. BLUE CROSS BLUE SHIELD OF MICHIGAN	MAY PREMIUM-VISION	2,791.09	89463
	MAY PREMIUM-HEALTH INS	102,788.35	89464
	TOTAL	105,579.44	
12. BOBCAT OF LANSING	EQUIP REPAIR	60.75	
13. BODWIN & STOVER, P.C.	LEGAL FEES-UTC	6,680.11	
14. BOYNTON FIRE SAFETY SERVICE	SPRINKLER REPAIR-N FIRE STN,NANCY MOORE BLDG	380.00	
	SPRINKLER/FIRE EXTINGUISHER INSPECTION/REPAIRS	1,000.00	
	TOTAL	1,380.00	
15. BRD PRINTING	PRINTING-SCOOP NEWSLETTER	182.64	
	MAILING SERVICE-SCOOP NEWLETTER	175.74	
	TOTAL	358.38	
16. BSN SPORTS	LINE MARKER-PLAYING FIELDS	239.99	
	BASEBALL HELMETS	73.93	
	K-4TH GRADES BASEBALL HATS/WILLIAMSTON	969.52	
	T-BALL SUPPLIES	121.47	
	TOTAL	1,404.91	
17. CBI INC	COPIER METER CHRG-HNC	20.00	
	COPIER MAINT/HNC-MARCH	23.39	
	TOTAL	43.39	

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Vendor Name	Description	Amount	Check #
18. CINTAS CORPORATION #725	MECHANICS UNIFORMS	20.08	
	MECHANICS UNIFORM RENTAL	20.08	
	MECHANICS UNIFORMS	20.08	
	TOTAL	60.24	
19. CITY OF EAST LANSING	FEB-SHARED ASSESSOR EXPENSE	4,812.00	
	MARCH-SHARED ASSESSOR EXPENSE	4,812.00	
	1ST QTR MEP FEES	44,274.06	
	TOTAL	53,898.06	
20. CITY PULSE	TWP NOTICES	74.20	
21. COMCAST CABLE	MAY SERVICE	164.60	
	MAY SERVICE-HNC	139.08	89465
	TOTAL	303.68	
22. COMPLETE BATTERY SOURCE	BATTERIES	24.07	
23. CONSUMERS ENERGY	APRIL SERVICE	69.56	89467
	APRIL UTILITIES	13,576.30	
	APRIL UTILITIES	22.61	89475
	APRIL UTILITIES	24.13	
	APRIL SERVICE	1,370.10	89466
	APRIL UTILITIES	295.42	89475
	APRIL UTILITIES	13,682.44	89475
	APRIL UTILITIES	144.81	
	APRIL UTILITIES	245.54	
	APRIL UTILITIES	22.61	
	TOTAL	29,453.52	
24. COUNTRY VIEW ESTATES	REIMB-PERFORMANCE GUARANTEE-1523 BELVEDERE	500.00	
25. COURTESY FORD	FORD REPAIR PARTS - MARCH	1,261.82	
26. CULLIGAN WATER CONDITIONING	WATER SOFTNER ITEMS-HNC	17.00	
27. DAWN HUDECEK	REIMB-MMTA CONF EXPENSES	452.65	
28. DBI	OFFICE SUPPLIES	146.50	
	OFFICE SUPPLIES	48.95	
	OFFICE SUPPLIES	30.58	
	TOTAL	226.03	
29. DELTA DENTAL	MAY PREMIUM	13,047.36	89476
30. DIVERSIFIED NATIONAL TITLE AGENCY	REFUND-RENTAL REGISTRATION FEE	100.00	
31. EATON COUNTY RESOURCE RECOVERY	SHARED RECYCLING SERVICES	1,000.00	
32. ELIZABETH LE GOFF	MILEAGE REIMB	51.75	
33. ERIN LINN	MILEAGE REIMB	79.92	
34. FEDEX	SHIPPING CHRGS-POLICE DEPT	30.76	
35. GILBERT SALES & SERVICE	EQUIP REPAIR-MOTORPOOL	56.00	

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Vendor Name	Description	Amount	Check #
36. GRANICUS INC	MAY SERVICE	725.00	
	MAY MAINT-OPEN PLATFORM /GOV'T TRANSPARENCY	325.00	
	TOTAL	1,050.00	
37. HAGER FOX HEATING&AIR CONDITIONING	REFUND/PERMIT FEE-2712 ROSELAND	140.00	
38. HASLETT COMMUNITY CHURCH	STIPEND-FACILITIES USE FOR ELECTIONS	75.00	
39. HASLETT PUBLIC SCHOOLS	1ST QTR-MAINT REIMB	4,434.39	
40. INGHAM COUNTY	1ST QTR P'MT-AT&T OPTIMAN FEE/POLICE DEPT	1,152.72	
41. JEFFORY BROUGHTON	RADIO REPAIR-FIRE DEPT	85.00	
	RADIO REPAIR-POLICE DEPT	299.00	
	TOTAL	384.00	
42. JOHN DEERE FINANCIAL	UNLEADED/DIESEL FUEL - MARCH	12,348.50	
43. JOHN FREE	MILEAGE REIMB	19.55	
44. JOHNSON CONTROLS	ANNUAL HVAC CONTROL MAINTENANCE	3,215.00	
45. KIWANIS CLUB OF HASLETT	FLAGS FOR TWP PARKS	144.00	
46. LAKE OF THE HILLS APARTMENTS	CRC FUNDS-PAST DUE RENT	208.26	89376
47. LANSING KOREAN UNITED METHODIST	STIPEND-FACILITIES USE FOR ELECTION	75.00	
48. LANSING UNIFORM COMPANY	POLICE UNIFORM PURCHASE	154.90	
	POLICE UNIFORM PURCHASE	12.00	
	POLICE UNIFORM PURCHASE	70.95	
	POLICE UNIFORM PURCHASE	15.00	
	POLICE UNIFORM PURCHASE	191.95	
	POLICE UNIFORM PURCHASE	150.00	
	POLICE UNIFORM PURCHASE	30.00	
	POLICE UNIFORM PURCHASE	35.00	
	TOTAL	659.80	
49. LIFELOC TECHNOLOGIES INC	MONTHPIECE-POLICE DEPT	99.00	
50. LINDA BENGEN	REFUND-HNC CLASS FEE	30.00	
51. MARK'S LOCK SHOP, INC.	VAULT DOOR-TREASURER'S OFFICE	187.50	
52. MATTHEW BENDER & CO INC	MCLS SERVICE	38.16	
53. MBSC	TEAM REGISTRATION	925.00	
	SOFTBALL TEAM REGISTRATION FEE	200.00	
	REGISTRATION FEE-WILLIAMSTON SOFTBALL TEAMS	600.00	
	TOTAL	1,725.00	
54. MEGAN SLIVA	FITNESS INSTRUCTOR'S FEE	192.00	
55. MERIDIAN CHRISTIAN CHURCH	STIPEND-FACILITIES USE FOR ELECTION	75.00	
56. MERIDIAN TOWNSHIP	TRANSFER FUNDS TO FLEX SPENDING BANK	1,322.35	89470
57. MERIDIAN TOWNSHIP PETTY CASH	PETTY CASH REIMB	378.44	

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Vendor Name	Description	Amount	Check #
58. MICH RECREATION & PARKS ASSOC	MEMBERSHIP=PARKS DEPT	675.00	
59. MICHIGAN ASSOC OF MUNICIPAL CLERKS	CLERK CERTIFICATION FEE/DREYFUS	140.00	89469
60. MICHIGAN CHAPTER NATOA	MEMBERSHIP FEE-GUTHRIE	130.00	
61. MICHIGAN RECYCLING COALITION	TCELA SUPPORT/SPONSORSHIP	250.00	
62. MICHIGAN.COM	WINTER FARM MRKT ADS	147.30	
63. MOLLY HUNSBERGER	FITNESS INSTRUCTOR'S FEE	176.00	
64. MOORE MEDICAL LLC	EMS OPERATING SUPPLIES	1,652.61	
65. NOKOMIS LEARNING CENTER	REIMB EXPENSE-PARKING LOT LIGHTS	70.09	
66. NORTH GRAND RIVER COOPERATIVE	AMBULANCE LINEN	284.05	
67. PROFESSIONAL BENEFITS SERVICES INC	MAY PREMIUM	11,078.60	89471
68. QUILL CORP	OFFICE SUPPLIES	104.04	
	OFFICE SUPPLIES	104.04	
	TOTAL	208.08	
69. REFPAY TRUST ACCOUNT	UMPIRE FEES-WILLIAMSTON	4,280.00	
	REFEREE FEE-OKEMOS SOCCER	2,448.00	
	UMPIRE FEE-OKEMOS/HASLETT	2,220.00	
	TOTAL	8,948.00	
70. RICHARD WHEELER	REIMB-DOT PHYSICAL	110.00	
71. ROB ANTCLIFF	SOCCER CLINIC INSTRUCTOR	300.00	
72. SAFETY KLEEN	SOLVENT DISPOSAL	193.10	
73. SANDHYA SHANKER	FEE REFUND-SOCCER PROGRAM	40.00	
74. SOCIAL NEWS DESK INC	ANNUAL SOCIAL NEWS LICENSE	2,665.00	
75. SPARTAN DISTRIBUTORS	TORO REPAIR PARTS	177.14	
76. ST LUKE LUTHERAN CHURCH	STIPEND-FACILITIES USE FOR ELECTIONS	75.00	
77. STANDARD ELECTRIC CO	ELECTRIC SUPPLIES /BULBS BALLAST ETC	239.62	
	ELECTRIC SUPPLIES	117.58	
	ELECTRIC SUPPLIES	33.95	
	TOTAL	391.15	
78. TDS	APRIL SERVICE	1,336.58	
79. THE LINCOLN NAT'L LIFE INS CO	MAY PREMIUM	2,913.52	89468
80. THE POLACK CORPORATION	APRIL-COPIER MAINT(7)	585.97	
81. U.S. BANK EQUIPMENT FINANCE	APRIL P'MT-TWP COPIERS(7)	954.00	
82. UNITED CHURCH OF CHRIST	STIPEND-FACILITIES USE FOR ELECTION	75.00	
83. UNUM LIFE INSURANCE CO OF AMERICA	PAYROLL WITHHOLDING- LIFE INS	536.46	89379

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COMMON CASH

Vendor Name	Description	Amount	Check #
84. WILLIAM F. SAVAGE, P.E.	TRAFFIC CONSULTANT FEES	1,080.00	
85. WOODCRAFT KITS	BIRD BOX KITS-HNC EVENT	160.00	
86. ZOLL MEDICAL CORP	HEART MONITOR SUPPLIES	420.00	
	HEART MONITOR SUPPLIES	138.75	
	TOTAL	<u>558.75</u>	
TOTAL - ALL VENDORS		305,675.22	

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 EXP CHECK RUN DATES 05/05/2015 - 05/05/2015
 JOURNALIZED OPEN AND PAID
 BANK CODE: PW - CHECK TYPE: PAPER CHECK
 PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	MAY PREMIUM-VISION	357.85	25805
	MAY PREMIUM-HEALTH INS	16,157.65	25806
	TOTAL	16,515.50	
2. CHAMPION WOODS, LLC	MAY SETTLEMENT PAYMENT	4,100.00	
3. CITY OF EAST LANSING	SEMI-ANNUAL SEWER OPERATIONS BILLING	850,000.00	
4. CONSUMERS ENERGY	APRIL SERVICE	3,443.02	25807
	APRIL UTILITIES	123.41	
	APRIL UTILITIES	14.50	25808
	APRIL UTILITIES	328.05	25810
	APRIL UTILITIES	2,413.91	25810
	APRIL UTILITIES	1,912.15	
	APRIL UTILITIES	63.18	
	APRIL UTILITIES	235.47	
	APRIL UTILITIES	139.63	
	TOTAL	8,673.32	
5. DELTA DENTAL	MAY PREMIUM	1,606.18	25811
6. ETNA SUPPLY COMPANY	TYPE K COPPER	4,191.00	
	TYPE K COPPER	75.98	
	TOTAL	4,266.98	
7. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES-SAW GRANT	58,449.25	
8. GRANT & AMY MELVILLE	REFUND-OVERP'MT OF FINAL UTILITY BILL	11.65	
9. JOSEPH HATTEY	REFUND-OVERP'MT OF FINAL UTILITY BILL	62.80	
10. MAULDON BROTHERS CONSTRUCTION LLC	CONSTRUCT TOWAR GARDENS LIFT STATION 2015	17,212.50	
11. MERIDIAN MALL	REFUND-OVERP'MT OF FINAL UTILITY BILL	139.65	
12. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MAULDON	1,912.50	
13. MICHIGAN STATE UNIVERSITY	PESTICIDE LICENSE RENEWAL TRAINING	180.00	25812
14. NANCY VAN GILDER	REFUND-OVERP'MT OF UTILITY BILL	51.77	
15. SALLY MISHRA	REFUND-OVERP'MT OF UTILITIES	250.00	
16. SCHONSTEDT INSTRUMENT CO	REPAIR TO GA-52CX UNIT	301.70	
17. STANLEY MORTEL	REFUND-OVERP,MT OF FINAL UTILITY BILL	75.70	
18. TDS	APRIL SERVICE	151.95	
19. THE LINCOLN NAT'L LIFE INS CO	MAY PREMIUM	397.10	25809
TOTAL - ALL VENDORS		964,358.55	

Transaction Review

#	Transaction Date	Vendor Name	Settlement A	Cardholder Na
1	04/16/2015	244 AUTO VALUE EAST LANSI	10.38	RICH WHEELER
2	04/23/2015	244 AUTO VALUE EAST LANSI	17.98	ROBERT MACKEN
3	04/28/2015	4IMPRINT	262.08	KATHERINE RIC
4	04/14/2015	AC&E RENTALS OKEMOS	45.00	KEITH HEWITT
5	04/17/2015	AMAZON MKTPLACE PMTS	40.66	CHRISTOPHER D
6	04/23/2015	AMAZON.COM	18.64	CHRISTOPHER D
7	04/18/2015	APPLEBEES 838865183881	48.29	FRANK L WALSH
8	04/21/2015	ARA AUTO OF LANSING	225.83	TODD FRANK
9	04/21/2015	B&H PHOTO, 800-606-6969	214.89	DEBORAH GUTHR
10	04/22/2015	BEEES CHEVROLET	1411.89	TODD FRANK
11	04/22/2015	BEEES CHEVROLET	-60.22	TODD FRANK
12	04/22/2015	BFT, L.P.	192.99	DENNIS ANTONE
13	04/21/2015	BIGGBY COFFEE #121	40.26	TAVIS MILLERO
14	04/17/2015	BIRD WATCHING	24.95	KATHERINE RIC
15	04/16/2015	BLACKBURN MANUFACTURING C	235.31	GREG GROTHOUS
16	04/21/2015	BLONDIES BARN LLC	60.00	KENNITH PHINN
17	04/16/2015	BLUEGRASS LAWN & LANDSCAP	35.00	ROBERT MACKEN
18	04/16/2015	BOYNE MOUNTAIN ONLINE RES	156.31	DAVID D HALL
19	04/07/2015	CAPITOL HARLEY DAVIDSO	200.90	TODD FRANK
20	04/07/2015	CAPITOL HARLEY DAVIDSO	200.90	TODD FRANK
21	04/23/2015	CARLETON EQUIPMENT COM	246.59	TODD FRANK
22	04/20/2015	CDW GOVERNMENT	114.00	STEPHEN GEBES
23	04/22/2015	CHELSEA COMFORT INN	165.90	ELIZABETH LEG
24	04/19/2015	CITY LIMITS	50.17	DARLA A JACKS
25	04/25/2015	COMCAST OF LANSING	9.44	KRISTI A SCHA
26	04/23/2015	CONSTANT CONTACT, INC.	79.00	DEBORAH GUTHR
27	04/16/2015	CORNELL LAB ORNITHOLOGY	44.00	KATHERINE RIC
28	04/17/2015	CWC CHEMICAL INC	225.00	JANE GREENWAY
29	04/22/2015	D J WALL-ST-JOURNAL	86.97	JULIE BRIXIE
30	04/22/2015	D&W FRESH MKT 1903	11.51	TAVIS MILLERO
31	04/17/2015	DARLING BUILDERS SUPPLY C	132.00	ROBERT MACKEN
32	04/24/2015	EXHIBITINDEXES/PAMCO	8.99	MARTHA TOWNSE
33	04/20/2015	FORESTRY SUPPLIERS	237.98	JANE GREENWAY
34	04/15/2015	FS BITSCOFFEE	29.95	STEPHEN GEBES
35	04/27/2015	GILLETTES INTERSTATE RV I	4.89	TODD FRANK
36	04/16/2015	HAMMOND FARMSLANDS	25.50	KEITH HEWITT
37	04/22/2015	HAMMOND FARMSLANDS	20.00	ROBERT MACKEN
38	04/20/2015	HASLETT TRUE VALUE HDW	8.78	JOE VANDOMMEL
39	04/21/2015	HASLETT TRUE VALUE HDW	116.80	PETER VASILIO
40	04/21/2015	HIGH GRADE MATERIALS C	336.00	ROBERT MACKEN
41	04/23/2015	INT MICRO SOURCE INC	2291.00	STEPHEN GEBES
42	04/28/2015	INT MICRO SOURCE INC	191.00	STEPHEN GEBES
43	04/24/2015	IRON MOUNTAIN	-235.00	STEPHEN GEBES
44	04/26/2015	JETS PIZZA OF HASLETT	100.00	JANE GREENWAY
45	04/21/2015	KROGER #793	14.82	GRETCHEN M GO
46	04/23/2015	LANSING COMMUNITY COLL	11.00	WILLIAM PRIES
47	04/21/2015	LEOS SPIRITS AND GRUB	28.62	FRANK L WALSH
48	04/21/2015	MCALISTERS DELI Q81	90.08	WILLIAM PRIES
49	04/15/2015	MEIJER INC #025 Q01	18.24	CATHERINE ADA
50	04/20/2015	MEIJER INC #025 Q01	64.49	WILLIAM PRIES
51	04/23/2015	MEIJER INC #025 Q01	49.04	CATHERINE ADA
52	04/24/2015	MEIJER INC #025 Q01	40.21	JANE GREENWAY
53	04/24/2015	MEIJER INC #025 Q01	68.75	KENNITH PHINN
54	04/27/2015	MEIJER INC #025 Q01	99.99	KENNITH PHINN
55	04/21/2015	MEIJER INC #052 Q01	3.28	DENISE K GREE
56	04/17/2015	MI ASSOC OF CHIEFS OF	300.00	KRISTI A SCHA

57	04/17/2015	MI STATE POLICE PMTS	300.00	WILLIAM PRIES
58	04/15/2015	MICHIGAN MUNICIPLE LEAGUE	240.00	CAROL HASSE
59	04/24/2015	MICHIGAN SUPPLY CO	211.73	DAN PALACIOS
60	04/16/2015	MICHIGAN TOWNSHIPS ASS	79.00	CAROL HASSE
61	04/20/2015	MISS DIG SYSTEMS INC	1390.68	RAYMOND O SEV
62	04/17/2015	NAS AUDUBON MEMBERSHIP	20.00	KATHERINE RIC
63	04/20/2015	NATURE-WATCH	41.20	CATHERINE ADA
64	04/16/2015	NWF NATIONAL WILDLIFE	19.95	KATHERINE RIC
65	04/16/2015	NWF NATIONAL WILDLIFE	19.95	KATHERINE RIC
66	04/17/2015	NWF NATIONAL WILDLIFE	-19.95	KATHERINE RIC
67	04/16/2015	NWF NATL WILDLIFE FED	25.00	KATHERINE RIC
68	04/22/2015	OC PIZZA 7071	272.33	FRANK L WALSH
69	04/24/2015	OFFICEMAX CT IN#562875	215.20	CAROL HASSE
70	04/17/2015	OFFICEMAX/OFFICEDEPOT #61	62.95	WILLIAM PRIES
71	04/17/2015	OFFICEMAX/OFFICEDEPOT #61	124.69	ROBIN FAUST
72	04/21/2015	OFFICEMAX/OFFICEDEPOT #61	61.36	DENISE K GREE
73	04/21/2015	OFFICEMAX/OFFICEDEPOT #61	57.79	CHRISTOPHER D
74	04/22/2015	OFFICEMAX/OFFICEDEPOT #61	-39.99	CHRISTOPHER D
75	04/23/2015	OFFICEMAX/OFFICEDEPOT #61	7.99	CHRISTOPHER D
76	04/20/2015	OKEMOS HARDWARE INC	14.98	PETER VASILIO
77	04/21/2015	OKEMOS HARDWARE INC	14.48	PETER VASILIO
78	04/22/2015	OKEMOS HARDWARE INC	2.29	MARK A VROMAN
79	04/27/2015	OKEMOS HARDWARE INC	7.49	TOM OXENDER
80	04/20/2015	PAYPAL OCAAFIII	70.00	TAVIS MILLERO
81	04/25/2015	PENNWELL BOOKS	74.77	WILLIAM PRIES
82	04/16/2015	PEPPINOS SPORTS GRILLE	24.87	FRANK L WALSH
83	04/17/2015	PETMOUNTAIN.COM	82.60	CATHERINE ADA
84	04/21/2015	PETSMART INC 724	16.00	CATHERINE ADA
85	04/14/2015	PIZZA HOUSE OF EAST LANS	600.00	LUANN MAISNER
86	04/20/2015	PORCUPINE HOLLOW FARM	240.00	JANE GREENWAY
87	04/15/2015	QUILL CORPORATION	227.90	CAROL HASSE
88	04/15/2015	QUILL CORPORATION	232.84	CAROL HASSE
89	04/24/2015	RETRODUCK.COM	420.00	DENISE K GREE
90	04/22/2015	RITE AID STORE 4765	-24.75	TODD FRANK
91	04/14/2015	SOLDAN'S FEEDS & PET S	69.16	CATHERINE ADA
92	04/17/2015	SOLDAN'S FEEDS & PET S	19.92	CATHERINE ADA
93	04/21/2015	SOLDAN'S FEEDS & PET S	10.43	CATHERINE ADA
94	04/16/2015	SOUTH GRAND RAMP	6.00	FRANK L WALSH
95	04/24/2015	STAMP-RITE INC	15.00	DENISE K GREE
96	04/28/2015	STAMP-RITE INC	45.00	SANDRA OTTO
97	04/23/2015	STATE OF MI CASHIER	66.30	DAVID D HALL
98	04/14/2015	THE HOME DEPOT 2723	21.94	ROBERT MACKEN
99	04/15/2015	THE HOME DEPOT 2723	58.63	PETER VASILIO
100	04/15/2015	THE HOME DEPOT 2723	17.97	KYLE WILKINS
101	04/15/2015	THE HOME DEPOT 2723	18.35	TODD FRANK
102	04/16/2015	THE HOME DEPOT 2723	28.18	DAN PALACIOS
103	04/20/2015	THE HOME DEPOT 2723	52.89	KEITH HEWITT
104	04/20/2015	THE HOME DEPOT 2723	59.88	KYLE WILKINS
105	04/21/2015	THE HOME DEPOT 2723	6.36	PETER VASILIO
106	04/21/2015	THE HOME DEPOT 2723	6.98	KENNITH PHINN
107	04/22/2015	THE HOME DEPOT 2723	28.49	PETER VASILIO
108	04/22/2015	THE HOME DEPOT 2723	50.93	KEITH HEWITT
109	04/22/2015	THE HOME DEPOT 2723	5.79	CHRISTOPHER D
110	04/23/2015	THE HOME DEPOT 2723	3.70	PETER VASILIO
111	04/24/2015	THE HOME DEPOT 2723	242.94	JANE GREENWAY
112	04/27/2015	THE HOME DEPOT 2723	9.72	JANE GREENWAY
113	04/16/2015	TRI-TECH/NATIONAL LAW	71.25	CHRISTOPHER D
114	04/29/2015	ULINE SHIP SUPPLIES	82.51	CHRISTOPHER D
115	04/16/2015	USA BLUE BOOK	76.92	JIM ANDERSON
116	04/24/2015	USA BLUE BOOK	111.20	JIM ANDERSON

117	04/28/2015	USPS 25698008630809271	8.95	DENISE K GREE
118	04/16/2015	VZWRLSS IVR VB	2275.13	RAYMOND O SEV
119	04/17/2015	WAL-MART #2866	13.38	CHRISTOPHER D
120	04/24/2015	WAL-MART #2866	17.91	CHRISTOPHER D
121	04/21/2015	WEB NETWORKSOLUTIONS	6.99	DEBORAH GUTHR
122	04/21/2015	WEF WYTHE	181.00	DENISE K GREE
Net Transaction Total			17254.18	

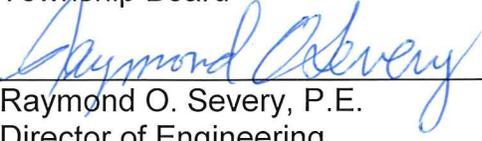
* Indicates transaction has been posted. No further allocation is allowed.

ACH Transactions
April 16, 2015 - April 29, 2015

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
4/16/2015	MCT-PW	\$ 330.00	Water/Sewer Bills
4/17/2015	ICMA	35,036.88	Payroll Deductions
4/29/2015	ADP	363,325.07	5/1 Payroll
	Total ACH Payments	<u>\$ 398,691.95</u>	

MEMORANDUM

TO: Township Board

FROM: 
Raymond O. Severy, P.E.
Director of Engineering

DATE: April 30, 2015

RE: **2015 Order to Maintain Sidewalk Special Assessment District #16
Resolution No. 3**

The proposed areas for the 2015 Order to Maintain Sidewalk Special Assessment District #16 include the following subdivisions: Everett Farms, Everett Farms #2, #3, #4, & #5; Everett Hills; Everett Woods; and Wood Creek Sub, which are located in Section 9.

In accordance with the Township's Code of Ordinance, the Township Board may order the maintenance of defective sidewalks. If the property owner fails to maintain the sidewalk within 20 days after receiving an official notice from the Township, the Township may replace or otherwise improve the sidewalk and bill the cost to the property owner.

A public hearing was held on April 21, 2015. Two persons spoke at the hearing in favor of the project, but requested clarification of the criteria for determining that repairs are necessary. Resolution #3 directs the Director of Engineering to send a notice to each property owner; approves the construction of the public improvement and to defray the cost by special assessment, approves the estimate of cost, and determines the special assessment district.

Proposed Motion:

“Move to approve 2015 Order to Maintain Sidewalk Special Assessment District #16, Resolution #3, which approves repair and maintenance of sidewalk in portions of the following areas: Everett Farms, Everett Farms #2, #3, #4, & #5; Everett Hills; Everett Woods; and Wood Creek Sub, which are located in Section 9, and to defray the cost by special assessment; approves the cost estimate of \$12,525.85; determines the special assessment district; directs the making of an assessment roll; and directs notices be sent to the property owners indicating they have 20 days to replace or make safe the defective sidewalk.”

Attachment

**2015 ORDER TO MAINTAIN SIDEWALKS
SPECIAL ASSESSMENT DISTRICT #16**

RESOLUTION NO. 3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 on Thursday, May 7, 2015, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on March 17, 2015, adopt a resolution tentatively approving the public improvement to repair and maintain sidewalk in portions of the following areas: Everett Farms, Everett Farms #2, #3, #4, & #5; Everett Hills; Everett Woods; and Wood Creek Sub, which are located in Section 9 of Meridian Township, Ingham County, Michigan; and the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically hereinafter described; and

WHEREAS, the Township Board did meet on April 21, 2015, at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and,

WHEREAS, estimates of cost of said project are on file with the Township Clerk and have been on file since March 17, 2015; and,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The Township Board hereby approves the construction of the following described public improvement: Repair and maintain sidewalk in portions of the following areas The proposed project areas include the following subdivisions: The proposed project areas include the following subdivisions: Everett Farms, Everett Farms #2, #3, #4, & #5; Everett Hills; Everett Woods; and Wood Creek Sub, which are located in Section 9 of Meridian Township, Ingham County, Michigan; and to defray the cost thereof by special assessment against the properties specially benefited thereby.
2. The Township Board hereby approves the estimate of cost in the sum of \$12,525.85 as presented by Younes Ishraidi, Chief Engineer.
3. The Township Board finally determines that the special assessment district shall be described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

4. The Supervisor is hereby directed to make a special assessment roll in which shall be described all the parcels of land to be assessed as set forth with the names of the owners thereof if known, and the total amount to be assessed against each parcel of land which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district. The term of the special assessment district shall continue until the special assessments, as approved or modified, have been collected in full.
5. When the Supervisor shall have completed the special assessment roll there shall be affixed thereto a certificate stating that said roll was made pursuant to this resolution of the Township Board of the Charter Township of Meridian adopted May 7, 2015, and that in making the assessment roll the Supervisor has, according to her best judgement, conformed in all aspects to the directions contained in said resolution and the statutes of the State of Michigan and the Supervisor shall then report the special assessment roll with the certificate attached thereto, to the Township Board.
6. The Township Board hereby directs the Director of Engineering to send a notice to each property owner in the assessment district indicating that they have 20 days to replace or make safe the defective sidewalk. Failure of a property owner to replace or make safe the sidewalk within 20 days will necessitate the Township's contractor to replace or make safe the sidewalk.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)
 ss.
COUNTY OF INGHAM

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Thursday, May 7, 2015.

Brett Dreyfus, Township Clerk

2015 ORDER TO MAINTAIN SIDEWALK SAD #16

LEGAL DESCRIPTION

Everett Farms, Section 9	Lots 4, 15, 16, 17
Everett Farms #2, Section 9	Lots 22, 37
Everett Farms #3, Section 9	Lots 45, 47
Everett Farms #4, Section 9	Lots 62, 63
Everett Farms #5, Section 9	Lots 75, 76, 78, 84, 85
Worden Park North (Private) - Between Everett Woods, Lot 33 and Everett Farms, Lot 11	
Everett Hills, Section 9	Lots 1, 11, 12
Everett Woods, Section 9	Lots 2, 3, 4, 15, 16, 17, 18, 19, 21, 28, 41
Lot 23, excluding the east 2 feet thereof.	
Lot 24 entire, also the east 2 feet of lot 23.	
Wood Creek Sub, Section 9	Lots 10, 23, 24, 25, 29, 31, 32

MEMORANDUM

TO: Township Board

FROM: Frank L. Walsh
Frank L. Walsh, Township Manager

DATE: May 1, 2015

RE: Outdoor Gathering Permit – Schmidt Amusements

The Township has received an Outdoor Gathering Permit Application from Schmidt Amusements located in Standish, Michigan. The event will consist of carnival rides, games, and food for family entertainment. It is scheduled to take place from May 28 to June 7, 2015, behind Chili's and Olive Garden restaurants in the Meridian Mall parking lot. The anticipated daily crowd is 50 people on the weekdays and 100 people on the weekends.

Township Ordinance requires the regulation, licensing, and control of large assemblies of people. The ordinance enumerates specific public safety standards that must be met. The application was forwarded to the appropriate departments for necessary inspection, and a thorough review has taken place.

The following motion is prepared for your consideration:

MOVE THAT THE TOWNSHIP BOARD APPROVE THE OUTDOOR ASSEMBLY LICENSE FOR SCHMIDT AMUSEMENTS FOR A FAMILY CARNIVAL EVENT FROM MAY 28 TO JUNE 7, 2015, PENDING FINAL APPROVAL OF THE SITE LAYOUT FROM THE COMMUNITY PLANNING & DEVELOPMENT, ENGINEERING, FIRE, AND POLICE DEPARTMENTS AND THE INGHAM COUNTY HEALTH DEPARTMENT.

Attachments:

1. Application for Outdoor Assembly
2. Map of Site
3. License for Outdoor Assembly

CHARTER TOWNSHIP OF MERIDIAN
Application for Outdoor Assembly License

I. Description of Applicant

Name: Schmidt Amusements – Peggy Anderson

Mailing Address: 4580 West M 61, Standish, MI 48658

Phone Number: (989) 846-4406

If Applicant is a partnership or association, provide the above information for all partners, officers and directors, or other sponsors. If Applicant is a corporation, file its Articles of Incorporation, together with the names and address of all officers, directors, and shareholders having a financial interest greater than Five Hundred (\$500.00) dollars therein. Attach separate sheets containing such information.

II. The purpose and character of the proposed assembly is as follows:

Family friendly carnival open to the community. Carnival to include family and kiddie rides as well as games and carnival food.

III. The proposed assembly is to be conducted at (address):

1982 W Grand River Ave, Okemos, MI 48864

The legal description of the premises is:

Meridian Mall

IV. The dates and hours during which the proposed assembly is to be conducted are as follows:

May 28 – June 7, 2015. Weekdays 5pm – 11pm and Weekends 1 pm – 11pm

V. Applicant estimates that the maximum number of persons expected at the assembly for each day it is conducted is:

Weekdays 50 people, Weekends 100

VI. Applicant hereby agrees to observe and obey the minimum requirements contained in Chapter 38 of the Township Code of Ordinances, except that applicant requests that the Township Board grant a waiver of the following provisions:

N/A

VII. Detailed explanation (if applicable), including drawings and diagrams where applicable, of Applicant's plans to provide for the following:

Police and fire protection:

As needed for emergencies. Prior to opening to the public operators shall have inspections to protect community.

Food & water supply and facilities:

Carnival to sell food with a potable water source via water meter on fire hydrant or Mall spigot.

Health & sanitation facilities:

Food wagons to be inspected prior to opening to the public.

Medical facilities and services including emergency vehicles and equipment:

First aid available at on-site Management trailer,

Vehicle access and parking facilities:

Please see attached, Valet services provided to nearby restaurant patrons.

Camping and trailer facilities:

Please see attached. Separate trailer storage at the back of mall.

Illumination facilities:

Lighting provided by carnival rides and parking lot light poles.

Communication facilities:

Carnival to have radios to communicate amongst each other as well as Management trailer with access to a mobile phone

Noise control and abatement:

No amplified sound, noise of patrons to end at 11pm unless ordinance does not allow.

Facilities for cleanup and waste disposal:

Roll off dumpster rented and trash bins throughout carnival midway. Carnival employees will periodically sweep/pick up trash.

Insurance and bonding arrangements:

Carnival to provide insurance COI listing the mall and it's representatives as additionally insured. Additional certificate available listing Meridian Township as additionally insured.

In addition, attach a detailed map or maps of the overall site of the proposed assembly.

Tae Dreyfus - Agent
Applicant Name and Title

4/24/15
Date Submitted

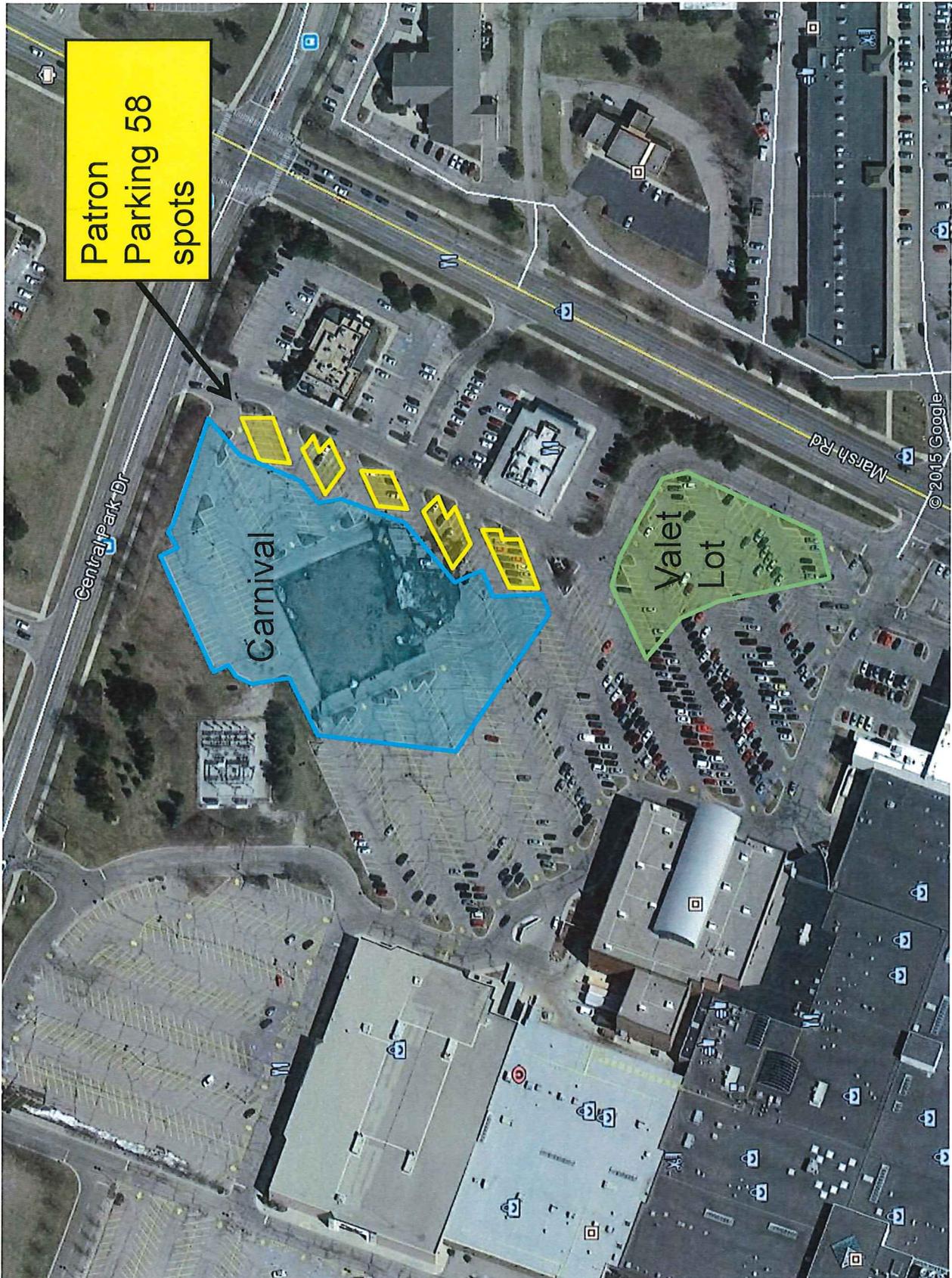
Received by Township Clerk's Office:

By: Brett Dreyfus

Date: 4/28/15

Within twenty (20) days of the date this application is filed, copies shall be forwarded to the Township Manager, Chief of Police, Fire Chief, Community Planning & Development Director, and the Ingham County Health Department for review, investigation, findings, and recommendations.

Meridian Parking Plan



CHARTER TOWNSHIP OF MERIDIAN LICENSE FOR OUTDOOR ASSEMBLY

The Township Board of the Charter Township of Meridian hereby grants Licensee, Schmidt Amusements, whose address is 4580 West M-61, Standish, MI 48658, a license to conduct an outdoor assembly from May 28, 2015, to June 7, 2015, between the hours of 5:00-11:00 p.m. on weekdays and 1:00-11:00 p.m. on weekends upon the premises located at the Meridian Mall Parking Lot - 1982 W. Grand River Avenue in Okemos, MI. The purpose and character of the outdoor assembly shall be limited to: Family friendly carnival open to the community with family and kiddie rides, games, and food. The number of persons to attend is estimated at: 50 people per day on the weekdays and 100 people per day on the weekends.

Licensee shall observe the minimum requirements contained in Chapter 38, Article V of the Charter Township of Meridian Code of Ordinances, except that the Township Board grants Licensee a waiver of the following provisions:

None

In addition to the foregoing, Licensee shall observe the following additional conditions: None.

This License shall be non-transferable.

This License shall be posted in a conspicuous place upon the premises of the assembly.

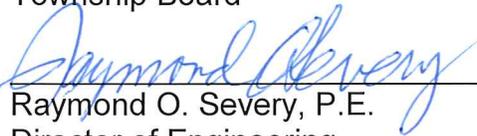
The foregoing License was approved by the Township Board of the Charter Township of Meridian on the 7th day of May 2015.

Brett Dreyfus, Township Clerk

MEMORANDUM

TO: Township Board

FROM:



Raymond O. Severy, P.E.
Director of Engineering

DATE: April 30, 2015

**RE: Smith Drain Study
Agreement to Advance Funds**

The Smith Drain is a county drain that originates in Alaiedon Township south of I-96 and runs north, approximately 1,500 feet west of Okemos Road, to north of Bennett Road, then northeasterly across Okemos Road to the Red Cedar River.

Because of current and proposed development north of Jolly Road, the Ingham County Drain Commissioner has requested a study of the Smith Drain be completed to determine whether improvements to the drain are necessary. One of the concerns is whether the pond north of Water Lily Way on Forsberg's property has adequate capacity to provide detention for all current and proposed development in the area.

The Drain Commissioner has requested Meridian Township advance \$17,500 to the Drainage Districts for a study to be undertaken by the Drain Commissioner. The Township would receive a credit against future assessments to the Township, could be paid from assessments against lands in the drainage district, or will be reimbursed from the anticipated Smith Drainage District Stormwater Asset Management (SAW) Grant.

Attached for your review is the draft agreement for advance of money for a study of the drain.

“Move to authorize the Township Manager to sign the attached Agreement for Advance of Money for Drain Work Pursuant to Section 434 of Act No. 40 of the Public Acts of 1956, as Amended, agreeing to advance \$17,500 to the Ingham County Drain Commissioner for a study of the Smith Drain and tributaries.”

attachment

**AGREEMENT FOR ADVANCE OF MONEY FOR DRAIN WORK PURSUANT TO
SECTION 434 OF ACT NO. 40 OF THE PUBLIC ACTS OF 1956, AS AMENDED**

THIS AGREEMENT, made and entered this _____ day of _____ 2015, by and between Patrick E. Lindemann, Ingham County Drain Commissioner, whose address is 707 Buhl Avenue, Mason, Michigan, 48854, (“Drain Commissioner”) on behalf of the **Smith Drain Drainage District; Sunwind Branch of the Smith Drain Drainage District; Jolly-Okemos Drain Drainage District; Smith, Jolly Oak Branch Drain Drainage District; Smith, Hiawatha Lakes Branch 7 Drain Drainage District; and Turtle Crossing Drain Drainage District** (“Drainage Districts”), and Meridian Charter Township (“Township”) whose address is the 5151 Marsh Road, Okemos, Michigan, 48864.

WHEREAS, the Drainage Districts are established public body corporates in the County of Ingham and State of Michigan pursuant to Act 40 of the Public Acts of 1956 of the State of Michigan, as amended (“Drain Code”) under the exclusive jurisdiction of the Drain Commissioner; and

WHEREAS, the Township is a Michigan Municipal Corporation, organized pursuant to Michigan Public Act 359 of the Public Acts of 1947, as amended, MCL 42.1 et seq., as a Charter Township; and

WHEREAS, the Parties to this Agreement have agreed to undertake a hydrologic and hydraulic study of the Drainage Districts (the “Study”) in order to ensure that there is no detriment or diminution of the drainage service in the Drainage Districts; and

WHEREAS, Section 434 of the Drain Code provides that a drainage district may accept the advance of work, material, or money from a public or private corporation, partnership, association, individual, or the federal government or any agency of the federal government for the payment of, or in connection with the construction of, any part of a drain project or for financing a feasibility, practicability, environmental assessment, or impact study of a drain project which may include the payment for easement or land acquisition or engineering and legal fees, or an engineering, environment impact, or assessment study; and

WHEREAS, Section 434 of the Drain Code provides that the repayment or reimbursement of the money may be evidenced by contract and may be payable out of drain assessments against the public corporation at large or against lands in the drainage district, or out of the proceeds of drain orders, notes, or bonds issued by the drainage district pursuant to this act or out of any other available funds.

NOW, THEREFORE, in consideration of the promises and covenants of each, the parties hereto agree as follows:

1. Pursuant to Section 434 of the Drain Code, the Township agrees to advance money to the Drainage Districts without interest for a Study, to be undertaken by the Drain Commissioner, in an amount not to exceed seventeen thousand five hundred dollars (\$17,500.00).

2. The Drain Commissioner and the Drainage Districts agree to include the cost of the Study in the computation of costs that are deemed necessary and to provide a credit to the Township in an amount equal to the amount paid for the Study and to apply the credit towards the Township's at-large assessment for such projects that are deemed necessary. In the event that the Drain Commissioner does not receive a petition for the consolidation, maintenance and improvement of the Drainage Districts and Drains, then the cost of the Study will be reimbursed from first monies available from the Smith Drain Drainage District Stormwater Asset Management (SAW) Grant, as allowed by the Grant.
3. The Drain Commissioner and the Drainage Districts agree to provide the Township with invoices of the costs related to the Study which will be paid to the Drain Commissioner within 30 days of receipt by the Township.
4. This Agreement contains the entire agreement of the parties. No modification of this Agreement shall be valid or binding unless such modification is in writing, dated and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by the duly authorized officers as of the day and year first above written.

**SMITH DRAIN DRAINAGE DISTRICT; SUNWIND
BRANCH OF THE SMITH DRAIN DRAINAGE
DISTRICT; JOLLY-OKEMOS DRAIN DRAINAGE
DISTRICT; SMITH, JOLLY OAK BRANCH DRAIN
DRAINAGE DISTRICT; SMITH, HIAWATHA LAKES
BRANCH 7 DRAIN DRAINAGE DISTRICT; and
TURTLE CROSSING DRAIN DRAINAGE DISTRICT**

By: _____

Patrick E. Lindemann
Ingham County Drain Commissioner

STATE OF MICHIGAN)
)ss.
COUNTY OF INGHAM)

On this _____ day of _____, 2015, before me, a Notary Public in and for said County, personally appeared Patrick E. Lindemann on behalf of the Drainage Districts who acknowledged the foregoing instrument to be his free act and deed.

_____, Notary Public
State of Michigan, County of Ingham
My commission expires: _____
Acting in the County of: Ingham

MERIDIAN CHARTER TOWNSHIP

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, Township Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF INGHAM)

On this _____ day of _____, 2015, before me, a Notary Public in said County, personally appeared Elizabeth LeGoff, Township Supervisor and Brett Dreyfus, Township Clerk of Meridian Charter Township who acknowledged the foregoing instrument to be their free act and deed.

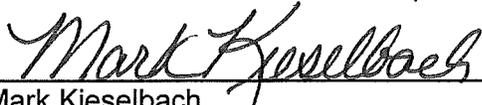
Notary Public
State of Michigan, County of Ingham My
Commission expires:

Acting in the County of:

DRAFTED BY, RETURN TO:
Ingham County Drain Commissioner
707 Buhl Avenue
Mason, MI 48854

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Gail Oranchak, AICP
Principal Planner

DATE: April 30, 2015

RE: Rezoning #15020 (George F. Eyde Family LLC)

Rezoning #15020 is a request to rezone three parcels totaling 8.66 acres located north of Grand River Avenue (1614 and 1622 Grand River Avenue) and east of Central Park Drive (undeveloped parcel) from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial). The Township Board discussed the rezoning at its April 21, 2015 meeting.

Township Board Options

The Township Board may approve or deny the proposed rezoning from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution consistent with the Planning Commission's recommendation to approve the rezoning is attached.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Rezoning #15020
George F. Eyde Family, LLC
1614 and 1622 Grand River Avenue
and Central Park Drive**

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 7th day of May 2015, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, George F. Eyde Family, LLC. requested the rezoning (Rezoning #15020) of three parcels totaling approximately 8.66 acres located north of Grand River Avenue (1614 and 1622 Grand River Avenue) and east of Central Park Drive from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing on the rezoning at its March 9, 2015 meeting and recommended to rezone the three parcels from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at its meeting on March 23, 2015; and

WHEREAS, the Township Board discussed the rezoning at its meeting on April 21, 2015 and has reviewed the staff and Planning Commission material forwarded under cover memorandum dated April 16, 2015; and

WHEREAS, the subject site is adjacent to the Township's Commercial Core Area as designated on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the Planning Commission received statements about the abundance of unused or under used office space in and around Meridian Township thus the Office designation on the 2005 Master Plan Future Land Use Map is inconsistent with current and future need; and

WHEREAS, a portion of the subject site fronting on Central Park Drive is the only piece of land zoned for single family residential use on Central Park Drive east of Marsh Road and north of Grand River Avenue while the predominant zoning is for commercial uses; and

WHEREAS, rezoning the entire 8.66 acres to C-2 (Commercial) is consistent with the existing commercial uses located west and south of the subject site; and

WHEREAS, the Township's traffic consultant reviewed the applicant's Traffic Assessment commenting, the intersection of Grand River Avenue and Central Park Drive will continue to operate satisfactorily if the rezoning is approved; and

**Resolution to Approve C-2
Rezoning #15020 (G. F. Eyde Family, LLC)
Page 2**

WHEREAS, public utilities and services are available to serve the site; and

WHEREAS, the rezoning will result in a logical and orderly development pattern for the Grand River Avenue and Central Park Drive area.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #15020" PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial).

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 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 Township Board on the 7th day of May 2015.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #15020

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

1. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RA (Single Family, Medium Density) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

Part of the Northeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the East 1/4 corner of Section 22; thence South 89 degrees 57' 40" West along the South line of the Northeast 1/4 corner 1317.97 feet to the point of beginning; thence South 89 degrees 57'40" West along said South line 331.06 feet to the East line of Central Park Drive, along said East line the following 3 courses: Northeasterly 16.71 feet on a curve to the left, radius of 395 feet, chord bearing North 01 degrees 12'44" East; North 359.29 feet and northwesterly 23.97 feet on a curve to the left, radius of 395 feet, chord bearing North 01 degrees 44'19" West; North 89 degrees 57'40" East 331.17 feet; thence South 00 degrees 02'20" East 399.95 feet to the point of beginning.

to that of the C-2 (Commercial) District, and a corresponding use district is established for the above described property.

2. The Zoning District Map of Meridian Township as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO (Professional and Office) District symbol and indication as shown on the Zoning District Map, for property legally described as:

Beginning at a point 1123.75 feet West of the East 1/4 post of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, thence West 351 feet; thence South to the center of the highway, thence Easterly along the center of the highway to a point directly South of the place of beginning; except the East 145 feet thereof (1622 Grand River Avenue).

to that of the C-2 (Commercial) District, and a corresponding use district is established for the above described property.

3. The Zoning District Map of Meridian Township as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO (Professional and Office) District symbol and indication as shown on the Zoning District Map, for property legally described as:

The East 145 feet of the following description: Beginning at a point 1123.75 feet West of the East quarter post of Section 22, Town 4 North, Range 1 West, thence West 351 feet, thence South 748 feet to the center of Grand River Road, thence Easterly along center of said road 351 feet; thence North 746 feet to the beginning, Meridian Township Ingham County, Michigan (1614 Grand River Avenue).

to that of the C-2 (Commercial) District, and a corresponding use district is established for the above described property.

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.

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

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

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.

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development

John Dewane, Township Attorney

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development

DATE: April 30, 2015

RE: Proposed Vegetation Ordinance Amendment

The proposed amendment was discussed at the Township Board meeting on April 21, 2015. Based on the consensus of the Board members, the height limit was changed from 12 inches to 8 inches and the time period to correct a violation changed from 7 days to 3 days. There is one correction to the April 14, 2015 staff memorandum. The City of Lansing's height limit is 8 inches.

A resolution to approve for introduction the proposed amendment to the Vegetation ordinance has been attached for the Board's consideration.

Attachments

1. Proposed Amendment
2. Resolution

Prohibited Vegetation (Proposed amendment)

April 22, 2015

Revised Draft

Article II: Prohibited Vegetation

82-26 Duty of owner, agent or occupant; exceptions.

It shall be the duty of the owner, agent or occupant of any property located within 75 feet of a structure, excepting public utility installations, to prevent weeds, grasses, brush or other vegetation from growing to a height of greater than ~~42~~ **eight (8)** inches, nor shall such owner, agent, or occupant permit an accumulation of dead weeds, grasses, brush or other vegetation of a height greater than ~~42~~ **eight (8)** inches on any such properties. Nothing in this section shall apply to trees, flower gardens, vegetation planted for ornamental purposes, vegetation in vegetable gardens or vegetation in fields devoted to ~~growing any small grain crop such as wheat, oats, barley or rye.~~ **an agricultural crop.**

82-27 Removal; notice; cost.

The Fire Chief, Fire ~~Marshal~~ **Inspector** or Township ~~superintendent,~~ **manager,** or the authorized agent of the ~~superintendent,~~ **manager,** shall notify ~~by personal delivery,~~ **personally,** or by posting on the premises, the owner, agent or occupant of any of the lands described in Section 82-26 on which prohibited grasses, weeds, vegetation or brush is found. Such notice shall contain a description of the prohibited condition and a summary of the provisions of this article. If the owner, agent or occupant of such land has failed within ~~seven~~ three days after such notice is ~~received~~ **delivered or posted** to cut, destroy or remove the prohibited condition, the Township ~~superintendent~~ **manager** or his/her agent may enter upon such land and destroy by cutting with or without mechanical equipment and/or otherwise remove the prohibited weeds, grasses, brush or other vegetation. Express power to so enter such lands and perform such duties is hereby conferred upon the Township ~~superintendent~~ **manager** and his/her agent. All expenses incurred in such destruction and/or removal shall be billed to and paid by the owner, agent or occupant of such lands. If such owner, agent or occupant shall not pay such statement when due, the amount of expenses incurred by the Township in destroying and/or removing such condition shall be paid from the Township general fund and the amount thereof assessed against the lands on which such expenditures were made on the next general assessment roll of the Township and shall be collected in the same manner as other taxes are collected. The Township shall have a lien upon such lands for such expense, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.

RESOLUTION TO APPROVE

**CHAPTER 82
VEGETATION
TOWNSHIP BOARD
INTRODUCTION**

RESOLUTION

At the 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 7th day of May 2015, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian Code of Ordinances, Chapter 82, regulates vegetation in the Township; and

WHEREAS, over the last five years (2010 – 2014) the number one code enforcement complaint has been for tall grass with a total of 842 complaints submitted; and

WHEREAS, the Township Board discussed the proposed amendment to the Vegetation ordinance regarding the height limit and correction period for a violation at its meeting on April 21, 2015; and

WHEREAS, the proposed amendment would change the restriction on the height of vegetation (grasses, weeds, brush) from 12 inches to 8 inches within 75 feet of a structure; and

WHEREAS, allowing grass or other vegetation to grow to 12 inches creates an unsightly condition and can harbor harmful insects such as mosquitoes; and

WHEREAS, the proposed amendment is consistent with Township Board policy #9 to sustain and enhance neighborhoods and eliminate blight; and

WHEREAS, it is deemed in the best interest of the public health, safety and welfare of the citizens of the Charter Township of Meridian to amend the Code of Ordinances for the height of vegetation.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby introduces for publication and subsequent adoption Ordinance No. _____ entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 82, Article II, by amending Section 82-6 and Section 82-27."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance 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 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 Township Board on the 7th day of May 2015.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN, CHAPTER 82, ARTICLE II, BY AMENDING
SECTION 82-6 AND SECTION 82-27.

THE CHARTER TOWNSHIP OF MERIDIAN ORDINANS:

Section 1.

- A. Amendment to Section 82-26 of Article II Prohibited Vegetation. Section 82-26 entitled Duty of owner, agent or occupant; exceptions of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 82-26 Duty of owner, agent or occupant; exceptions.

It shall be the duty of the owner, agent or occupant of any property located within 75 feet of a structure, excepting public utility installations, to prevent weeds, grasses, brush or other vegetation from growing to a height of greater than eight (8) inches, nor shall such owner, agent, or occupant permit an accumulation of dead weeds, grasses, brush or other vegetation of a height greater than eight (8) inches on any such properties. Nothing in this section shall apply to trees, flower gardens, vegetation planted for ornamental purposes, vegetation in vegetable gardens or vegetation in fields devoted to an agricultural crop.

- B. Amendment to Section 82-27 of Article II Prohibited Vegetation. Section 82-27 entitled Removal; notice; cost of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 82-27 Removal; notice; cost.

The Fire Chief, Fire Inspector or Township manager, or the authorized agent of the manager, shall notify personally, or by posting on the premises, the owner, agent or occupant of any of the lands described in Section 82-26 on which prohibited grasses, weeds, vegetation or brush is found. Such notice shall contain a description of the prohibited condition and a summary of the provisions of this article. If the owner, agent or occupant of such land has failed within three days after such notice is delivered or posted to cut, destroy or remove the prohibited condition, the Township manager or his/her agent may enter upon such land and destroy by cutting with or without mechanical equipment and/or otherwise remove the prohibited weeds, grasses, brush or other vegetation. Express power to so enter such lands and perform such duties is hereby conferred upon the Township manager and his/her agent. All expenses incurred in such destruction and/or removal shall be billed to and paid by the owner, agent or occupant of such lands. If such owner, agent or occupant shall not pay such statement when due, the amount of expenses incurred by the Township in destroying and/or removing such condition shall be paid from the Township general fund and the amount thereof assessed against the lands on which such expenditures were made on the next general assessment roll of the Township and shall be collected in the same manner as other taxes are collected. The Township shall have a lien upon such lands for such expense, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.

Ordinance - Chapter 82

Page 2

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.

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

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

Section 5. Effective Date. This Ordinance shall be effective upon its publication.

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, Township Clerk

John E. Dewane, Township Attorney

MEMORANDUM

TO: Meridian Township Board

FROM: David Hall
David Hall, Chief of Police

DATE: April 30, 2015

RE: **Kinawa Drive Traffic and Safety Improvements – Board Motion**

On April 21, 2015, staff presented four Kinawa Drive safety improvements for Board discussion. The recommendations are designed to improve pedestrian safety in the area. There was a Board consensus in support of the improvements. The improvements include:

- Relocate 500 feet of sidewalk, sharing the cost with Okemos Public Schools
- Reduce two crosswalks to one
- Install an LED street light at the remaining crosswalk paid for by the Township
- Install a Rectangular Rapid Flashing Beacon with caution signage at the remaining crosswalk sharing the cost with Okemos Public Schools

The following motion is proposed for Board consideration:

MOVE TO APPROVE RECOMMENDED SAFETY IMPROVEMENTS TO KINAWA DRIVE ADJACENT TO CHIPPEWA MIDDLE SCHOOL TO INCLUDE:

REPLACEMENT OF 500 FEET OF SIDEWALK WITH THE ESTIMATED COST OF \$25,000 TO BE EQUALLY SHARED WITH OKEMOS PUBLIC SCHOOLS

REDUCE TWO CROSSWALKS TO ONE

INSTALL A STREET LIGHT AT THE CROSSWALK, COST TO BE PAID FOR BY THE TOWNSHIP

INSTALL A CROSSWALK RECTANGULAR RAPID FLASHING BEACON WITH CAUTION SIGNAGE AT THE ESTIMATED COST OF \$24,000 TO BE EQUALLY SHARED WITH OKEMOS PUBLIC SCHOOLS

MEMORANDUM

TO: Meridian Township Board

FROM: David Hall
David Hall, Chief of Police

DATE: April 30, 2015

RE: **Ordinance Amendment for Introduction, Chapter 38, Article IV:
Vendors**

The Township Board discussed the proposed changes to the vendor ordinance, Chapter 38, Article IV: Vendors, at the Board meeting on April 7, 2015. The major change addressed the hours in which a vendor may operate. Other minor changes were included to provide clear language.

At the Board meeting on April 21, 2015, the ordinance was brought up for introduction. After further discussion, Board Members voted to return the vending ordinance to staff for further consideration. Changes were made as shown in the attached Ordinance Language with Edits. The ordinance is being presented with amendments for introduction.

Attachments:

1. Ordinance Language with Edits
2. Resolution for Introduction
3. Published Language

RESOLUTION TO APPROVE

**CHAPTER 38
VENDORS
TOWNSHIP BOARD
INTRODUCTION**

RESOLUTION

At the 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 7th day of May 2015, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian Code of Ordinance, Chapter 38, regulates vending in the Township; and

WHEREAS, the Township Staff have received comments from citizens regarding vendors soliciting at undesirable hours; and

WHEREAS, the current vending ordinance does not provide for time limitations for vending; and

WHEREAS, the Township Board was requested to consider amending the vending ordinance under the Code of Ordinances Chapter 38, Licenses, Permits, and Miscellaneous Regulations; and

WHEREAS, the proposed amendment provides a new time for the vending to occur and additional minor amendments were made; and

WHEREAS, the Township Board discussed and considered changes to the proposed amendment at its meeting on April 21, 2015; and

WHEREAS, based on the comments from the Township Board, the Township attorney and staff reviewed the proposed amendment and made further changes.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby introduces for publication and subsequent adoption Ordinance No. _____ entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 38, Article IV, Division 1, by amending Sections 38-121, 38-122, 38-123, 38-124, 38-125 and 38-126; and Chapter 38, Article IV, Division 2, Sections 38-151, 38-155 38-156 and 38-158."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance 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 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 Township Board on the 7th day of May 2015.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF
THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN,
CHAPTER 38, ARTICLE IV, DIVISION 1,
BY AMENDING SECTIONS 38-121, 38-122, 38-123, 38-124,
38-125 AND 38-126; AND CHAPTER 38, ARTICLE IV,
DIVISION 2, SECTIONS 38-151, 38-155 38-156 AND 38-158.

THE CHARTER TOWNSHIP OF MERIDIAN ORDINANS:

Section 1.

- A. Amendment to Section 38-121 of Article IV Vendors, Division 1, Generally. Section 38-121 entitled Conduct defined as vending of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-121. Conduct defined as vending.

For the purposes of this chapter, the following conduct shall be defined to be vending and persons engaged in such conduct shall be deemed to be vendors:

(1) The act of offering goods and/or services for sale from a fixed place not within a building or from a fixed place in a temporary structure or shelter, not including merchants offering goods and/or services for sale upon commercial premises permanently occupied by them.

(2) The act of offering goods and/or services for immediate sale, or for sale by sample, description, or otherwise for delivery at a future time, by going from door to door, or passing from house to house, or going from person to person, not including the act of offering goods for wholesale to retailers or for resale to manufacturers for use in their processes; also not including regular route delivery persons delivering goods and/or services.

- B. Amendment to Section 38-122 of Article IV Vendors, Division 1, Generally. Section 38-122 entitled Cessation upon request by police officer of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-122. Cessation upon request by police officer.

No vendor shall continue to engage in vending on any street, alley, sidewalk or other public place in the Township after being requested by a police officer to refrain therefrom because of congested traffic conditions.

- C. Amendment to Section 38-123 of Article IV Vendors, Division 1, Generally. Section 38-123 entitled Noise prohibited of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-123. Noise prohibited.

No vendor shall shout or call his/her goods and/or services in a loud, boisterous, or indecent manner, nor to the disturbance of persons dwelling nearby, nor shall any vendor use any bell, public address system, or other noise-making device to call attention to his/her goods and or services or to his/her presence for the purpose of vending.

- D. Amendment to Section 38-124 of Article IV Vendors, Division 1, Generally. Section 38-124 entitled Location and time limitations of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-124. Location and time limitations.

When any vendor engages in the conduct of vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall not occupy any site, or any other location within 1,000 feet of that site, for a period in excess of 14 days, either continuously or intermittently, during the period of a valid license. Except in a Commercial District, vending may only occur between 9 a.m. – 8 p.m., from April 1 – October 31 and 9 a.m. – 6 p.m., November 1 – March 31.

- E. Amendment to Section 38-125 of Article IV Vendors, Division 1, Generally. Section 38-125 entitled Setback requirements of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-125. Setback requirements.

When any vendor engages in vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall locate and all vending shall be setback a minimum of 20 feet from any right-of-way line and property line.

- F. Amendment to Section 38-126 of Article IV Vendors, Division 1, Generally. Section 38-126 entitled Signage of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-126. Signage.

When any vendor engages in vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall use no more than one freestanding sign, which shall not be larger than 25 square feet in surface display area per side and shall be setback a minimum of 20 feet from any right-of-way line and property line. For purposes of this section, the term "sign" shall be defined as in Section 86-2 and the surface display area shall be computed as provided in Section 86-684.

- G. Amendment to Section 38-151 of Article IV Vendors, Division 2, License. Section 38-151 entitled Required; exception of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-151. Required; exception.

(a) It shall be unlawful for any person or organization, either as principal, agent, or representative, to engage in vending, as herein defined, within the Township without having first obtained a license therefor in the manner provided herein, except as set forth in this section.

(b) The provisions of subsection (a) of this section do not apply to:

- (1) Any person under the age of 19 years.
- (2) Any person selling goods on his/her property that were grown upon lands leased or owned by him/her.
- (3) Any person selling goods and/or services at the Township farmer's market.
- (4) Any person engaging in vending upon commercial premises, provided:

a. That such person shall have written permission to do so from the owner or operator of such premises maintained with the Police Department; and

b. That the owner or operator of such premises shall in writing acknowledge legal responsibility and liability for the acts of such person upon such premises, and the consequences thereof maintained with the Police Department; and

c. That the owner or operator of such premises shall be required to obtain a license under this ordinance, except that no bond shall be required.

(5) Any person vending as the duly authorized representative or agent of any church, charitable, educational, or fraternal organization or of any political group seeking funds or membership or of any nonprofit organization duly authorized under the laws of the state.

(6) Any person vending as the authorized agent or representative of a principal which is licensed under this article; provided, that:

a. The principal shall issue each such agent or representative an identification card, which the agent or representative shall produce upon request; and

b. If an authorized agent or representative is an organization, the principal shall file with the township treasurer a cash bond of \$500 for each organization vending within the Township, as require by § 38-155; and

c. The principal shall maintain with the Police Department a current roster of all individuals authorized by the principal as its agents or representatives within the Township, which roster shall be produced upon request.

(7) Any owner or operator of a retail business establishment conducting an off-premises sale on commercial property of another. Such off-premises sales shall be limited to two per year for each owner or operator of such a retail business establishment.

Section 38-152 Application. Remain as written.

Section 38-153 Power of attorney requirement. Remain as written.

Section 38-154 Approval by Chief Building Inspector, Fire Marshal, and Health Department. Remain as written.

H. Amendment to Section 38-155 of Article IV Vendors, Division 2, License. Section 38-155 entitled Bond; issuance of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-155. Bond; issuance.

(a) The applicant shall deposit with the Township Treasurer a cash bond in the amount of \$500 and pay a license fee in the appropriate amount as set forth in § 38-156 below, whereupon the Police Department shall issue a license to the applicant upon finding the applicant has complied with the provisions of this article. Deposits made with the Township Treasurer as required by this subsection shall be subject to claims in all cases where a suit has been brought against the applicant and garnishment proceedings brought against the deposit. At the discretion of the Chief Building Inspector, deposits may also be used to pay for cleaning up debris left by the vendor on any premises used for vending. Any deposits in the hands of the Township Treasurer shall be returned to the applicant within six months after the expiration of the license or the date of the settlement of all pending claims, whichever date shall be later.

(b) If the Police Department refuses to issue a license as provided herein, the applicant may appeal to the Township Board upon giving notice thereof in writing to the Township Clerk within 10 days of such refusal.

Ordinance - Chapter 38

April 30, 2015

Page 4

- I. Amendment to Section 38-156 of Article IV Vendors, Division 2, License. Section 38-156 entitled Fee of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-156. Fee.

Each person required to be licensed under this article shall pay the fee established by resolution prior to being issued a license.

Section 38-157 Term. Remain as written.

- J. Amendment to Section 38-158 of Article IV Vendors, Division 2, License. Section 38-158 entitled License and identification tag of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-158. License and identification tag.

The Police Department shall issue to each licensed vendor a license and an identification tag. The license and identification tag shall bear the words "Licensed Vendor," the period for which the license is issued, and the number of the license, all in letters and figures which are plainly discernable. The license shall be prominently displayed on the structure or vehicle used by the licensee. The identification tag shall be worn constantly by the licensee on the front of his/her hat or outer garment in such a way as to be conspicuous during such time as such licensee is engaged in vending.

Section 38-159 Revocation; appeal. Remain as written.

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.

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

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

Section 5. Effective Date. This Ordinance shall be effective upon its publication.

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, Township Clerk

John E. Dewane, Township Attorney

Chapter 38. Licenses, Permits, and Miscellaneous Regulations

ARTICLE IV

Vendors

DIVISION 1

Generally

§ 38-121. Conduct defined as vending. [Code 1974, § 64-1]

For the purposes of this chapter, the following conduct shall be defined to be vending and persons engaged in such conduct shall be deemed to be vendors:

(1) The act of offering merchandise **goods and/or services** for sale from a fixed place not within a building or from a fixed place in a temporary structure or shelter, not including merchants offering merchandise **goods and/or services** for sale upon commercial premises permanently occupied by them.

(2) The act of offering merchandise **goods and/or services** for immediate sale, or for sale by sample, description, or otherwise for delivery at a future time, by going from door to door, or passing from house to house, or going from person to person, not including the act of offering merchandise **goods** for wholesale to retailers or for resale to manufacturers for use in their processes; also not including regular route delivery persons delivering products **goods and/or services**.

Cross reference: Definitions generally, § 1-2.

§ 38-122. Cessation upon request by police officer. [Code 1974, § 64-3(9)]

No vendor shall continue to engage in vending on any street, alley, **sidewalk** or **other** public place in the Township after being requested by a police officer to refrain therefrom because of congested traffic conditions.

§ 38-123. Noise prohibited. [Code 1974, § 64-3(10)]

No vendor shall shout or call his/**her** wares **goods and/or services** in a loud, boisterous, or indecent manner, nor to the disturbance of persons dwelling nearby, nor shall any vendor use any bell, public address system, or other noise-making device to call attention to his/**her** wares **goods and or services** or to his/**her** presence for the purpose of **vending**. ~~conducting the business or acts for which a license was granted under this article.~~

§ 38-124. Location and time limitations. [Code 1974, § 64-3(11)(a)]

When any vendor engages in the conduct of vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall not occupy any site, or any other location within 1,000 feet of that site, for a period in excess of 14 days, either continuously or intermittently, during the period of a valid license. **Except in a Commercial District, Vvending may only occur between 9 a.m. – 8 p.m., from April 1 – October 31 and 9 a.m. – 6 p.m., November 1 – March 31.**

§ 38-125. Setback requirements. [Code 1974, § 64-3(11)(b)]

When any vendor engages in the ~~conduct of~~ vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall locate and ~~conduct~~ all vending ~~shall occur within~~ **be setback a minimum of 20 feet from any right-of-way line and property line.**

§ 38-126. Signage. [Code 1974, § 64-3(11)(c)]

When any vendor engages in the ~~conduct of~~ vending using a handcart, pushcart, wagon, motor vehicle, railroad car, or other vehicle conveyance, or from a fixed place in a temporary structure or shelter, or from a fixed place not within a building, such vendor shall use no more than one **freestanding** sign, which shall not be larger than 25 square feet in surface display area per side **and shall be setback a minimum of 20 feet from any right-of-way line and property line**. For purposes of this section, the term "sign" shall be defined as in § 86-2, and the surface display area shall be computed as provided in § 86-684.

§ 38-127. through § 38-150. (Reserved)

DIVISION 2

License

§ 38-151. Required; exception. [Code 1974, § 64-2]

(a) It shall be unlawful for any person or organization, either as principal, agent, or representative, to engage in ~~the conduct of~~ vending, as herein defined, within the Township without having first obtained a license therefor in the manner provided herein, except as set forth in this section.

(b) The provisions of subsection (a) of this section do not apply to:

(1) Any person under the age of ~~18~~ **19** years.

(2) Any person selling ~~products~~ **goods** on his/**her** property that were grown upon lands leased or owned by him/**her**.

(3) Any person selling ~~products~~ **goods and/or services** at the Township farmer's market.

(4) Any person engaging in vending upon commercial premises, provided:

a. That such person shall have written permission to do so from the owner or operator of such premises **maintained with the Police Department**; and

b. That the owner or operator of such premises shall in writing acknowledge legal responsibility and liability for the acts of such person upon such premises, and the consequences thereof **maintained with the Police Department**; and

c. That the owner or operator of such premises shall be required to obtain a license under this ordinance, except that no bond shall be required.

(5) Any person vending as the duly authorized representative or agent of any church, charitable, educational, or fraternal organization or of any political group seeking funds or membership or of any nonprofit organization duly authorized under the laws of the state. ~~;~~ ~~but the church, charitable, educational, or fraternal organization, or the political group, or the nonprofit organization shall be required to make a license application for purposes of information only.~~

(6) Any person vending as the authorized agent or representative of a principal which is licensed under this article; provided, that:

a. The principal shall issue each such agent or representative an identification card, which the agent or representative shall produce upon request; and

b. ~~The principal shall file with the Township Treasurer a cash bond in an amount equal to \$500 for each organization agent or representative vending within the Township, in lieu of the bond required by § 38-155; and~~ **If an authorized agent or representative is an organization, the principal shall file with the township treasurer a cash bond of \$500 for each organization vending within the Township, as require by § 38-155; and**

c. The principal shall maintain with an identified person within the Township **Police Department** a current roster of all individuals authorized by the principal as its agents or representatives within the Township, which roster shall be produced upon request.

(7) Any owner or operator of a retail business establishment conducting an off-premises sale on commercial property of another. Such off-premises sales shall be limited to two per year for each owner or operator of such a retail business establishment.

§ 38-152. Application. [Code 1974, § 64-3(1)]

Any person required to obtain a license under the provisions of this article shall file an application therewith and on a form provided by the Township Police Department. The applicant shall state under oath or affirmation such facts as may be required for or applicable to the granting of such license and shall be subject to and shall comply with the provisions of §§ 38-37, 38-39, 38-40, and 38-41.

§ 38-153. Power of attorney requirement. [Code 1974, § 64-3(2)]

If the applicant is acting as an agent or representative of a principal, the principal shall also file with the Township Clerk a power of attorney appointing the Township Clerk or any successor thereof as an agent of the applicant and principal upon whom service of process may be made in any suit filed against the applicant or principal.

§ 38-154. Approval by Chief Building Inspector, Fire Marshal, and Health Department. [Code 1974, § 64-3(3)]

Any site and/or structure used for vending shall be subject to approval of the Chief Building Inspector and the Fire Marshal before a license is issued. Persons applying for a license for the vending of food products shall furnish the Police Department with a written document from the county Health Department that the food products are safe for human consumption

§ 38-155. Bond; issuance. [Code 1974, §§ 64-3(4), (6), 64-4]

(a) The applicant shall deposit with the Township Treasurer a cash bond in the amount of \$500 and pay a license fee in the appropriate amount as set forth in § 38-156 below, whereupon the Police Department shall issue a license to the applicant upon finding that the **applicant has complied with the provisions of this article** ~~have been complied with~~. Deposits made with the Township Treasurer as required by this subsection shall be subject to claims in all cases where a suit has been brought against the applicant and garnishment proceedings brought against the deposit. At the discretion of the Chief Building Inspector, deposits may also be used to pay for cleaning up debris left by the vendor on any premises used for vending. Any deposits in the hands of the Township Treasurer shall be returned to the applicant within six months after the expiration of the license or the date of the settlement of all pending claims, whichever date shall be later.

(b) If the Police Department refuses to issue a license as provided herein, the applicant may appeal to the Township Board upon giving notice thereof in writing to the Township Clerk within 10 days of such refusal.

§ 38-156. Fee. [Code 1974, § 64-3(7)]

~~Each person and/or company subject to the provisions of this article shall pay the fee established by resolution prior to obtaining a license under this article.~~ **Each person required to be licensed under this article shall pay the fee established by resolution prior to being issued a license.**

§ 38-157. Term. [Code 1974, § 64-3(5)]

Such license shall be valid for not more than 120 days from its date of issuance.

§ 38-158. License and identification tag. [Code 1974, § 64-3(8)]

The Police Department shall issue to each licensed vendor a license and an identification tag. The license and identification tag shall bear the words "Licensed Vendor," the period for which the license is issued, and the number of the license, all in letters and figures which are plainly discernable. The license shall be prominently displayed on the structure or vehicle used by the licensee. The identification tag shall be worn constantly by the licensee on the front of his/her hat or outer garment in such a way as to be conspicuous during such time as such licensee is engaged in vending.

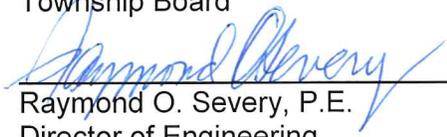
§ 38-159. Revocation; appeal. [Code 1974, § 64-3(12)]

The Police Department may revoke a license for a vendor's violation of this article or any other applicable ordinance of the Township or law of the state. The vendor may appeal such revocation to the Township Board upon giving notice thereof in writing to the Township Clerk within 10 days of such revocation.

§ 38-160. through § 38-185. (Reserved)

MEMORANDUM

TO: Township Board

FROM: 
Raymond O. Severy, P.E.
Director of Engineering

DATE: April 30, 2015

RE: **2015 Pavement Preservation Program
Proposed Roads to be Resurfaced**

The 2015 Pavement Preservation program will utilize the same Hot-In-Place recycling with a 1" overlay of new asphalt as has been used the past several years. The list of proposed roads included in the 2015 program follows. Depending on bid prices received by the Ingham County Road Department, the list may need to be revised.

Section	Street	From	To	Length (ft)
8	Highgate Ave	Colony	Lake Lansing Rd	2,500
8	Patriots Way	Still Valley	Lake Lansing Rd	2,420
10	Bois Isle Dr	Haslett Rd	Lake Lansing Rd	3,650
17	Wardcliff Dr	S end	Heather	1,810
20	ComancheDr	Mt. Hope Rd	Sequoia Trail	600
21	Ottawa Dr	Chippewa	Nakoma	1,330
21	Woodcraft Dr	Arrowhead	Ottawa	1,330
22, 27	Manitou Dr	Birchwood	Hamilton	4,315
25	Victorian Hills Dr	Chimney Oaks Dr	Meridian Rd	1,620
25	Chimney Oaks Dr	W of Turnberry Ln	Meridian Rd	2,350
28	Maumee Dr	Apache Dr.	E end	200
29	Comanche Dr	Copperhill	Mt. Hope Rd	1,340
35	Scenic Lake Ct	Ponderosa	S end	295
35	Trails End Ct	Bonanza	S end	1,008
			Totals	24,768
			Total Miles	4.69

The following motion is offered for your consideration:

“Move to approve the above proposed list of roads to be resurfaced in 2015.”

MEMORANDUM

TO: Township Board

FROM:



Mark Kieselbach
Director of Community Planning and Development



Gail Oranchak, AICP
Principal Planner

DATE: April 30, 2015

RE: Rezoning #15010 (Forsberg Family, LLC)

The applicant, Forsberg Family, LLC, has requested the rezoning of approximately 33.42 acres located north of Jolly Road, west and north of Jolly Oak Road and north of Farrins Parkway from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2 (Commercial) with the voluntary offer of conditions to develop the site as a mixed use planned unit development and to limit density to no more than 18 dwelling units per acre.

The Planning Commission held the public hearing on the conditional rezoning request at its March 9, 2015 regular meeting. During its discussions on March 9, 2015 and March 23, 2015, the Planning Commission commented on the following topics: impacts resulting from rezoning six RR zoned acres with frontage on Kansas Street, design for market-rate housing not student housing, creative building architecture, preference for including workforce housing in the project, possible road improvements at the Jolly Road/Okemos Road intersection, lack of transitional zoning between C-2 and RR zoning.

Prior to the Planning Commission's April 13, 2015 meeting, the applicant amended the request by removing the six RR zoned acres fronting on Kansas Street thus reducing the number of acres being rezoned from approximately 39.46 acres to 33.42 acres. At the April 13, 2015 meeting, the Planning Commission voted 9-0 to recommend approval citing the following reasons for its decision.

1. Rezoning the subject site to C-2 (Commercial) conditioned on the site's development as a mixed use planned unit development is consistent with the developing character of the area as evidenced by the recent conditional rezoning of a nearby site on the corner of Joly Oak Road, Water Lily Way and Farrins Parkway from PO (Professional and Office) to C-2 (Commercial) to establish a hotel.
2. A future C-2 (Commercial) zoned mixed use planned unit development is compatible with existing office and retail development located south and east of the subject site.

REZ #15010 (Forsberg Family, LLC)
Planning Commission (4/30/2015)
Page 2

3. A mixed use planned unit development complements surrounding office and commercial service uses by providing future multiple family housing.
4. The Township's traffic consultant reviewed the applicant's Traffic Study commenting, there are no concerns "except for the Okemos Road/Jolly Road intersection."
5. The Ingham County Road Department has proposed improvements to the Jolly Road/Okemos Road intersection to alleviate existing and anticipated delays at the traffic signal.
6. Public utilities and services are available to serve the site.
7. The rezoning will result in a logical and orderly development pattern for the surrounding area.

Staff memorandums outlining the rezoning are attached for the Board's review. Also attached is a revised traffic study submitted to reflect the reduction in acreage and the number of anticipated residential units (250 reduced to 191 units per phase), and address comments made by Ingham County Road Department staff. A synopsis of the revisions appears in the front of the study.

Township Board Options

The Township Board may approve or deny the proposed rezoning from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2 (Commercial) with the voluntary offer of conditions to develop the site as a mixed use planned unit development and to limit density to no more than 18 dwelling units per acre. If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated March 5, 2015, March 19, 2015, and April 9, 2015
2. Updated traffic study dated April 13, 2015
3. Planning Commission minutes dated March 9, 2015 (public hearing), March 23, 2015 (discussion) and April 13, 2015 (decision)
4. Communications

**Rezoning #15010
(Forsberg Family LLC)
March 5, 2015**

APPLICANT: Forsberg Family, LLC
2422 Jolly Road
Okemos, MI 48864

STATUS OF APPLICANT: Owner

REQUEST: Rezone to C-2* (Commercial)

CURRENT ZONING: PO (Professional and Office), I (Industrial), RR (Rural Residential) and C-2 (Commercial)

LOCATION: North of Jolly Road, west of Jolly Oak Road and Water Lily Way, and easts of Kansas Street

AREA OF SUBJECT SITE: 39.46 acres

EXISTING LAND USE: Industrial/Office/Warehouse buildings and Undeveloped

EXISTING LAND USES IN AREA:
North: Coyote Creek Condominiums and Consumer's Power Right-of-Way
South: Commercial and Farrins Parkway
East: Office building and hotel
West: Single-family residential and Kansas Street

CURRENT ZONING IN AREA:
North: RD (Multiple Family, 8 units per acre)
South: C-2 (Commercial)
East: PO (Professional and Office)
West: RR (Rural Residential) and RA (Single Family, Medium Density) residential

FUTURE LAND USE DESIGNATION: Office

FUTURE LAND USE MAP:
North: Office
South: Commercial
East: Office
West: Office

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: March 5, 2015

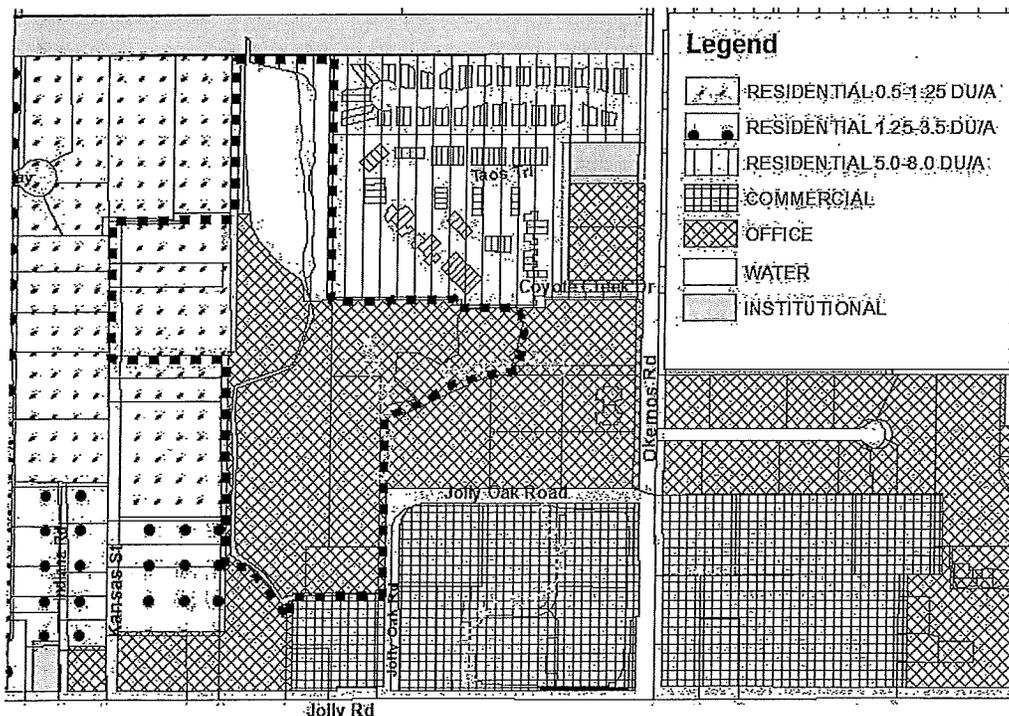
RE: Rezoning #15010 (Forsberg Family, LLC), request to conditionally rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2* (Commercial)

Forsberg Family, LLC has requested the rezoning of approximately 39.46 acres located north of Jolly Road, west of Jolly Oak Road and east of Kansas Street from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2 (Commercial) with the voluntary offer of two conditions: to develop the site as a mixed use planned unit development and to limit density to no more than 18 dwelling units per acre. The site has frontage on two public streets, Jolly Oak Road and Kansas Street.

Master Plan

The 2005 Master Plan designates the subject site in the Office, Residential 0.5 – 1.25 dwelling units per acre, and Residential 5.0 – 8.0 dwelling units per acre categories.

FUTURE LAND USE MAP

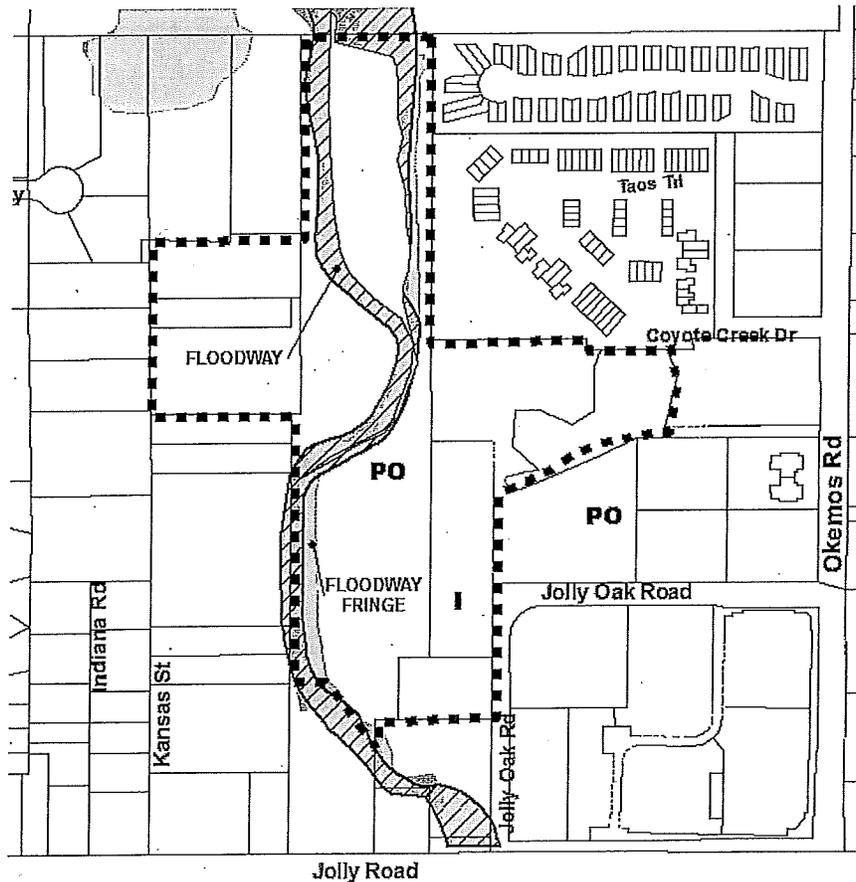


Topographically, the site is gently sloping east of the Smith drain with elevations ranging from 866.4 feet above mean sea level to approximately 875 feet above mean sea level. South of the Smith Drain pond and west of the drain, elevations rise to a high of 888 feet above mean sea level and then decline to approximately 880 feet along Kansas Street.

Floodplain

Flood Insurance Rate Maps (FIRM) for Meridian Township show floodway and floodway fringe areas associated with the Smith Drain are present on the site.

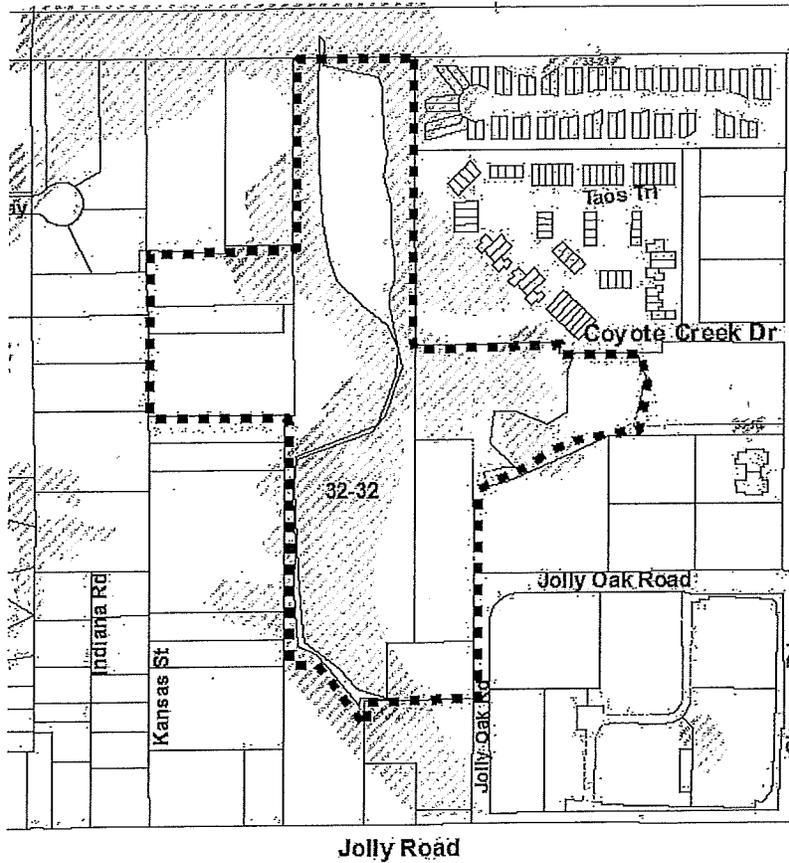
FLOODPLAIN MAP



Wetlands

The Township Wetland Map shows Wetland #33-32, associated with the Smith Drain traverses the site from south to north.

WETLAND MAP



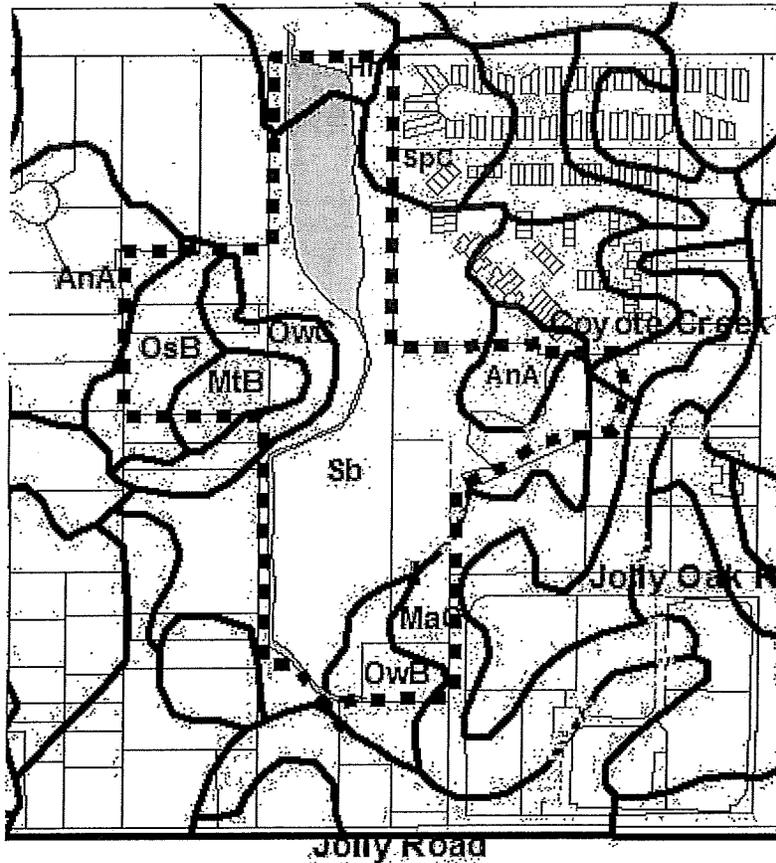
Soils

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
AnA (Aubbeenaubbee)	Wetness
Hn (Houghton)	Subsides, Ponding, Low Strength
MaC (Marlette)	Slope
MtB (Metea)	None
OsB (Oshtemo)	None
OwB (Owosso)	None
Sb (Sebewa)	Ponding
SpC (Spinks)	Slope

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Streets and Traffic

The site has frontage on Jolly Oak Road and Kansas Street, both public streets. The partially constructed Water Lily Way extending north from Jolly Oak Road and Farrins Parkway, a private road, also provide access to the site.

The two-lane Jolly Oak Road is designated as a local street on the Street Setbacks and Service Drives Map, Section 86-365 of the zoning ordinance. It connects with both Okemos Road to the east of the site and Jolly Road south of the site. An Ingham County Road Department traffic count from 2008 showed average weekday vehicle trips for both directions totaled 3,187 with the a.m. peak hour between 11:00 a.m. and 12 noon and the p.m. peak hour between 1:00 p.m. and 2:00 p.m.

Kansas Street is a two-lane unpaved local road. It extends approximately 2,000 feet north of Jolly Road and then curves to the east for approximately 250 feet where it terminates in a dead end. At least one property has access to Kansas Street via an easement over the subject site. Traffic counts are not available for Kansas Street.

The Planning Commission authorized the extension of Jolly Oak Road northward as a public street named Water Lily Way in 1999. In recent years, curb and gutter have been installed but

the road has not been paved. The Ingham County Road Department will not accept the road as public until it is completed to its standards and inspected.

Farrins Parkway is a private road serving sites in the Okemos Pointe Office Park condominium. Design of the road received site plan review (SPR #08-08) approval in 2008. A wetland use permit was required to fill a portion of Meridian Township Wetland #33-2 to construct the road as designed. The road has received a base course of asphalt but the final course has not been installed.

The applicant's traffic consultant prepared a traffic study for a 500-unit multiple family apartment complex to be built in two phases (2016 and 2018) of 250 units each while the site plan, which has not been included as one of the conditions for rezoning, shows 466 units. Trips associated with the Michigan State Federal Credit Union under construction at this time have been factored into the report. The analysis shows each 250-unit phase will generate 126 total trips during the AM peak hour and 155 trips during the PM peak hour.

Both the Township traffic consultant and Ingham County Road Department staff reviewed the applicant's traffic study. Most concerning for both is the operation of the Okemos Road/Jolly Road intersection. Comments included:

- Traffic studies associated with the Jackson National Life expansion, scheduled for completion in August 2015 and fully populated in two years, show the potential for intersection operations to affect I-96 operations.
- Update turning counts for the Okemos Road and Jolly Road intersection. The most recent counts were taken in June, 2013 and are dated.
- Since the intersection already functions poorly, Jackson National Life traffic data and data from other committed projects (all-suites hotel) should be incorporated into traffic studies if they have impacts on the same adjacent roadway network to provide a more thorough evaluation.
- Provide a table listing the total quantity of trips generated by the proposed development and the quantity of trips approaching each of the four intersection approaches during the AM and PM peak hours.
- Consider reducing lane width to construct right turn lanes.
- Request for a discussion on how the addition of a southbound right turn lane would mitigate the lowering of the intersection level of service (LOS) from LOS E to LOS F when Phase 2 of the project comes online in 2018.

The Township's traffic consultant also commented on the lack of information for pedestrian and bicycle movements. Road diets on several streets may provide the solution for non-motorized facilities.

Utilities

Public sanitary sewer and water lines in the vicinity of the site are available for connection.

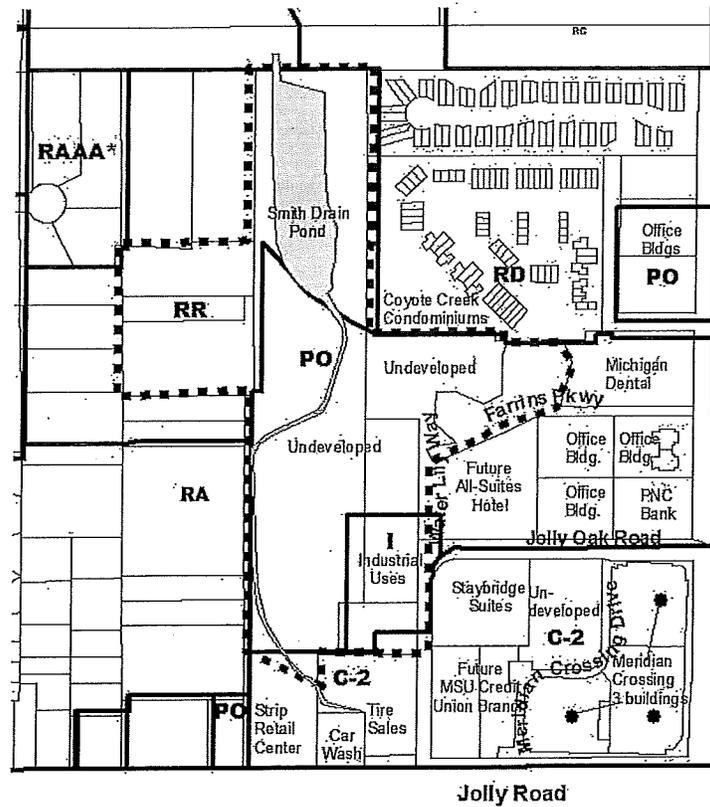
Staff Analysis

The applicant requested rezoning an approximately 39.46 acre site located north of Jolly Road, west of Jolly Oak road and Water Lily Way, and east of Kansas Street from PO (Professional Office), I (Industrial), RR (Rural Residential) and C-2 (Commercial) to *C-2 (Commercial) with the offer of two conditions to develop the site as a mixed use planned unit development and cap residential density at 18 dwelling units per acre. The Township zoning ordinance acknowledges the Michigan Zoning Enabling Act's authorization of voluntary conditional rezonings in Section 86-96(3) which states, in part, "the Township may establish a time period during which the condition applies to the land." The Township may approve the conditional rezoning as proposed or deny it but may not require the applicant to revise the conditions.

Although it is typical to consider all uses permitted by right and by special use permit in both the existing and proposed zoning districts, in this case the applicant has requested conditional rezoning for a mixed use planned unit development with the housing component at not more than 18 dwelling units per acre. Besides potential uses, in making its decision the Planning Commission should consider topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land.

According to Township records, the PO (Professional and Office) zoned area of the site was rezoned at the property owner's request from I (Industrial) and RR (Rural Residential) between 1997 and 2000. The zoning is consistent with the properties' Office designation on the Future Land Use Map of the 2005 Master Plan. Land currently zoned I (Industrial) is also designated for Office use on the 2005 Master Plan Future Land Use Map while the RR (Rural Residential) zoned land is designated Residential 0.5-1.25 dwelling units per acre.

Recent projects in the vicinity include the Staybridge Suites Hotel (2006) on Jolly Oak Road, Michigan Dental Association building (2009) constructed on Okemos Road north of Farrins Parkway, approval of a future Michigan State University Federal Credit Union branch (2014) on the northeast corner of Jolly Road and Jolly Oak Road, and approval an all-suites hotel on the northeast corner of Jolly Oak Road and Water Lily Way (2014) The following map shows existing and proposed uses in the vicinity of the rezoning.



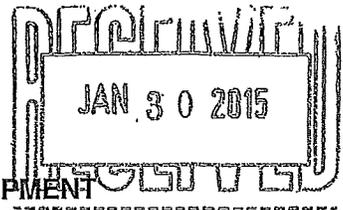
Planning Commission Options

The Planning Commission may recommend approval or denial of the applicant's conditional rezoning request or it may recommend a different zoning designation to the Township Board. A resolution will be provided for a future meeting.

Attachments

1. Application and supporting materials
2. Township traffic consultant's report dated February 12, 2015

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

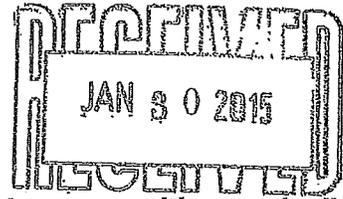


REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

- A. Owner/Applicant Forsberg Family L.L.C./WestPac Michigan, L.L.C.
Address of applicant 2422 Jolly Road, Okemos 48864
Telephone: Work 517-349-9330 Home 517-202-7572
Fax 517-349-7131 Email brent@taforsberg.com If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Brent Forsberg
Address 2422 Jolly Road, Okemos 48864
Telephone: Work 517-349-9330 Home 517-202-7572
Fax 517-349-7131 Email brent@taforsberg.com
- C. Site address/location 2360/2362 Jolly Oak Road and adjacent Vacant parcels
Legal description (Attach additional sheets if necessary) See Attached
Parcel number See Attached Site acreage +/- 38.22
- D. Current zoning PO, I, RR, C2 Requested zoning C2 See Attached
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Evidence of fee or other ownership of the subject property.
 3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
 4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.



Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically:
2) The conditions of the surrounding area have changed in the following respects: See Attached
3) The current zoning is inconsistent with the Township's Master Plan, explain:
4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically:
5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area:
6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain:

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: See Attached
2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: See Attached
3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: See Attached
4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: See Attached
5) Requested rezoning addresses a proven community need, specifically: See Attached
6) Requested rezoning results in logical and orderly development in the Township, explain: See Attached
7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: See Attached

Part III

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

Yes No (Please check one)

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

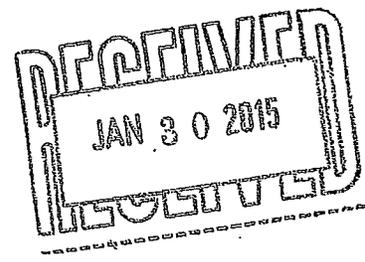
Brent Forsberg
Signature of Applicant

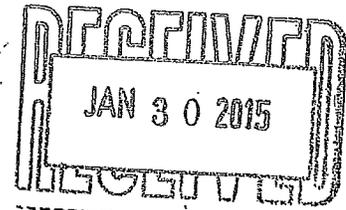
1-30-15
Date

Brent Forsberg
Type/Print Name

Fee: \$2,220

Received by/Date: Peter Menser 1-30-15





Part I

D. Requested zoning: C-2 Limited to development of Mixed Use Planned Unit Development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the ordinance. Commercial use will provide services for new potential residents and existing residents in the corridor.

Part II

REASONS FOR REZONING REQUEST

A)

2. The conditions of the surrounding area have changed in the following respects: This site was rezoned in the early 2000's from Industrial to Professional Office (by the developer) with plans to build a 13 building office park. Due to local and regional economic factors those plans never materialized and the site has remained an industrial use. In a memorandum dated July 10, 2014 regarding the rezoning of the adjacent parcel for the Hilton Home 2 hotel reason #6: "While the future land use map shows office use of this parcel, the excess of comparable office space in the Township, as documented in the current master plan, renders it appropriate to designate an alternative compatible use." On page 9 of the July 15, 2014 Township board meeting minutes, it is noted [in reference to rezoning #14060 (Boomer Group)]: "need for the board to remember reason #6 [of aforementioned memorandum] when other rezoning issues are considered along Okemos Road."

B)

1. Requested zoning is consistent with the townships master plan, explain: Several of the townships strategies to complete the goals set forth in the master plan update can be implemented while reviewing this rezoning case. The attached sections highlight where the township and developer can work together to achieve these goals for the community. (See: Attached 2005 Master Plan amendment dated 8/15/14 and Township Board 2015 Goals and Objectives)

2. Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The completion of this project will situate nearly 500 new units (approx 700 residents) within walking distance of one of the Township's premier commercial centers. While these businesses typically rely on vehicular traffic and customers who work near the area, this development would enhance the economic value of those businesses by locating several hundred new residents within a five minute walk of their services. In addition to the new residential units, the project provides connectivity to neighborhoods to the West and North (Hulett Road neighborhoods and The Preserves) without the needs to access main arterial roads. The corner has potential to become a true mixed use area of the township, where residents can live, work, shop and play without dependence on a vehicle.

3. Requested Zoning would not result in any significant adverse impacts on the natural environment, explain: In the Early 1990's Forsberg Family upgraded the storm drainage system by building the detention pond and rerouting the Smith Drain in consultation with the Ingham County Drain Commission. This was done to make it possible for the redevelopment of the old construction yard and

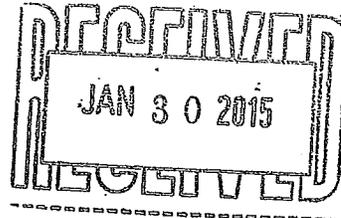
to mitigate any environmental impact that would come from the anticipated future use of these parcels. In 2007 wetland delineations were conducted to determine the location of the natural water features and extent of possible redevelopment. The applicant has taken all of the environmental information into account in the design of the proposed site plan.

4. Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education recreation or other public services, explain: Based on the traffic study completed by Bergman Associates, dated January 30, 2015, "the level of service results comparing each of the phase 1 and 2 build scenarios with their respective year no-build scenarios suggest that the proposed development is not expected to create significant operational impacts to the surrounding roadway network." While minor increases in specific movement delays at this intersection result from the proposed development, these delay increases are exaggerated by the current capacity constraints at this intersection and should not significantly impact the current operations at this intersection.

5. Requested zoning addresses a proven community need, specifically: This rezoning (and subsequent project) would make the Okemos and Jolly corner Meridian Township's connectivity destination to work *and* live, rather than just a vehicle dependent work destination. With neighboring communities and their large employers rapidly adding jobs and expanding (Jackson National, Delta Dental, MSU and DART), the professionals who have adopted a *renter by choice* mentality will be looking for high end living and lifestyle components. Since East Lansing have a high percentage of student renters, along with the inflated rent prices that accompany student housing, the choices for a renter looking for high end living and amenities are limited. This project is an opportunity to become a sought after destination, with desirable proximity to large employers, an ever expanding park and trail system and a strong school system in place. This development has potential to attract young residents looking to build their careers and families in this area.

6. Requested zoning will result in logical and orderly development in the Township: The surrounding areas are commercial to the South and East, Industrial and Low density residential to the West, and high density residential to the north. Rezoning to allow a mixed use of commercial and multi-family residential would transition and link to existing residential uses currently adjoining the proposed redevelopment site.

7. Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Developing this parcel provides a link for Meridian townships trail system to the proposed trailhead at Jolly Road. This is the last connecting piece of the proposed trail missing in this area. The connection will allow the existing Meridian Township cross country pathway to service a large commercial center of the township.



12 - B

MEMORANDUM

TO: Township Board

FROM:

Mark Kieselbach

Mark Kieselbach
Director of Community Planning and Development

Gail Oranchak

Gail Oranchak, AICP
Principal Planner

DATE: July 10, 2014

RE: Rezoning #14060 (Boomer Group, LLC), request to rezone approximately 3.55 acres from PO (Professional and Office) to C-2 (Commercial)

The applicant, Boomer Group, LLC, represented by William Brehm, has requested the rezoning of approximately 3.55 acres located on the northeast corner of Jolly Oak Road and Water Lily Way from PO (Professional and Office) to C-2 (Commercial) with the voluntary offer of a condition limiting development on the site to an all-suites hotel with no more than 135 rooms subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any.

The Planning Commission held the public hearing on the rezoning request at its June 9, 2014 regular meeting and at its June 23, 2014 meeting voted 8-0 to recommend approval subject to a time limit of three years for groundbreaking to begin after final approval. The Planning Commission cited the following reasons for its decision.

1. The use complements and provides a customer base for surrounding commercial service uses.
2. The Township's traffic consultant reviewed the applicant's Traffic Assessment commenting, the proposed hotel use will generate far fewer vehicle trips than a more intense commercial use such as a supermarket.
3. Comparing trip generation data found in the applicant's Traffic Assessment for a general office building permitted in the PO (Professional and Office) district and an all-suites hotel use permitted in the C-2 (Commercial) district shows both uses generate fewer weekday and peak hour vehicle trips.
4. Public utilities and services are in place to serve the site.
5. The rezoning will result in a logical and orderly development pattern for the site and surrounding area into the future.
6. While the Future Land Use Map shows office use of this parcel, the excess of comparable office space in the Township, as documented in the current Township Master Plan, renders it appropriate to designate an alternative compatible use.

CHARTER TOWNSHIP OF MERIDIAN, JULY 15, 2014 REGULAR MEETING *APPROVED*

- Benefit is greatly reduced for the homeowner at 6437 Lake Drive (Mr. Wessels) as there is no access to Lake Drive
- Reminder that the Lake Lansing Advisory Committee passed a motion to contribute \$2,500 towards the paving assessment
- The Township will adjust the estimated assessments prior to bringing Resolution No. 3 to the Board
- Petition would still be valid if the homeowner at 6437 withdraws his signature from the petition
- Board member request for information regarding trees and potential impact of the paving on those trees
- Township has 66 feet of right-of way and there is sufficient room
- One area at the north end is crowded as the property owner pushed his rock landscaping 12-15 feet into the right-of-way
- Board member request to obtain the speed limit on Perry Road
- Board member desire for a four (4) foot paved shoulder, but three (3) foot is what is achievable
- Board member preference for two (2) ten (10) foot lanes with a four (4) foot area for pedestrians on the west side of the road
- Request for staff to explore all options with the county as there is 24 feet to work with
- Board desire to have substantial significant area for pedestrian or non-motorized movement
- Preference for ten (10) foot lanes with striping to slow traffic and wide paved shoulders
- Preference for assessments to be kept at a reasonable level for the residents
- County restripes every two years and Township staff will include the striping for next year

It was the consensus of the Board to place this item on for action at a future meeting.

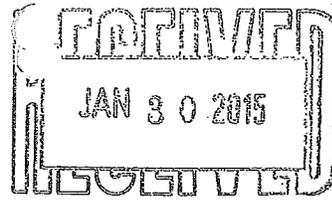
- B. Rezoning #14060 (Boomer Group, LLC), Request to Rezone Approximately 3.55 Acres on the NE Corner of Jolly Oak Road and Water Lily Way from PO (Professional and Office) to C-2 (Commercial)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated July 10, 2014:

Board discussion:

- ICRD requirement that Water Lily Way be paved prior to acceptance as a public road
- Project will provide additional patrons for stores and restaurants in the Jolly/Okemos Road area
- Peak traffic will be less for the hotel v. office
- Possible hotel amenity for a one-third mile pathway north from Water Lily Way which would link to the Township pathway from Okemos Road to Hulett Road
- Farrins Parkway was designed as a private road and maintenance would be the responsibility of the property owner
- Agreement for shared users of Farrins Parkway
- Pathway map shows development of a seven (7) foot pathway on the east side of Water Lily Way
- MSU Federal Credit Union will be required to install the pathway to Jolly Road during construction
- Traffic in the area will increase due to receipt of federal grant money to upgrade the Jolly/Okemos Road intersection
- Numbers used for the traffic study is information supplied by the ICRD
- Sometimes traffic consultants will visit the area and perform their own traffic counts
- Reason #6 supplied by the Planning Commission highlights as part of the rationale for its decision there is an excess of comparable office space in the Township
- Need for the Board to remember Reason #6 when other rezoning issues are considered along Okemos Road

see next page



GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them.

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS

Objective A: Maintain a community of desirable, attractive residential neighborhoods.

Strategies:

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

Strategies:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS

Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.

Strategies:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.

Objective B: Conserve wetlands, floodplains, and other water retention areas.

Strategies:

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.

Strategies:

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

Objective D: Protect groundwater recharge areas in the Township.

Strategies:

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

Objective E: Preserve greenbelts, open spaced and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.

Objective F: Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to maximize the amount of land left in a natural state as common open space to encourage developers and builders.

GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES

Objective A: Upgrade commercial areas.

Strategies:

1. Participate in regional efforts to redevelop the Grand River corridor.
2. Identify strategies to maintain the Haslett Road commercial area's traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design.
5. Cooperate with regional partners and other entities to participate in studies.
6. Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.
7. Identify specific areas where the form-based code technique may be appropriately applied and make recommendations based on the results of the study.

Objective B: Develop the Township's commercial core into a viable and vibrant district.

Strategies:

1. Conduct and/or participate in studies where appropriate.
2. Explore the viability of upper floor residences in the commercial core.
3. Continue to engage the public in deciding the direction for development in the commercial core.
4. Explore options for public-private partnerships to revitalize the Township's commercial core.
5. Develop the Township's center into a vibrant mixed use district, through the addition of planned or committed office and residential land uses in and adjacent to the core area.

Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.

Strategies:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create a series of well-designed and attractively landscaped entrances along the main roads entering into the community.

GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM

Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

Strategies:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of all physical abilities and socio-economic characteristics.

Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

Strategies:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Township Board, Park Commission and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. To provide resources necessary to maintain and develop a diverse parks and recreation system that:
 - a. Provide a high quality of life for our community residents.
 - b. Provides necessary support for maintenance and operation of these amenities.

GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES

Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.

Strategies:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

Objective B: Maintain police, fire, and ambulance service to all areas of the community.

Objective C: Maintain quality library service for the community.

Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.

Strategies:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.

GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK

Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.

Strategies:

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

Objective B: Maintain local roads.

Strategies:

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

Objective C: Develop a Complete Streets policy for all users of Township roads.

Strategies:

1. Define a vision for a Complete Streets program.
2. Review current policies to identify inconsistencies and impediments to implementing a complete streets policy.
3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
5. Share the Township's vision and work with transportation and road authorities.

Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.

Strategies:

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, Greenspace Plan, neighborhoods, and other destinations.

Objective E: Encourage the use of public transportation.

Strategies:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

Strategies:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES

Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices

Strategies:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for redevelopment that emphasizes infill development, building reuse and/or deconstruction.
7. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
8. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
9. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.

Objective B: Develop Township policies to balance and manage growth.

Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.

Strategies:

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.

Strategies:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

Objective E: Encourage development in Meridian Township that leads to sustainable land use.

Strategies:

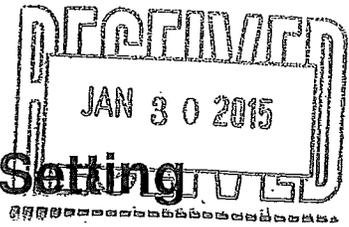
1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

Objective F: Prepare and implement a redevelopment strategy

Strategies:

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.
3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

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Meridian Township 2015 Goal Setting

2015 Goals and Objectives

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.

Goal #1

Meridian Township shall sustain and enhance the environment

- a. Update the street tree ordinance and adopt a tree protection ordinance
- b. Prepare, update, and enforce ordinances that protect natural features such as woodlands, wetlands, and floodplain areas
- c. Utilize the Township's Greenspace Plan as part of the review for land development projects
- d. Apply the best planning practices to encourage the preservation of green and open spaces
- e. Build a new *green* Central Fire Station
- f. Continue the Deer Management Program to reduce the deer population in our community
- g. Manage invasive species in the parks and land preserves (removing garlic mustard, buckthorn, autumn olive, Japanese knotweed, Japanese hedge parsley, and phragmites)
- h. Administer and enforce the Soil Erosion Sedimentation Control Program
- i. Maintain the sewer system to minimize sewage backups
- j. Develop an Urban Management Service area
- k. Maintain robust recycling initiatives including the Meridian Recycling Center, community events, and educational programs, and work to enhance recycling opportunities in apartment complexes
- l. Continue energy, water, and waste reduction efforts in Township buildings and other facilities
- m. Adopt an ordinance prohibiting or regulating, as the law allows, fracking within the Township
- n. Review and update open space requirements
- o. Mitigate climate change - including investigating becoming a solar ready community

Goal #2

Meridian Township shall sustain and enhance public safety

- a. Increase information shared with the public through social media regarding public safety tips, PSAs (Public Service Announcements), emergency communications, and police and fire services
- b. Provide Beyond the Badge police and fire programs and stories
- c. Strengthen communication and educate developers/builders, business owners, and neighborhood associations regarding the planning process in an effort to minimize violations and negative impacts
- d. Continue implementation of the Grand River Corridor Access Management Ordinance
- e. Provide police coverage for Williamstown Township
- f. Implement the Office of Highway Safety Planning (OHSP) Traffic Grant
- g. Purchase new mobile phone forensics software

- h. Upgrade the booking area camera
- i. Evaluate conversion to the State Records Management System (RMS) in the Police Department, and implement if determined to be feasible
- j. Update in-car mobile software to communicate with new Computer Aided Dispatch (CAD) software
- k. Construct the new Fire Station at Okemos Road and Central Park Drive
- l. Purchase 1 replacement ambulance for the Fire Department
- m. Purchase 3 replacement patrol vehicles for the Police Department
- n. Complete the Okemos Road Pathway Bridge crossing the Red Cedar River
- o. Continue fire service to Alaledon Township
- p. Continue the yearly Police Citizens' and Youth Academies
- q. Participate in the Lansing Regional Shared Fire Services
- r. Process monthly police and fire citizen surveys
- s. Monitor legislative actions relative to medical marihuana and prepare to act accordingly with local ordinances
- t. Explore revision and/or modification of Township ordinances for the purpose of reducing penalties for possession or use of small amounts of marihuana

Goal #3
Meridian Township shall provide an
unparalleled parks system

- a. Develop Phase I of Towner Road Park
- b. Complete Legg Park projects - parking area, dog park, and stewardship
- c. Construct roof structures over the dugouts at Hartrick Park
- d. Install new siding on the pavilion at Nancy Moore Park
- e. Install new safety fencing around the ball diamonds at Nancy Moore Park
- f. Rebuild the drainage system for the Harris Nature Center parking island
- g. Improve parking lot surfaces at Harris Nature Center, Ferguson Park, and Wonch Park
- h. Construct the Wonch Park Pavilion with grant support
- i. Install new play equipment at Orlando Park and Hillbrook Park
- j. Develop a new Master Plan for Central Park
- k. Replace the footbridge at Legg Park
- l. Provide support for Eagle Scout Projects
- m. Build an 18 hole disc golf course
- n. Improve directional signage on trails
- o. Construct a youth environmental exploration area at Harris Nature Center
- p. Establish a plan for development of a smart-phone application (App) that provides Township Parks and Trails information
- q. Develop the Water Trail Access Program
- r. Investigate purchasing the five (5) acres to the east of Wardcliff School, which borders Park Lake Road, for recreational uses

Goal #4
Meridian Township shall provide exemplary
public services and facilities

- a. Conduct an annual assessment/reinspection program of taxable properties within Meridian Township
- b. Finalize the Comcast franchise agreement to include high definition (HD) PEG (Public, Education & Government) channels, VOD (Video on Demand), and PEG on the program guide system
- c. Develop a 5-year equipment purchase plan to be adopted by the Cable Communications Commission (CCC) that includes HD studio cameras and playback
- d. Improve communication and educate the public on the Rental Housing Program and continue to improve the process for rental housing inspections
- e. Revise the sign and parking regulations
- f. Continue support of and membership in regional organizations (i.e. Tri-County Regional Planning Commission)
- g. Strengthen cooperative planning efforts with the Ingham County Road Department, Ingham County Drain Commission, Tri-County Regional Planning Commission, and surrounding jurisdictions
- h. Promote good design standards through the site plan review process
- i. Utilize a health impact assessment guide, created in conjunction with the Ingham County Health Department and Tri-County Regional Planning, in the review of development projects
- j. Streamline field survey procedures so that information will flow directly into the Geographic Information System
- k. Participate with Tri-County regional partners to contract for flight services to provide orthographic photography for the entire Township and surrounding areas
- l. Bring the Township's payroll back in-house and incorporate the human resources module software
- m. Update the patrol car graphic design
- n. Evaluate options for upgrades to in-building camera systems within the Public Safety Building and potential expansion to include other facilities
- o. Upgrade or replace lift station SCADA (Supervisory Control And Data Acquisition) system communications and software
- p. Complete the first year of 3-year SAW (Stormwater, Asset Management and Wastewater) Grant project to develop sanitary sewer system asset management plan
- q. Replace the Towar Lift Station
- r. Replace the control panel at Woodhill lift station
- s. Replace pumps at Shoals lift station and Sundance lift station
- t. Complete Pathway Bridge on Okemos Road crossing Red Cedar River
- u. Construct a new pathway on the south side of Haslett Road (east of Okemos Road to west of Bayonne)
- v. Replace the retaining wall on Mt. Hope Road at Glendale Cemetery
- w. Replace the pathway retaining wall at 2322 Mt. Hope Road
- x. Construct a pathway on the south side of Mt. Hope Road (Okemos Road to Maumee)
- y. Reroof the Service Center
- z. Pursue Ingham County Trail Millage funding to implement the Lake Lansing to River Trail connector pathway
- aa. Investigate options for establishing Meridian Township as a smart community and explore viable plans for expanding municipal fiber, broadband, and public Wi-Fi in Meridian Township

- bb. Investigate providing a leaf pickup program in Meridian Township
- cc. Fill in pathway gaps

Goal #5
Meridian Township shall sustain and enhance our
economic prosperity for all residents

- a. Defend assessment appeals made to the Michigan Tax Tribunal.
- b. Develop a branding campaign and marketing strategy and propose a 2016 budget to the Township Board to include branding campaign, imaging, print, design, and marketing
- c. Enhance and encourage the retention of existing businesses and establishment of new businesses
- d. Promote Township resources to prospective businesses and industries
- e. Formulate and adopt an Economic Development Plan
- f. Encourage infill and/or redevelopment of existing commercial sites
- g. Promote mixed-use development in commercial areas
- h. Facilitate the objectives of the Downtown Development Authority by eliminating the causes of property value deterioration and promoting economic growth
- i. Continue streetscape improvements to define downtown areas and promote a sense of place
- j. Assist with the redevelopment of the former Central Fire Station/MARC property
- k. Continue economic focus on Haslett, Carriage Hills, Grand River, and Okemos
- l. Continue focus on the Douglas J project
- m. Continue to conduct monthly business visits with a focus on customer service
- n. Complete the 2005 Master Plan update
- o. Sustain and enhance our positive working relationship with Michigan State University
- p. Complete the Consolidated Annual Financial Report (CAFR) receiving an unmodified audit opinion and the Certificate of Achievement for Excellence in Financial Reporting
- q. Complete the annual budget process focusing on how the budget mirrors our annual goal setting process
- r. Maintain, per the Board's direction, a minimum fund balance in the General Fund of \$5,250,000
- s. Increase enrollment of online bill pay and explore options for new platforms to accept these payments (including BS&A's AccessMyGov-Internet Services)
- t. Support all types of transportation modes in the Township including the Bus Rapid Transit (BRT)
- u. Encourage the use of complete streets practices as a routine part of operations
- v. Investigate the pension liability funding plan
- w. Investigate reaching out and expanding the Celebrate Downtown Okemos event to include other areas of the Township, including Haslett and East Lansing

Goal #6
Meridian Township shall promote and enhance
diversity across the Township

- a. Promote cultural diversity with our community programs and celebrations
- b. Explore closed captioning costs for HOM-TV programs
- c. Investigate and possibly launch a Chinese version of HOM-TV news programs

- d. Continue to encourage the use of the Mixed Use Planned Unit Development and Commercial Planned Unit Development Ordinances
- e. Encourage developers to provide affordable housing
- f. Encourage a wide range of housing types
- g. Strengthen community pride through such activities as downtown events and expanded outdoor sculpture displays
- h. Seek diversity in hiring and promoting
- i. Update the Personnel Policy Manual, along with having the Human Relations Ordinance statement prominently displayed in the introduction, and continuous outreach to special agencies and networks for recruitment of new hires, volunteers, interns, etc.
- j. Host Chinese New Year and Heritage Festival events
- k. Promote Nokomis Learning Center activities
- l. Consider implementing the Language First Program (in an effort to aid our Township staff with communicating with visitors from all over the world)
- m. Utilize additional recruiting outlets and resources such as on-line job boards, advertisements, and professional organizations to attract qualified minorities to apply for job openings
- n. Provide professional training and development to staff

Goal #7

Meridian Township shall provide outstanding recreational and cultural programs

- a. Provide sports and fitness programs for youths and adults
- b. Administer environmental programs and events for all ages at Harris Nature Center
- c. Offer educational, fitness, and social opportunities for senior citizens at the Meridian Senior Center and Meridian Mall
- d. Coordinate the Farmers' Market outdoors (May-October) and indoors (December-April)
- e. Develop a Farmers' Market Relocation Plan (location, size, and funding)
- f. Support activities of the Friends of Historic Meridian
- g. Support activities of the Meridian Garden Club
- h. Conduct special events: Chinese New Year, Celebrate Downtown Okemos, July 4th Fireworks Celebration, Meridian Heritage Festival, Halloween Adventures, Drive-thru Santa, Christmas in the Village, Free Family Winter Sports Weekends, Polar Bear 5K Race, Music in the Park Program
- i. Continue the Arts and Crafts Marketplace each month during the summer
- j. Continue Recreation Services Agreement with the City of Williamston

Goal #8

Meridian Township shall sustain and enhance constituent communications

- a. Continue to respond to all citizen inquiries in a timely, professional, and efficient manner
- b. Provide assessment information to property owners and their representatives (e.g., real estate agents, title company employees, private real estate appraisers, etc.)
- c. Replace the Town Hall microphones and bases
- d. Investigate replacement of Township hall video imager
- e. Increase encouragement of public engagement and participation through multimedia and other ways to connect

- f. Create a monthly Township Manager blog and increase its outreach
- g. Conduct a communications needs assessment
- h. Investigate costs of new Township website
- i. Audit social media outlets and develop a social media strategy campaign
- j. Upload packet information on the Township website that is in a searchable format for ease of use by the public
- k. Publish the Meridian Monitor twice-yearly to all residents
- l. Reach out to residential and business groups regarding potential development impacts
- m. Increase staff engagement and participation with neighborhood groups using social media, fire safety programs, HOM-TV interviews, and Beyond the Badge
- n. Add a new disk appliance to the network to increase storage space and reliability
- o. Update in-car mobile software to communicate with new Computer Aided Dispatch (CAD) software
- p. Print and distribute one issue of the Meridian Township Parks and Recreation Family Fun Guide (distribution in January)
- q. Increase communication with constituents through email and multi-media sources
- r. Rename select Land Preserves
- s. Conduct the citizen survey through ICMA with the same process or method as was used in 2012
- t. Begin the process of overhauling the Township website and branding up to an amount of \$30,000

Goal #9
Meridian Township shall sustain and enhance
neighborhoods and eliminate blight

- a. Create DAS (Distributed Antenna System) ordinance with the Public Works & Engineering and Planning Departments
- b. Promote Neighborhood Watch
- c. Develop a method to increase compliance of communications companies using the rights of way in the Township
- d. Continue to work with homeowners associations to strengthen code enforcement in residential neighborhoods
- e. Promote and encourage the preservation of older neighborhoods
- f. Enforce the Property Maintenance Code
- g. Continue the Code Enforcement Committee with neighborhood associations
- h. Continue pavement preservation program on local roads
- i. Continue sidewalk repair program (order to maintain)
- j. Maintain and improve the water and sewer systems
- k. Hire a part-time code enforcement officer
- l. Support the community gardens in the Township
- m. Inspect Township owned buildings annually to ensure appropriate maintenance

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: March 19, 2015

RE: Rezoning #15010 (Forsberg Family, LLC), request to conditionally rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2* (Commercial)

A public hearing was held during the Planning Commission's March 9, 2015 regular meeting regarding Forsberg Family LLC's request to conditionally rezone approximately 39.46 acres from I (Industrial, PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2* (Commercial). Since the meeting the applicant has amended the application by adding a new condition to Part I, Item D. The added condition reads:

For the section of property fronting on Kansas Street, zoned RR +/- 6 acres, the following condition will be placed and submitted. The C-2 as it applies to aforementioned +/- 6 acres, will be restricted to residential structures with a maximum height of 35 feet as currently allowed under RR zoning. For this +/- 6 acres, the restrictions for building setbacks from adjacent property lines will be a distance equal to 1.5 times the height of the building with a minimum distance of no less than 50 feet as provided under the multiple family residential districts. The density will be restricted to no more than 10 units per acre on these +/- 6 acres, Kansas Street only. All other conditions offered will remain the same.

Comments were made during the meeting regarding future improvements to the Jolly Road Okemos Road intersection. Ingham County Road Department staff confirmed funding is not available to purchase the right-of-way necessary to construct the design approved for construction in the 2014-2017 Transportation Improvement Program. Consideration is being given to adding dedicated right turn lanes for northbound and southbound Okemos Road. In response to comments by the Road Department staff, the applicant has been asked to amend the traffic report by updating the traffic counts taken at the Jolly Road/Okemos Road intersection and including all known future projects such as the Jackson National Life expansion and the Boomer Group's hotel as "background" traffic.

Planning Commission Options

The Planning Commission may recommend approval or denial of the applicant's conditional rezoning request or it may recommend a different zoning designation to the Township Board. A resolution will be provided for a future meeting.

Attachments

1. Letter from Brent Forsberg dated March 18, 2015

T.A. Forsberg, Inc.

Land Development Sales Project Management

March 18, 2015

Meridian Charter Township
Gail Oranchak
5151 Marsh Road
Okemos, MI 48864

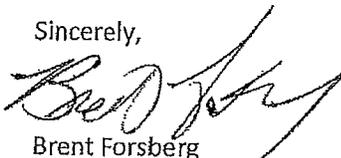
**RE: Rezoning Application #15010 (Forsberg Family L.L.C.)
Supplemental Attachment**

This condition is submitted for addition to Part 1, Item D, expanded and clarified on the top of page 16 of 32 pages, of rezoning application #15010 previously submitted. It is exactly the same as was emailed March 13th.

For the section of the property fronting on Kansas Street, zoned RR ± 6 acres, the following condition will be placed and submitted. The C2, as it applies to aforementioned ± 6 acres, will be restricted to residential structures with a maximum height of 35 feet as currently allowed under RR zoning. For this ± 6 acres, the restrictions for building setbacks from adjacent property lines will be a distance equal to 1 ½ times the height of the building with a minimum distance of no less than 50 feet as provided under the multiple family residential districts. The density will be restricted to no more than 10 units per acre on these ± 6 acres, Kansas Street only.

All other conditions offered will remain the same.

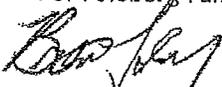
Sincerely,



Brent Forsberg
President

*** **

For Forsberg Family L.L.C.



Brent Forsberg, Its Manager



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Gail Oranchak, AICP
Principal Planner

DATE: April 9, 2015

RE: Rezoning #15010 (Forsberg Family, LLC), request to conditionally rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2* (Commercial)

A public hearing was held during the Planning Commission's March 9, 2015 regular meeting regarding Forsberg Family LLC's request to conditionally rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2* (Commercial) with the voluntary offer to develop the site as a mixed use planned unit development with a restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the ordinance.

Since the meeting the applicant has again amended the application by removing three parcels totaling approximately six acres zoned RR (Rural Residential) and located west of the Smith Drain and east of Kansas Street. The removal of the six acres effectively reduces the amount of acreage being rezoned to approximately 33.42 acres. By removing the six acres from the request, the new condition offered at the last meeting to limit density on the six acres has been retracted.

Planning Commission Options

The Planning Commission may recommend approval or denial of the applicant's conditional rezoning request or it may recommend a different zoning designation to the Township Board. A resolution to recommend approval of the amended request to the Township Board is attached.

Attachments

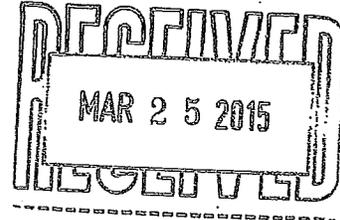
1. Letter from Brent Forsberg dated March 18, 2015
2. Resolution to approve

T.A. Forsberg, Inc.

Land Development Sales Project Management

March 26, 2015

Meridian Charter Township
ATTN: Gail Oranchak
5151 Marsh Road
Okemos, MI 48864



RE: Rezoning Application #15010 (Forsberg Family L.L.C.)
 Supplemental Attachment

Dear Gail:

This letter is to state our request to remove the \pm 6 acres on Kansas Street from our rezoning request. This is parcel numbers 33-02-02-33-302-003, 33-02-02-33-302-004, and 33-02-02-33-302-005. Additionally, this will remove the condition submitted by the applicant March 18th which applied to these Kansas Street parcels only.

Thank you for your prompt attention on this.

Sincerely,

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

Brent Forsberg
President

For Forsberg Family L.L.C.

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

Brent Forsberg, Its Manager



RESOLUTION TO APPROVE

**Rezoning #15010
Forsberg Family LLC
Jolly Oak Road and Farrins Parkway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of April 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Forsberg Family LLC requested the rezoning (Rezoning #15010) of approximately 39.46 acres developed and undeveloped acres located north of Jolly Road, north and west of Jolly Oak Road and north of Farrins Parkway and addressed as 2311 and 3668 Kansas Street, 2398 Jolly Road, and 2360 and 2362 Jolly Oak Road from PO (Professional and Office), C-2 (Commercial) and I (Industrial) and RR (Rural Residential) to C-2 (Commercial) with the voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the ordinance; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its March 9, 2015 meeting; and

WHEREAS, the applicant amended the application by removing from the request three parcels totaling approximately six acres zoned RR (Rural Residential) and located west of the Smith Drain and east of Kansas Street; and

WHEREAS, the Planning continued discussion of the request at its March 23, 2105 and April 13, 2015 meetings; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated March 5, 2015, March 19, 2015 and April 9, 2105; and

WHEREAS, rezoning the subject site to C-2 (Commercial) conditioned on the site's development as a mixed use planned unit development is consistent with the developing character of the area as evidenced by the recent conditional rezoning of a nearby site on the corner of Joly Oak Road, Water Lily Way and Farrins Parkway from PO (Professional and Office) to C-2 (Commercial) to establish a hotel; and

WHEREAS, a future C-2 (Commercial) zoned mixed use planned unit development is compatible with existing office and retail development located south and east of the subject site; and

**Resolution to Approve
Rezoning #15010 (Forsberg Family LLC)
Page 2**

WHEREAS, a mixed use planned unit development complements surrounding office and commercial service uses by providing future multiple family housing; and

WHEREAS, the Township's traffic consultant reviewed the applicant's Traffic Study commenting, there are no concerns "except for the Okemos Road/Jolly Road intersection;" and

WHEREAS, the Ingham County Road Department has proposed improvements to the Jolly Road/Okemos Road intersection to alleviate existing and anticipated delays at the traffic signal; and

WHEREAS, public utilities and services are available to serve the site; and

WHEREAS, the rezoning will result in a logical and orderly development pattern for the surrounding area.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15010 to rezone approximately 33.42 developed and undeveloped acres located north of Jolly Road, west and north of Jolly Oak Road and north of Farrins Parkway and addressed as 2398 Jolly Road, and 2360 and 2362 Jolly Oak Road to C-2 (Commercial) with the voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the ordinance.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of April 2015.

John Scott-Craig
Planning Commission Chair



***WestPac Campus
Communities Housing
Development
Traffic Study***

April 13, 2015



1427 W. Saginaw, Suite 200
East Lansing, MI 48823
517.272.9835 phone
517.272.9836 fax

Summary of Changes to the WestPac Campus Communities Housing Development Traffic Study – 4/27/15

- Per comments received from the ICRD, the speed limit on Jolly Oak Road was changed from 25 mph to 35 mph in the Synchro models. Very little if any changes to the traffic analysis resulted from this change.
- A description detailing the existing Okemos Road/Jolly Road intersection traffic volume development and a comparison table which compares the volumes used at this intersection for the WestPac study against the volumes used at this intersection for the MSUFCU study was added to pages 6 and 7 of the report.
- The traffic volumes projected to be generated by the approved Jackson National Life office expansion project and the All-Suites Hotel development were added to the 2016 No-Build, 2016 Build, 2018 No-Build, and 2018 Build traffic volumes. These revised volumes are shown in the traffic volumes shown on pages 11, 12, 16, and 17 of the report. Analysis of the traffic operations with these additional background traffic volumes showed poor operations and queuing at the Okemos Rd/Jolly Rd intersection in No-Build conditions without mitigation. Therefore, the signal timings were modified at this intersection to reduce overall intersection delays and reduce vehicle queuing. These signal timing modifications were detailed in the No-Build analysis discussions, and a separate LOS diagram showing the LOS with the proposed signal timing modifications was added with a title including "With Mitigation" (pages 23 & 28).
- Per comments received from the ICRD, analysis of the Okemos Road/Jolly Road intersection with a southbound right-turn lane was added to the 2018 No-Build discussion (page 26-28). In addition, this southbound right-turn lane was shown in the 2018 Build analysis (page 29-31).
- A discussion of northbound Okemos Road queuing at the Jolly Road intersection was added to the 2018 Build conditions discussion per ICRD request (page 29).
- The proposed project size was reduced from 250 units being constructed in each phase (total 2 phases of construction) to 191 units being construction in each phase of construction (2 phases of construction). This reduced number of units reduced the number of projected trips generated by the proposed development by 28 trips in the morning peak hour and 32 trips in the evening peak hour. In addition, this reduced number of trips is less than the projected number of trips generated by 170,000 sft of general office building as permitted by right.



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Appendices

- Appendix A – Proposed Site Plan**
- Appendix B – Traffic Count Information**
- Appendix C – Level of Service Definitions**
- Appendix D – Synchro Level of Service Intersection Reports**
- Appendix E – Trip Generation Information**
- Appendix F – Right-Turn Lane Warrants**

I. PURPOSE AND SCOPE

WestPac Campus Communities, LLC is proposing a new apartment complex in Meridian Township, Ingham County, MI. This Traffic Impact Study (TIS) has been prepared to document the existing traffic conditions of the study area and to evaluate the estimated future traffic conditions and impacts as a result of the proposed development. The development assumptions under which this study was conducted was that the proposed development would consist of two phases as follows:

Table 1: Proposed Construction

Development Type	Number of Additional Units	Estimated Time of Completion
Phase 1: Apartments	191 Units	2016
Phase 2: Apartments	191 Units	2018

The project site is located in the northwest quadrant of the Okemos Road and Jolly Road intersection (See Figure 1). Please refer to Appendix A for the proposed site plan for the development. The intent of this traffic impact study is to document the existing traffic conditions and evaluate the potential transportation impacts of the proposed development on the surrounding roadway transportation system, if any.

The following methodology was used to conduct this study:

1. Conduct site visits to obtain roadway geometry and observe traffic operations.
2. Perform manual turning movement counts at study area intersections and summarize the existing weekday morning and evening peak hour traffic volumes.
3. Project the existing traffic volumes to the proposed construction years. Phase 1 is estimated to be completed in 2016 and Phase 2 in 2018. Each phase will consist of the construction of 191 apartment dwelling units.
4. Estimate the number of new trips generated by the proposed development, distribute the trips on the surrounding roadways, and add the projected trips to the background traffic volumes.
5. Evaluate the traffic operations of study area intersections under existing traffic conditions and future traffic conditions, with and without the proposed project for both Phase 1 and Phase 2.
6. Summarize existing and future traffic operational deficiencies, potential impacts of the proposed development on the roadway system and identify mitigation measures for future deficiencies caused by the proposed development, if any.

Figure 1: Project Area Map



II. EXISTING CONDITIONS

A. Study Area Roadways

1. Okemos Road

Okemos Road is classified as a north-south minor arterial within the study area however, it functions as a major arterial. From its intersection with Jolly Road north thru the study area, Okemos Road consists of two (2) 12-foot wide concrete travel lanes in each direction with a 12-foot, two-way center left-turn lane.

The pavement along Okemos Road in the study area is in good condition. The posted speed limit is 45 mph within the study limits. Land use along Okemos Road in the study area is primarily commercial.

2. Jolly Road

Jolly Road is an east-west minor arterial that consists of two (2) 12-ft wide HMA travel lanes in each direction with a 12-ft two-way center left turn lane within the study area. The travel lanes are bounded by curb and gutter and enclosed drainage. The existing pavement is in good condition.

A speed limit of 45 mph is posted on Jolly Road within the study area. Land use along Jolly Road is primarily commercial thru the study area.

3. Jolly Oak Road

Jolly Oak Road is a collector roadway that provides access to commercial properties in the NW quadrant of the Okemos Road & Jolly Road intersection. This roadway connects to Okemos Road and consists of two (2) 16-ft wide HMA travel lanes with curb and gutter and enclosed drainage. The pavement was noted as being in good condition during field review. Pursuant to a recent Traffic Control Order issued by the Michigan State Police, the speed limit on Jolly Oak Road is to be signed at 35 mph.

4. Farrin Parkway

Farrin Parkway is a collector roadway that provides access to commercial properties north of Jolly Oak Road. The roadway currently connects to Okemos Road and Water Lily Way and consists of two (2) lanes with widths that vary from 10-ft to 12-ft. No speed limit was posted on this roadway however was assumed to be 25 mph for the purposes of this study.

5. Water Lily Way

Water Lily Way is a collector roadway that connects Farrin Parkway to Jolly Oak Road and consists of two (2) 16-ft wide HMA travel lanes with curb and gutter and enclosed drainage. The pavement was noted as being in fair condition during field review. The speed limit was not posted along this roadway however was assumed to be 25 mph for the purposes of this study.

6. Forsberg Commercial Access Drive

The Forsberg Commercial Access Driveway currently provides access to a small strip mall on Jolly Road. Per the site plan for the apartment complex, this driveway is proposed to be extended to provide access to the proposed development from Jolly Road. Currently, this driveway consists of two (2) lanes with widths that vary from 12-ft to 16-ft. Limited parking exists along the driveway. The pavement was noted as being in good condition during field review. No speed limit is posted on this driveway however was assumed to be 25 mph for the purposes of this study.

7. Woodlake Drive

Woodlake Drive is a collector roadway that provides access to commercial properties and businesses in the SW quadrant of the Okemos Road & Jolly Road intersection. This roadway connects to both Jolly Road and Okemos Road and consists of two (2) 16-ft wide HMA travel lanes with curb and gutter and enclosed drainage. The pavement was noted as being in good condition during field review. The speed limit was not posted along this roadway however was assumed to be 25 mph for the purposes of this study.

B. Study Area Intersections (Listed west to east, south to north)

1. Jolly Road & Woodlake Drive / Forsberg Driveway

Woodlake Drive and the commercial Forsberg Driveway connect to Jolly Road via an unsignalized intersection. The eastbound and westbound Jolly Road approaches are free flow and consist of one exclusive thru lane, one shared right-turn/thru lane and a shared two-way left-turn lane. On the west approach, the two-way left-turn lane ends approximately 250 ft west of the intersection. On the east approach, the two-way left-turn lane continues east beyond the intersection. All lane widths are 12-ft wide.

The stop controlled southbound approach (Forsberg Driveway) does not have pavement markings denoting lane assignments however, based upon field review, it was determined that the approach consisted of a shared right-turn/thru lane and an exclusive left-turn lane. Lane widths on this approach are approximately 11-ft wide to accommodate the lane usage.

The stop controlled northbound approach (Woodlake Drive) consists of a marked exclusive left-turn lane and a shared right-turn/thru lane with 12-ft wide lanes. Approximately 95 ft of vehicle storage is provided by the existing left-turn lane.

2. Jolly Road & Jolly Oak Road

Jolly Road meets Jolly Oak Road at an unsignalized intersection. Both the eastbound and westbound Jolly Road approaches are free flow and consist of one exclusive thru lane, one shared right-turn/thru lane and a shared two-way left-turn lane. All lane widths are 12-ft wide.

The stop controlled southbound Jolly Oak Road approach consists of one exclusive right-turn lane and one exclusive left-turn lane. Approximately 100 ft of vehicle storage is provided for the existing left-turn lane. All lane widths are 12-ft wide.

3. Okemos Road & Jolly Road

Okemos Road intersects Jolly Road at a signalized intersection. The existing traffic signal is owned and operated by the Ingham County Road Department. All intersection approaches consist of one shared right-turn/thru lane, one exclusive thru lane and one exclusive left-turn lane. All lane widths are 12-feet. All of the existing exclusive left-turn lanes extend beyond the intersection as continuous two-way left-turn lanes.

4. Okemos Road & Jolly Oak Road

Jolly Oak Road meets Okemos Road at an unsignalized intersection. The northbound Okemos Road approach consists of two exclusive thru lanes and a shared two-way left-turn lane that extends beyond the intersection. The southbound approach consists of an exclusive right-turn lane, two exclusive thru lanes, and a shared two-way left-turn lane that extends beyond the intersection. Approximately 90 ft of vehicle storage is provided for the existing right-turn lane. The northbound and southbound (Okemos Road) approaches are free flow. All lane widths are 12-ft wide.

The stop controlled eastbound Jolly Oak Road approach does not have pavement markings denoting lane assignments however, based upon field review, it was determined that the approach consisted of an exclusive right-turn lane and an exclusive left-turn lane. Lane widths on this approach are approximately 12-ft wide to accommodate the noted lane usage.

5. Okemos Road & Farrin Parkway

Farrin Parkway meets Okemos Road at an unsignalized intersection. The northbound Okemos Road approach consists of two exclusive thru lanes and a shared two-way left-turn lane that extends beyond the intersection. The southbound approach consists of a shared right-turn/thru lane, an exclusive thru lane and a shared two-way left-turn lane that extends beyond the intersection. The northbound and southbound (Okemos Road) approaches are free flow. All lane widths are 12-ft wide.

The stop controlled eastbound Farrin Parkway approach does not have pavement markings denoting lane assignments however, based upon field review, it was determined that the approach consisted of an exclusive right-turn lane and an exclusive left-turn lane. Lane widths on this approach are approximately 10-ft wide to accommodate the noted lane usage.

6. Jolly Oak Road & Water Lily Way

Jolly Oak Road meets Water Lily Way at an uncontrolled intersection. The northbound Jolly Oak Road approach consists of a shared right-turn/thru lane, the southbound Water Lily Way approach consists of a shared left-turn/thru lane and the westbound Jolly Oak Road approach consists of a shared right-turn/left-turn lane. Lane widths vary from approximately 12-ft to 16-ft.

III. TRAFFIC VOLUMES

A. Existing Traffic Volumes

Manual turning movement counts were performed by Bergmann Associates at five of the six study area intersections on Wednesday, January 6, 2015 and Thursday, January 7, 2015. The counts for the Okemos Road and Jolly Road intersection were collected by Bergmann Associates on Tuesday, June 4, 2013 and Wednesday, June 5, 2013. It is important to note that per the guidance document “Evaluating Traffic Impact Studies – A Recommended Practice for Michigan Communities”, traffic count data up to two years old is acceptable to use in traffic studies. In addition, the traffic volumes for this intersection were compared to the existing conditions volumes utilized at this intersection in the recently approved Michigan State Federal Credit Union (MSUFCU) development in this same area. See Tables 2 and 3 for comparisons of the existing morning and evening condition, respectively, MSUFCU volumes with the existing condition volumes utilized in this analysis. As shown, the volumes utilized in this analysis are more conservative than those used in previous studies. Based upon this information and the guidance provided in “Evaluating Traffic Impact Studies – A Recommended Practice for Michigan Communities” these volumes were deemed acceptable for use in this analysis.

Table 2: Morning Peak Hour Volume Comparison – Jolly Rd & Okemos Rd Intersection

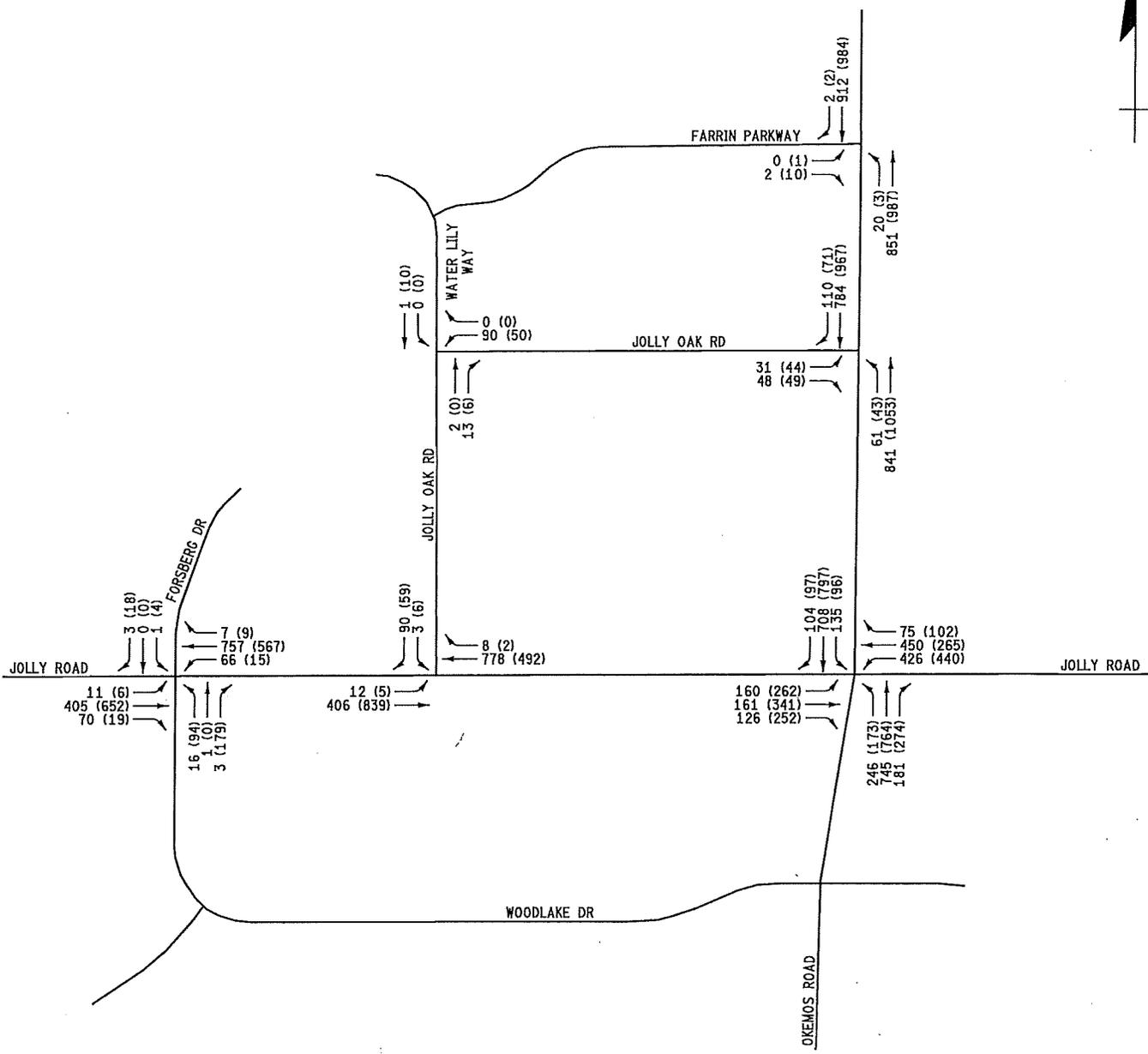
Intersection Approach		MSUFCU Analysis Volume	WestPac Study Volume	Percent Increase / Decrease from MSUFCU Study
Northbound	Left-Turn	194	246	+26.8%
	Through	689	745	+8.1%
	Right-turn	149	181	+21.5%
Southbound	Left-Turn	61	135	+121.3%
	Through	650	708	+8.9%
	Right-turn	91	104	+14.3%
Eastbound	Left-Turn	105	160	+52.4%
	Through	162	161	-0.6%
	Right-turn	107	126	+17.8%
Westbound	Left-Turn	464	426	-8.2%
	Through	534	450	-15.7%
	Right-turn	57	75	+31.6%
Total Intersection Volume		3263	3517	+7.8%

Table 3: Evening Peak Hour Volume Comparison – Jolly Rd & Okemos Rd Intersection

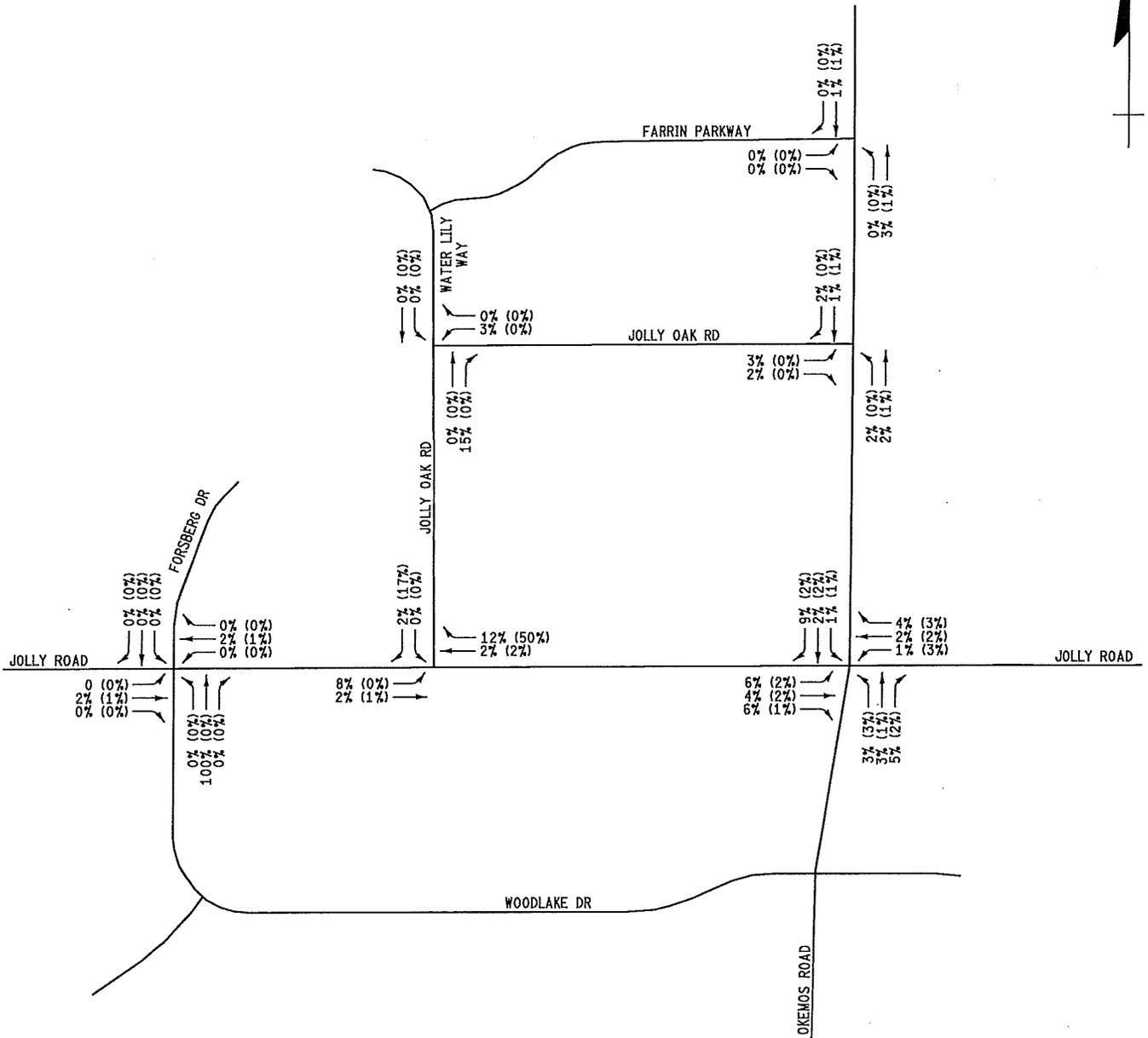
Intersection Approach		MSUFCU Analysis Volume	WestPac Study Volume	Percent Increase / Decrease from MSUFCU Study
Northbound	Left-Turn	137	173	+26.3%
	Through	668	764	+14.4%
	Right-turn	250	274	+9.6%
Southbound	Left-Turn	91	96	+5.5%
	Through	710	797	+12.3%
	Right-turn	89	97	9.0%
Eastbound	Left-Turn	218	262	+20.2%
	Through	289	341	+18.0%
	Right-turn	237	252	+6.3%
Westbound	Left-Turn	350	440	+25.7%
	Through	230	265	+15.2%
	Right-turn	74	102	+37.8%
Total Intersection Volume		3343	3863	+15.6%

The counts were recorded in 15-minute intervals to enable the identification of the peak hour and traffic peaking characteristics and heavy vehicle activity within that hour. Morning and evening count hours lasted from 7:00 to 9:00 AM and from 4:00 to 6:00 PM, respectively each count day. Counts conducted during the mid-week represent the most typical patterns of average commuter traffic.

The weekday morning peak hour generally occurred from 7:15 to 8:15 AM. The evening peak generally occurred between 4:30 and 5:30 PM. Turning movement volumes for each of the study area intersections were reasonably balanced where appropriate. The existing weekday morning and evening peak hour traffic volumes are shown in Figure 2. The percent commercial traffic for each individual movement is shown in Figure 3.



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 2	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY 2015 EXISTING TRAFFIC VOLUMES	8



LEGEND
 XXX = AM PEAK VOLUME
 (XXX) = PM PEAK VOLUME

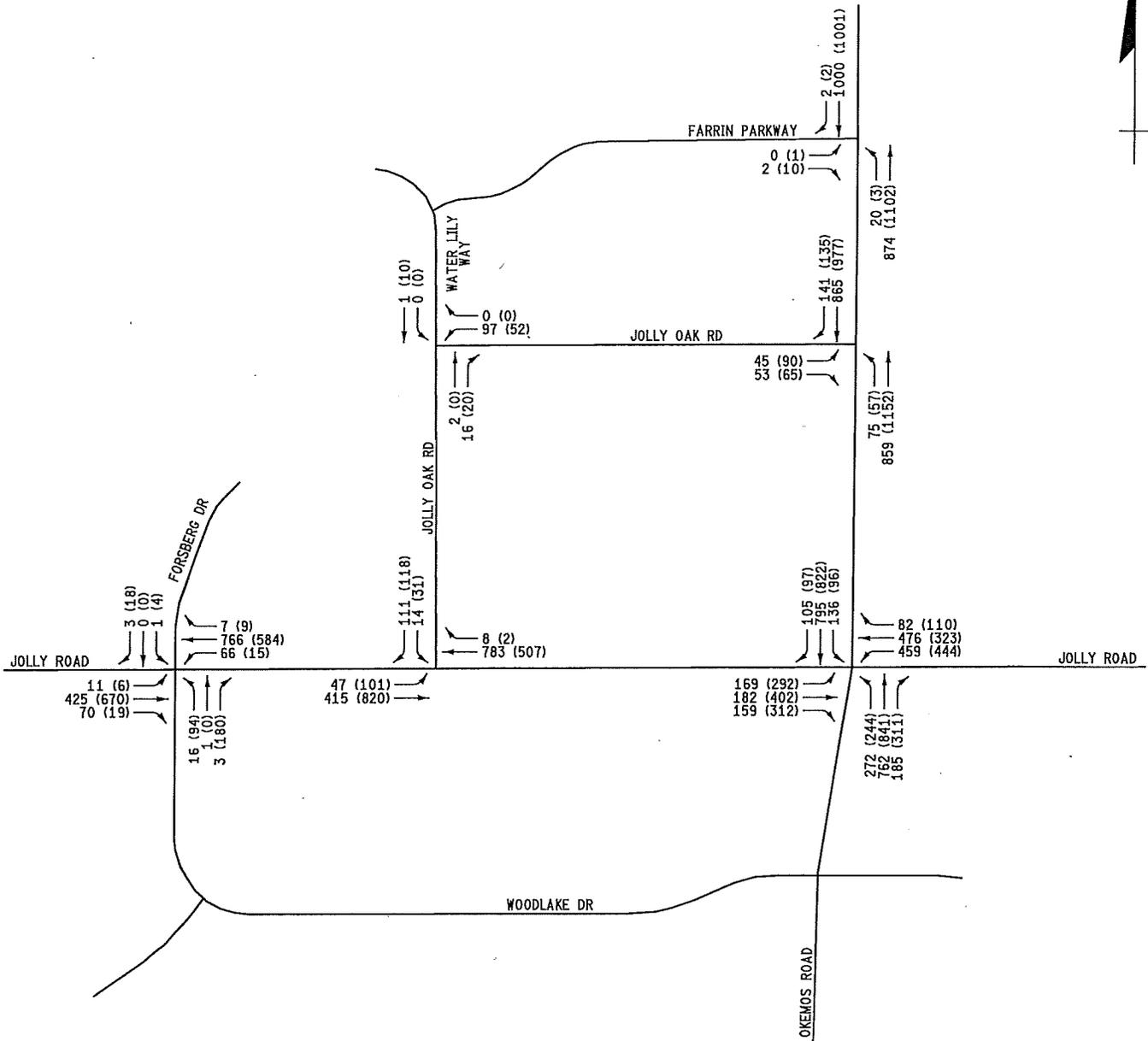
FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 3	
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
		2015 PERCENT TRUCKS BY MOVEMENT		DRAWING SHEET
				9

B. Background Traffic Volumes

The estimated time of completion (ETC) for this project is 2018 with the total project to be constructed in two phases. The first phase is estimated to be completed in 2016 and the second phase in 2018. Based upon the proposed completion dates, a background growth rate of 0.50% per year (compounded annually) was utilized to develop background traffic volumes. This growth rate is based upon historic traffic volumes and studies in the immediate vicinity of the project area.

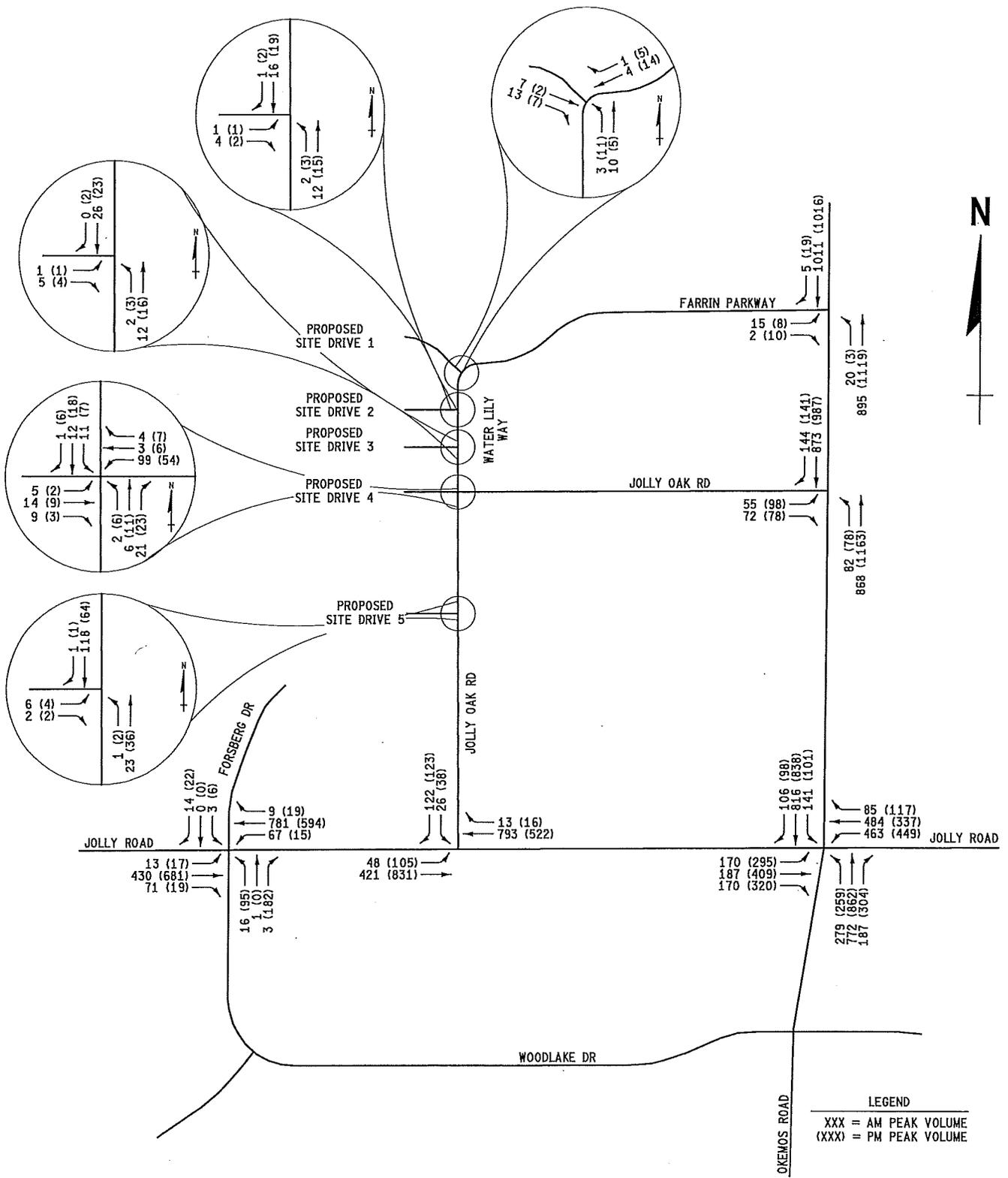
Committed projects in the area that are anticipated to be completed within this study period include an MSU Federal Credit Union (MSUFCU), an All-Suites Hotel, and a Jackson National Life office expansion. Generated trips for each of these projects have been added into the No-Build traffic volumes for Phases 1 and 2 of this project based upon applicable traffic studies.

It is important to note that the anticipated traffic volumes generated by the proposed development for Phase 1 (2016) were also added to the Phase 2 (2018) No-Build traffic volumes to reflect the actual traffic volumes with the Phase 1 construction complete but, prior to the completion of the Phase 2 construction. The resulting No-Build traffic volumes for Phase 1 (2016) and Phase 2 (2018) are shown in Figures 4 and 5.



LEGEND
 XXX = AM PEAK VOLUME
 (XXX) = PM PEAK VOLUME

FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 4	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY 2016 NO BUILD TRAFFIC VOLUMES	11



LEGEND
 XXX = AM PEAK VOLUME
 (XXX) = PM PEAK VOLUME

FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 5	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY 2018 NO-BUILD TRAFFIC VOLUMES	12

C. Trip Generation

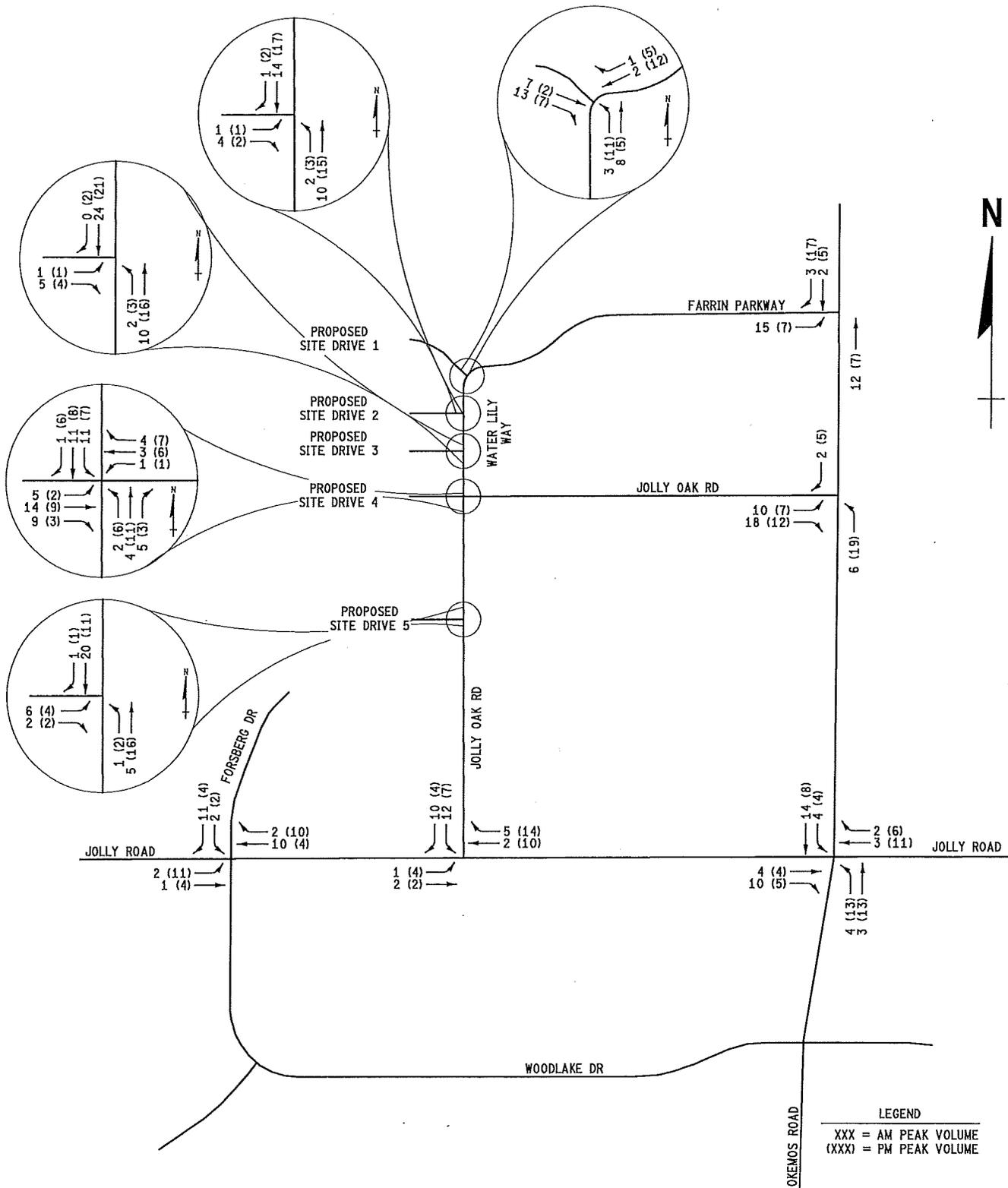
The Institute of Transportation Engineers (ITE) Report, Trip Generation, 9th Edition, was utilized for the trip generation analysis of the proposed development. This report is a compilation of trip data for various land uses as collected by the transportation professionals throughout the United States in order to establish the average number of trips generated by those land uses. It is the intent of this project to construct the total development in two phases. Each phase is proposed to consist of the construction of 191 dwelling units. In order to estimate the maximum amount of generated traffic, it was assumed that each dwelling unit within the development is occupied. The overall trip generation results are summarized in the following table:

Table 4: Generated Trips for Subject Site

Development Information			Generated Trips					
Land Use	ITE Code	Size	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
<i>Phase 1</i>								
Apartment	220	191 Units	20	78	98	80	43	123
<i>Phase 2</i>								
Apartment	220	191 Units	20	78	98	80	43	123

D. Trip Distribution and Assignment

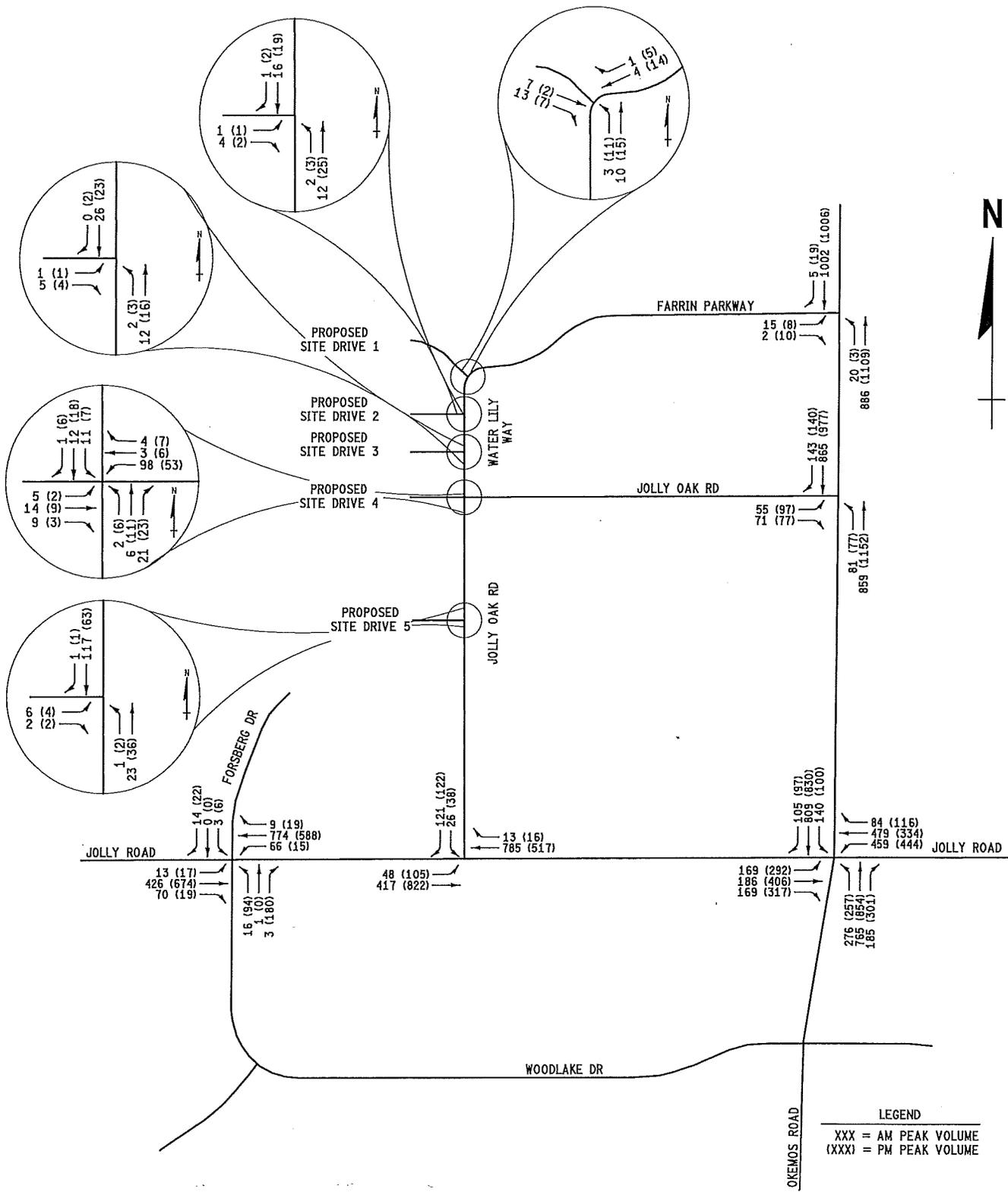
The generated trips, as shown in the table above, were distributed to the surrounding project area intersections based upon the existing traffic movements into and out of the project area. There are six driveways providing inbound and outbound access to the proposed development as shown in Appendix A. Trips were distributed to these driveways based on the intended direction of the vehicles and proximity of the driveways to the population centers of the proposed development. The trip distributions of site generated traffic volumes for the AM and PM peak hours are shown in Figure 6. The volumes in the figure detail the generated trips for a single phase (191 units) of construction. Because both proposed construction phases consist of the same number of apartment dwelling units, the distribution of generated trips in Figure 6 reflect trips generated during both Phase 1 and Phase 2.



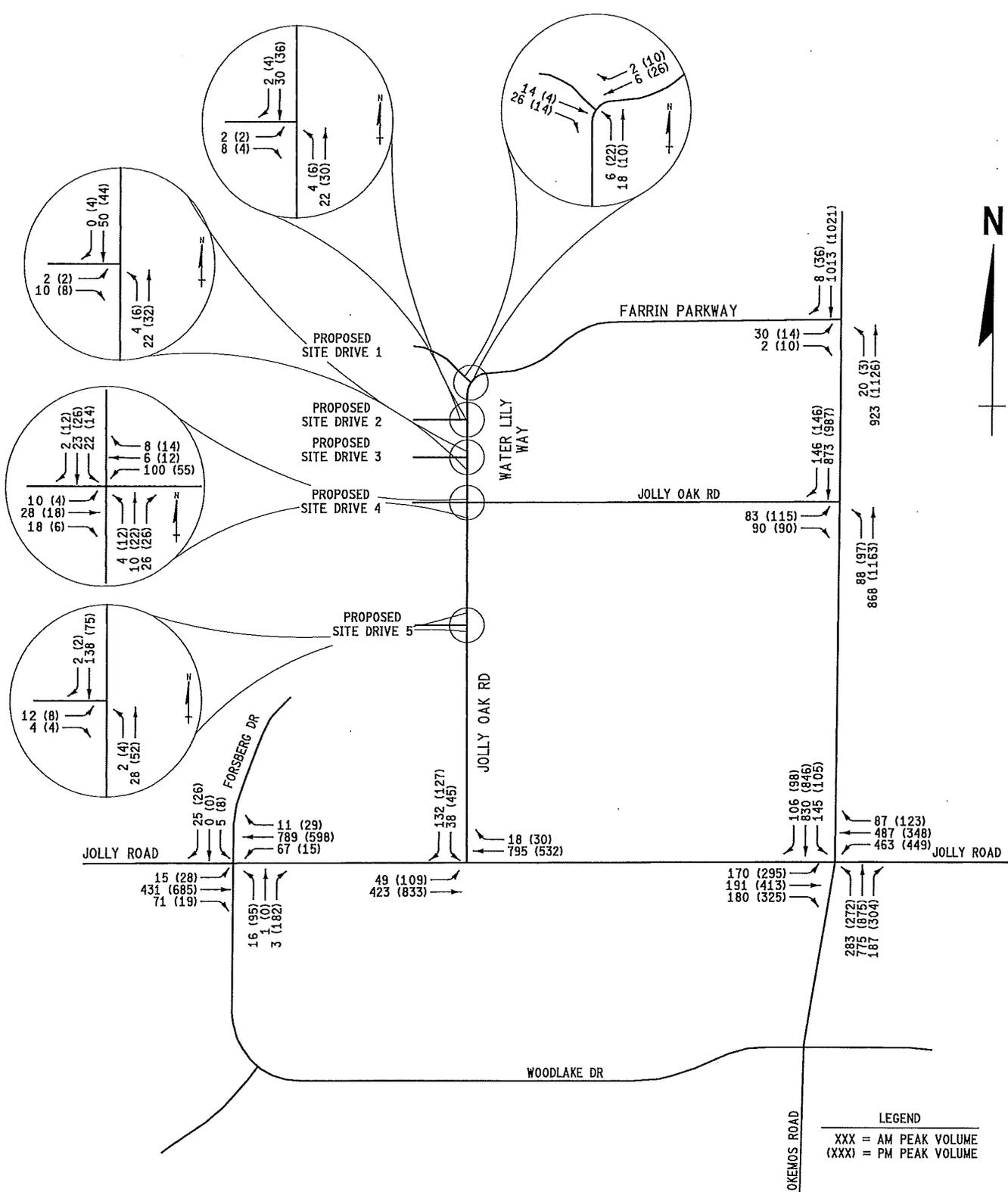
FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 6	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			PROPOSED DEVELOPMENT TRIP DISTRIBUTION	14

E. Projected Traffic Volumes with Development

The total projected Build traffic volumes for each phase were determined by adding the No-Build traffic volumes (existing & background growth) to the projected development traffic. The projected volumes for the weekday morning and evening peak hours after construction of Phase 1 (2016) and Phase 2 (2018) of the proposed development are provided in Figures 7 and 8.



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15	
		CS:	FIGURE 7	DRAWING SHEET	
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY		
		2016 BUILD TRAFFIC VOLUMES			16



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 8	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY 2018 BUILD TRAFFIC VOLUMES	17

IV. TRAFFIC OPERATIONS ANALYSIS

Based on the traffic counts, traffic volume projections, traffic peaking characteristics, and intersection geometry, a level of service analysis was conducted for the following traffic conditions:

- Existing (2015)
- Future No-Build Phase 1 (2016)
- Future Build Phase 1 (2016)
- Future No-Build Phase 2 (2018)
- Future Build Phase 2 (2018)

This analysis is necessary to determine the ability of an intersection or roadway to accommodate traffic. Level of service (LOS) is a qualitative measure that describes motorist satisfaction with various factors influencing the degree of traffic congestion. These factors include travel time, speed, maneuverability, and delay.

The level of service analysis methodology for analyzing signalized and unsignalized intersections is documented in the Highway Capacity Manual (HCM) (Transportation Research Board, Washington D.C., 2010). Levels of service range from A to F. LOS A describes operations with little or no delay while LOS F describes highly congested conditions with substantial delays. LOS D or better is generally considered acceptable for peak hours of traffic under urban peak hour conditions similar to the study area intersections.

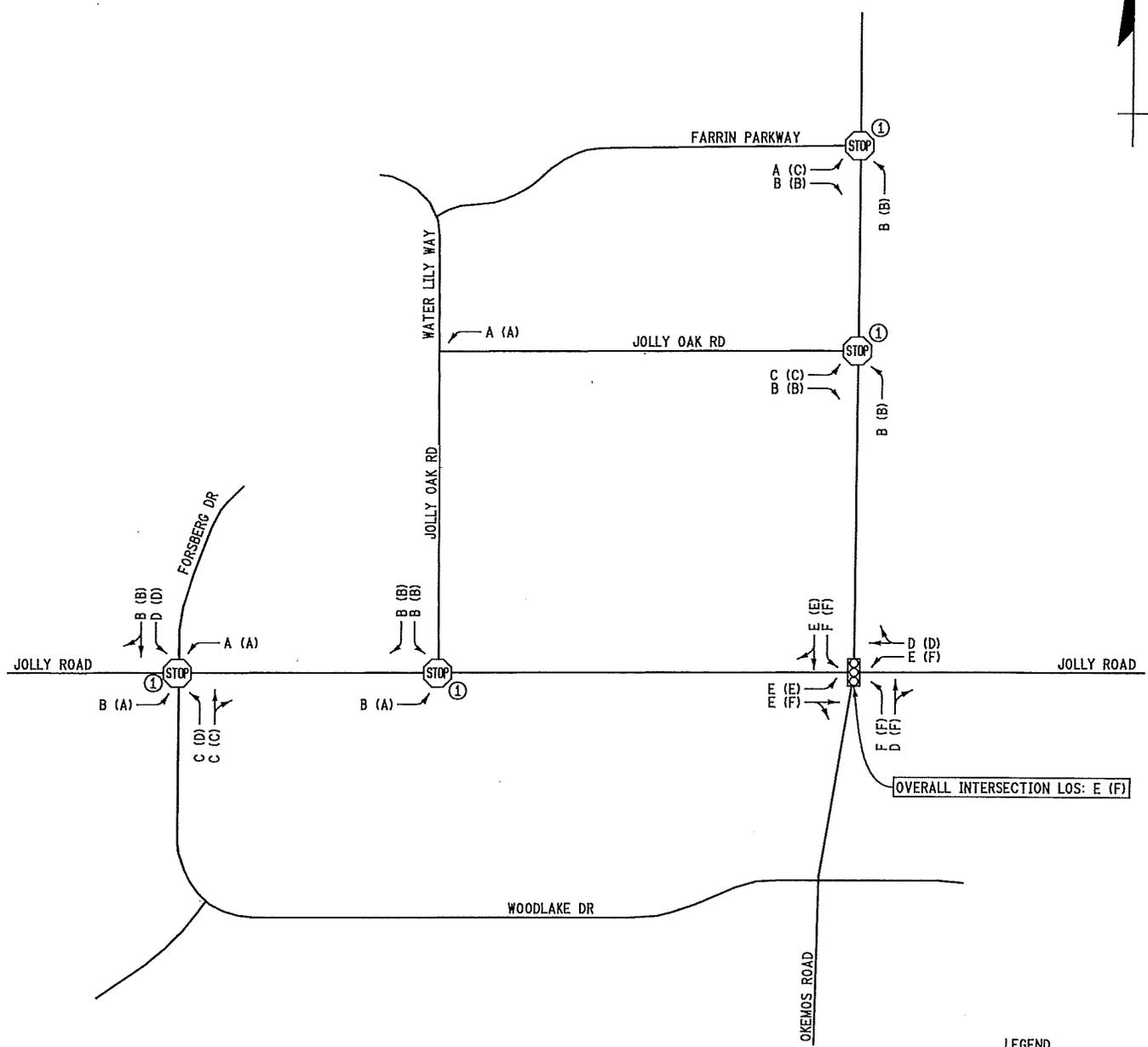
Synchro software was used to analyze the traffic operations at both the signalized and unsignalized intersections. Synchro allows for the analysis and optimization of isolated signals and coordinated traffic signal systems. The Synchro model accounts for the affects upstream intersection operations have on individual intersections when developing Levels of Service. A base model of the traffic operations network was developed for the study area which included signal timing data provided by the MDOT and Ingham County Road Department (ICRD) and existing roadway characteristics.

A. Existing (2015) Conditions

The level of service results for existing AM and PM peak hours are shown in Figure 9. Results are shown for the overall intersection and each lane group at signalized locations. Levels of service for the critical movements are shown at each unsignalized location. Corresponding values of control delay in seconds per vehicle (s/veh) are summarized in tables included in Appendix D. As shown, all of the intersection approaches within the study area are currently operating at acceptable levels of service (LOS D or better) during both the morning and evening peak hours with the exception of the Okemos Road/Jolly Road intersection.

Analysis of the Okemos Road/Jolly Road intersection shows significant capacity constraints within the intersection. In general, the left-turn movements throughout the intersection account for the majority of the intersection delays, however, the shared through/right-turn movements on each bound also experience significant delays with only the northbound and

westbound shared through/right-turn movements currently calculated to operate at acceptable levels of service (LOS D) during the morning peak and only the westbound shared through/right-turn movement calculated to operate at an acceptable LOS during the evening peak. As shown in the following figure, the overall intersection is calculated to operate at LOS E under the morning peak hour and LOS F under evening peak hour conditions. Please refer to *Section V. Okemos Road/Jolly Road intersection Operations* for further information regarding the operations at this intersection.



LEGEND
 XXX = AM PEAK LOS
 (XXX) = PM PEAK LOS
 ① MINOR ROADWAY STOP CONTROL

NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
	CS:	FIGURE 9	DRAWING SHEET
FILE:	JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY EXISTING LEVEL OF SERVICE	20

B. Future No-Build (2016) Conditions

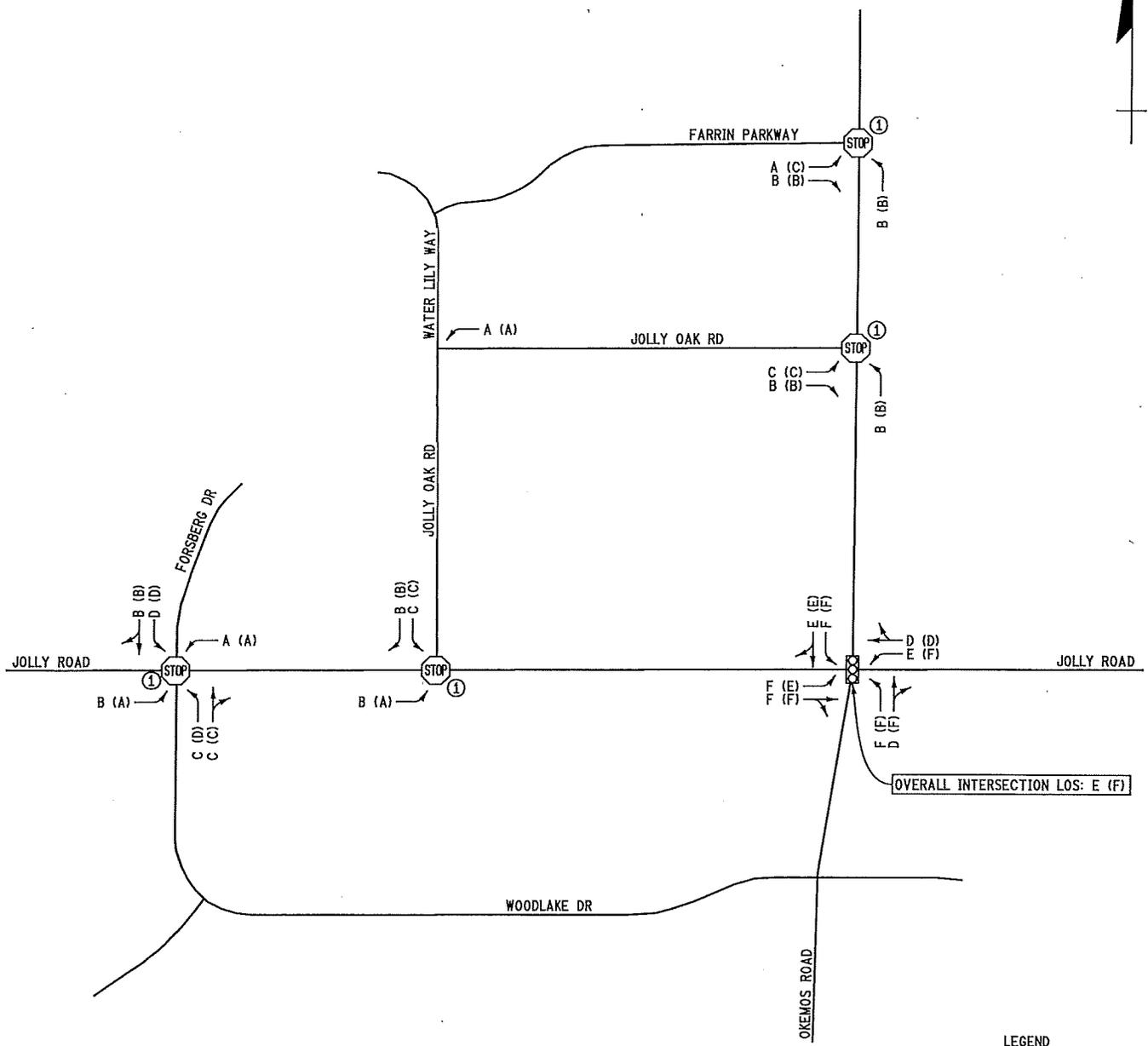
The level of service results for future No-Build (2016) conditions are shown in Figure 10. Results are shown for the overall intersection and each lane group at signalized locations. Levels of service for the critical movements are shown at each unsignalized location. Corresponding values of control delay in seconds per vehicle (s/veh) are summarized in tables included in Appendix D.

As shown, all of the intersection approaches within the study area are projected to continue to operate at the same LOS as existing conditions with the exception of the following movements:

- Jolly Oak Road/Jolly Road intersection
 - Southbound left-turn movement (AM and PM peak)
- Okemos Road/Jolly Road intersection
 - Eastbound left-turn (AM Peak)
 - Eastbound shared through/right-turn (AM Peak)

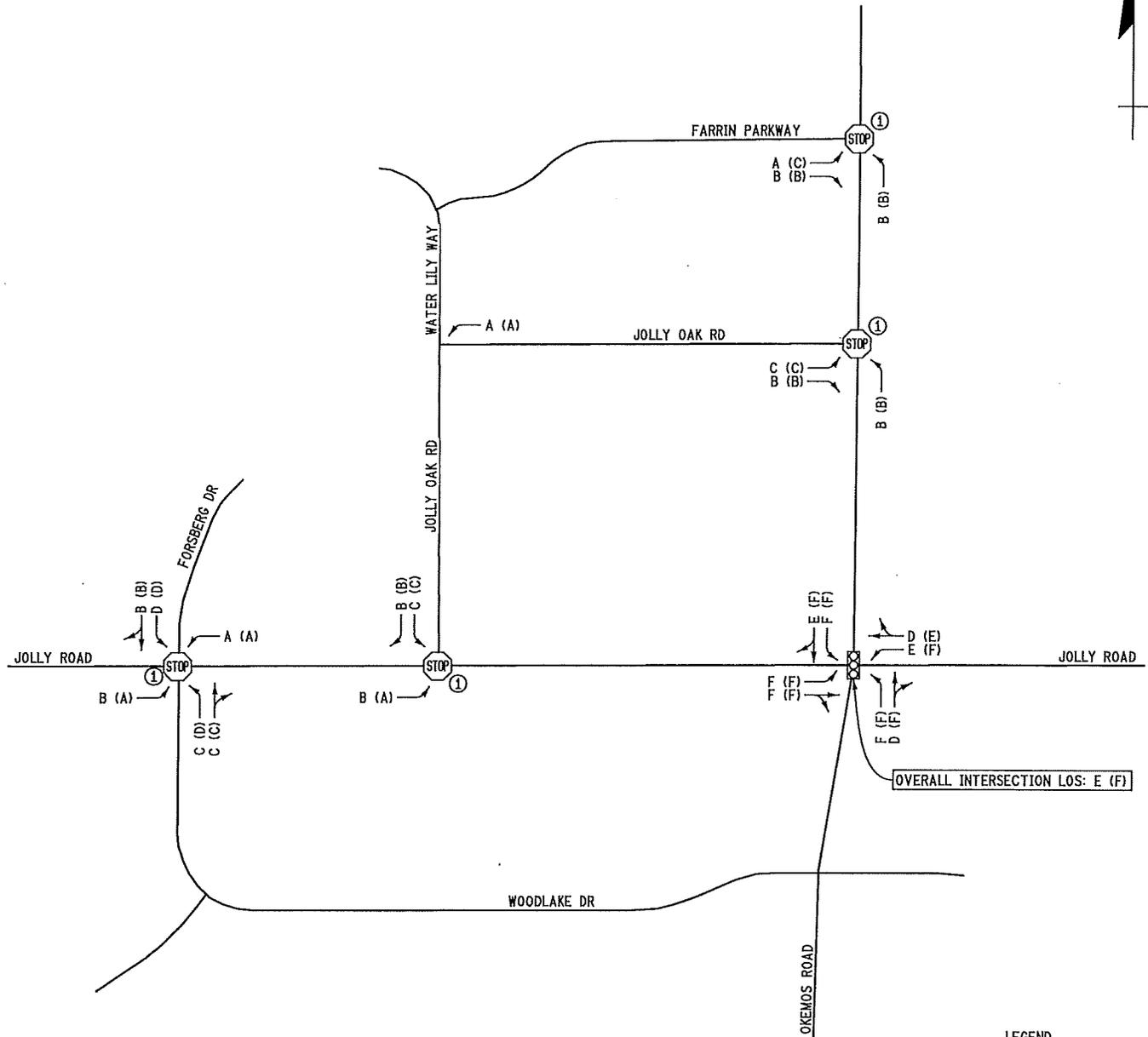
The southbound left-turn movement at the Jolly Oak Road/Jolly Road intersection is projected to continue to operate at an acceptable LOS however, operations are projected to degrade from a LOS B to a LOS C during both the morning and evening peak hours.

The eastbound approach (left-turn and shared through/right-turn lanes) to the Okemos Road/Jolly Road intersection is projected to degrade during the morning peak hour only from LOS E to LOS F under No-Build (2016) conditions. As shown, the overall intersection LOS for the morning and evening peak hours are E (77 seconds delay) and F (140 seconds delay), respectively. Review of the SimTraffic analysis shows that significant queues are expected on the northbound and southbound Okemos Road approaches during the morning peak hour and on the northbound and eastbound approaches during the evening peak hour with the current traffic signal timings in place. Therefore, signal timing adjustments are suggested as a potential mitigation to not only decrease queuing on these approaches, but also decrease the overall delay at this intersection. The current cycle length of 140 seconds was retained for the morning peak hour but was adjusted to 160 seconds for the evening peak hour. As shown in Figure 11, with the signal timings adjusted the eastbound left-turn and westbound shared through/right-turn movements LOS are reduced in the evening peak hour however, the overall intersection delay is reduced from 140 second/vehicle to 117 seconds/vehicle during the evening peak hour. Please refer to *V. Okemos Road/Jolly Road intersection Operations* for further information regarding the operations at this intersection.



LEGEND
 XXX = AM PEAK LOS
 (XXX) = PM PEAK LOS
 ① MINOR ROADWAY STOP CONTROL

FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 10	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			2016 NO-BUILD LEVEL OF SERVICE	22



LEGEND
 XXX = AM PEAK LOS
 (XXX) = PM PEAK LOS
 ① MINOR ROADWAY STOP CONTROL

FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 11	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			2016 NO-BUILD LOS WITH MITIGATION	23

C. Future Build (2016) Conditions – Phase 1

The level of service results for future Build (2016) conditions are shown in Figure 12. Results are shown for the overall intersection and each lane group at signalized locations. Levels of service for the critical movements are shown at each unsignalized location. Corresponding values of control delay in seconds per vehicle (s/veh) are summarized in tables included in Appendix D.

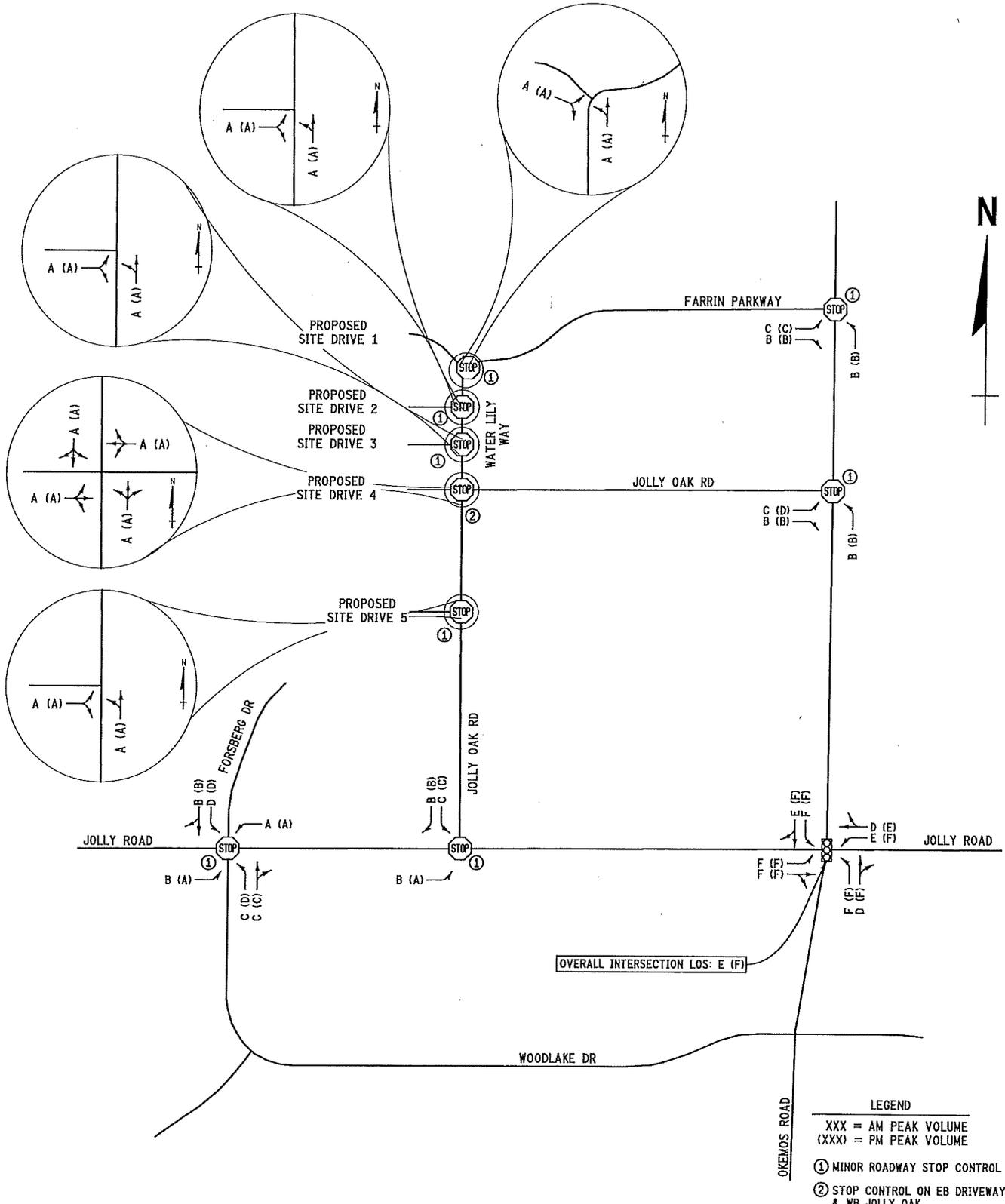
As shown in Figure 12, all of the intersection approaches within the study area are projected to operate at acceptable levels of service (LOS D or better) during the 2016 Build morning and evening peak hours with the exception of the Okemos Road/Jolly Road intersection. As shown, the Okemos Road/Jolly Road intersection remains at an overall intersection LOS E for the morning peak and a LOS F for the evening peak, similar to existing conditions. In addition, the LOS for each individual movement at this intersection is projected to operate at the same LOS as shown for 2016 No-Build conditions. Minor signal timing adjustments will be required at the Jolly Road/Okemos Road intersection within the signal cycle lengths suggested under No-Build (2016) conditions. Please refer to *V. Okemos Road/Jolly Road Intersection Operations* for further information regarding the operations at this intersection.

As noted in Section II.B of this document, the Jolly Oak/Water Lily Way intersection is currently uncontrolled. Due to the proximity of the proposed Site Driveway #4, both the proposed Site Driveway #4 and the Jolly Oak Road approach should be stop sign controlled while the northbound and southbound movements would be free flow. Each bound should consist of a single, shared left/thru/right-turn lane.

As shown in Figure 12, all of the intersection approaches within the study area are projected to continue to operate at the same LOS as No-Build (2016) conditions with the exception of the following movement:

- Okemos Road/Jolly Oak Road
 - Eastbound left-turn (PM peak)
- Okemos Road/Farrin Parkway
 - Eastbound left-turn (AM Peak)

The eastbound left-turn movement at the Okemos Road/Jolly Oak Road intersection is projected to continue to operate at an acceptable LOS however, operations are projected to degrade from a LOS C to a LOS D during the evening peak hour. Utilizing SimTraffic software to analyze the roadway system, it was noted that left turning vehicles queue attempting to turn left thru the heavy Okemos Road traffic while no queues develop at the Okemos Road/Farrin Parkway intersection directly north of this intersection. It is anticipated that as more vehicles utilize these roadways, generated trips will spread evenly between these two intersections, decreasing the queue length experienced on Jolly Oak Road.



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 12	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			2016 BUILD LEVEL OF SERVICE	25

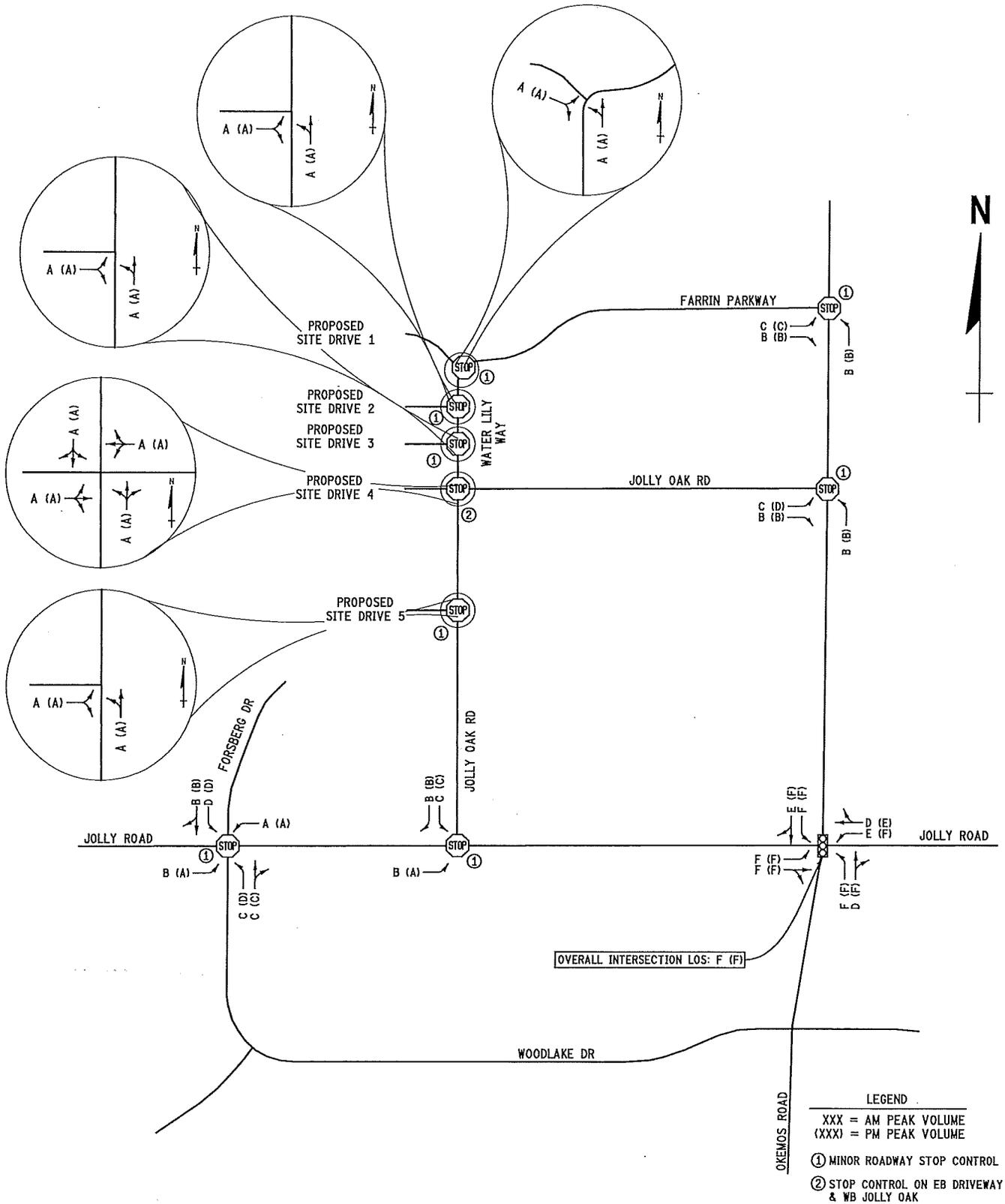
In addition, the eastbound left-turn movement at the Okemos Road/Farrin Parkway intersection is projected to continue to operate at an acceptable LOS however, operations are projected to degrade from a LOS A to a LOS C during the morning peak hour. As shown in Figure 6, the proposed development is projected to add 15 vehicles to this approach during the morning peak hour. Utilizing SimTraffic software to analyze the roadway system, no queuing issues were observed and vehicles were able to enter the traffic stream efficiently. The levels of service for the remaining study area intersection movements remained the same between the 2016 No-Build and Build conditions.

D. Future No-Build (2018) Conditions

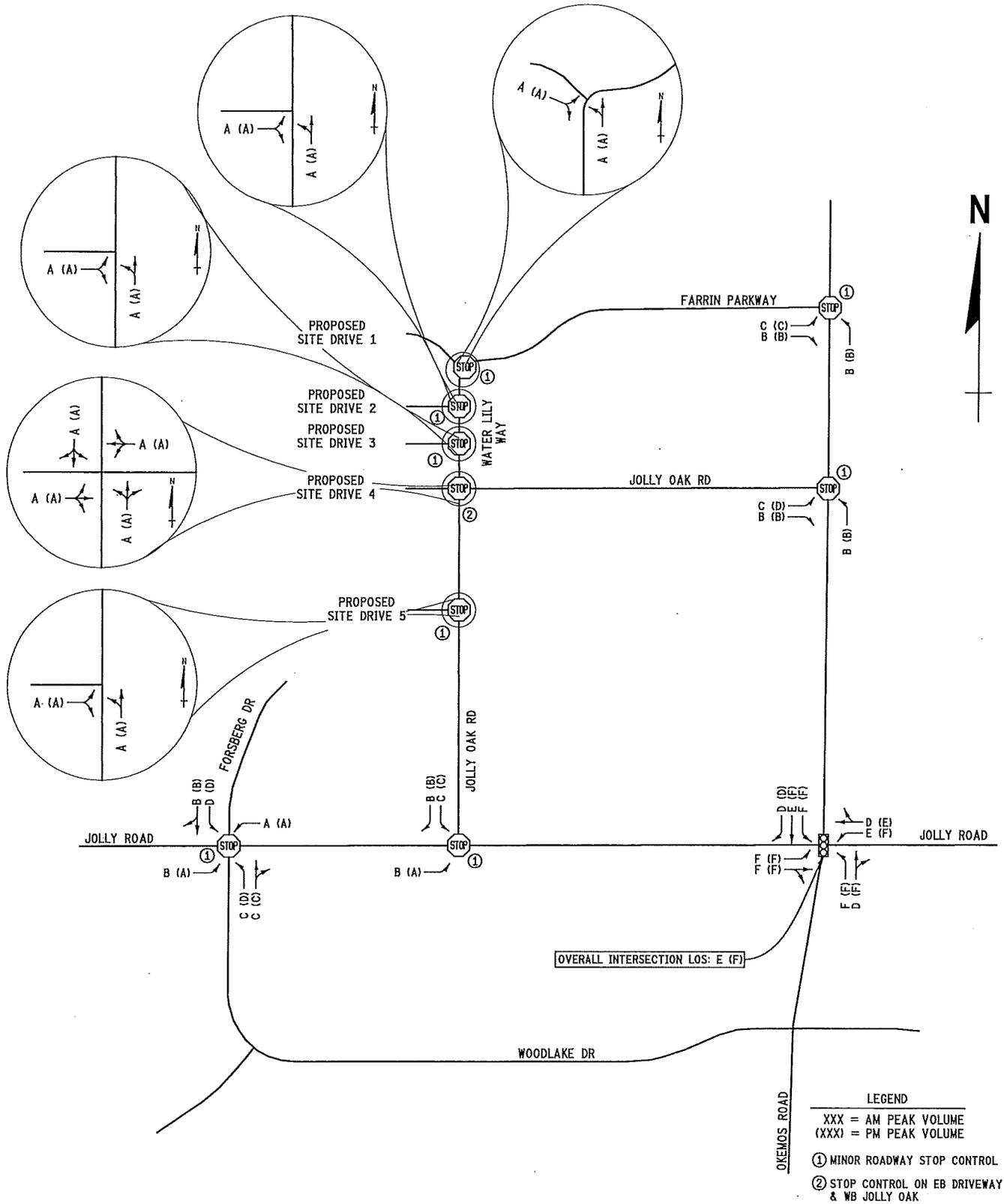
The level of service results for future No-Build (2018) conditions are shown in Figure 13. Results are shown for the overall intersection and each lane group at signalized locations. Levels of service for the critical movements are shown at each unsignalized location. Corresponding values of control delay in seconds per vehicles (s/veh) are summarized in tables included in Appendix D.

Similar to the previous analyses, all of the intersection approaches within the study area are projected to continue to operate at acceptable levels of service (LOS D or better) during the 2018 No-Build morning and evening peak hours with the exception of the Okemos Road/Jolly Road intersection. As shown, although all of the individual movement LOS remain as shown for the 2016 Build conditions, the overall intersection LOS for the morning peak hour is shown to degrade from LOS E to LOS F. Signal timing adjustments are suggested as a potential mitigation to lessen the overall intersection delay at this intersection. In addition, per coordination with the Ingham County Road Department, construction of a southbound right-turn lane at this intersection is anticipated in 2018 and has been included in this analysis.

The proposed cycle lengths from the 2016 No-Build conditions of 140 seconds and 160 seconds were retained for the morning and evening peak hours, respectively. As shown in Figure 14, adjusting the signal timings and adding a southbound right-turn lane modified the overall intersection level of service for the morning peak hour from a LOS F to a LOS E while the evening peak remained at a LOS F. It is important to note that while levels of service did not change to acceptable levels (LOS D or better) the overall intersection delay was reduced from 81 seconds to 77 seconds in the morning peak hour and from 124 seconds to 117 seconds in the evening peak hour. In addition, proposed the right-turn lane is projected to operate with an acceptable LOS D. Please refer to *V. Okemos Road/Jolly Road Intersection Operations* for further information regarding the operations at this intersection.



NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
	CS:	FIGURE 13	DRAWING SHEET
FILE:	JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
		2018 NO-BUILD LEVEL OF SERVICE	27



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 14	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			2018 NO-BUILD LOS WITH MITIGATION	28

E. Future Build (2018) Conditions – Phase 2

The level of service results for future Build (2018) conditions are shown in Figure 15. Results are shown for the overall intersection and each lane group at signalized locations. Levels of service for the critical movements are shown at each unsignalized location. Corresponding values of control delay in seconds per vehicle (s/veh) are summarized in tables included in Appendix D.

With minor traffic signal timing adjustments within the signal cycle lengths suggested under 2018 No-Build conditions, all of the intersection approaches within the study area are projected to continue to operate at acceptable levels of service (LOS D or better) during the morning and evening peak hours with the exception of the Okemos Road/Jolly Road intersection. As shown, the Okemos Road/Jolly Road intersection remains at an overall intersection LOS E for the morning peak and a LOS F for the evening peak. This analysis assumed that the southbound right-turn lane at the Okemos Road/Jolly Road intersection is in place prior to the addition of traffic generated by the WestPac apartment complex.

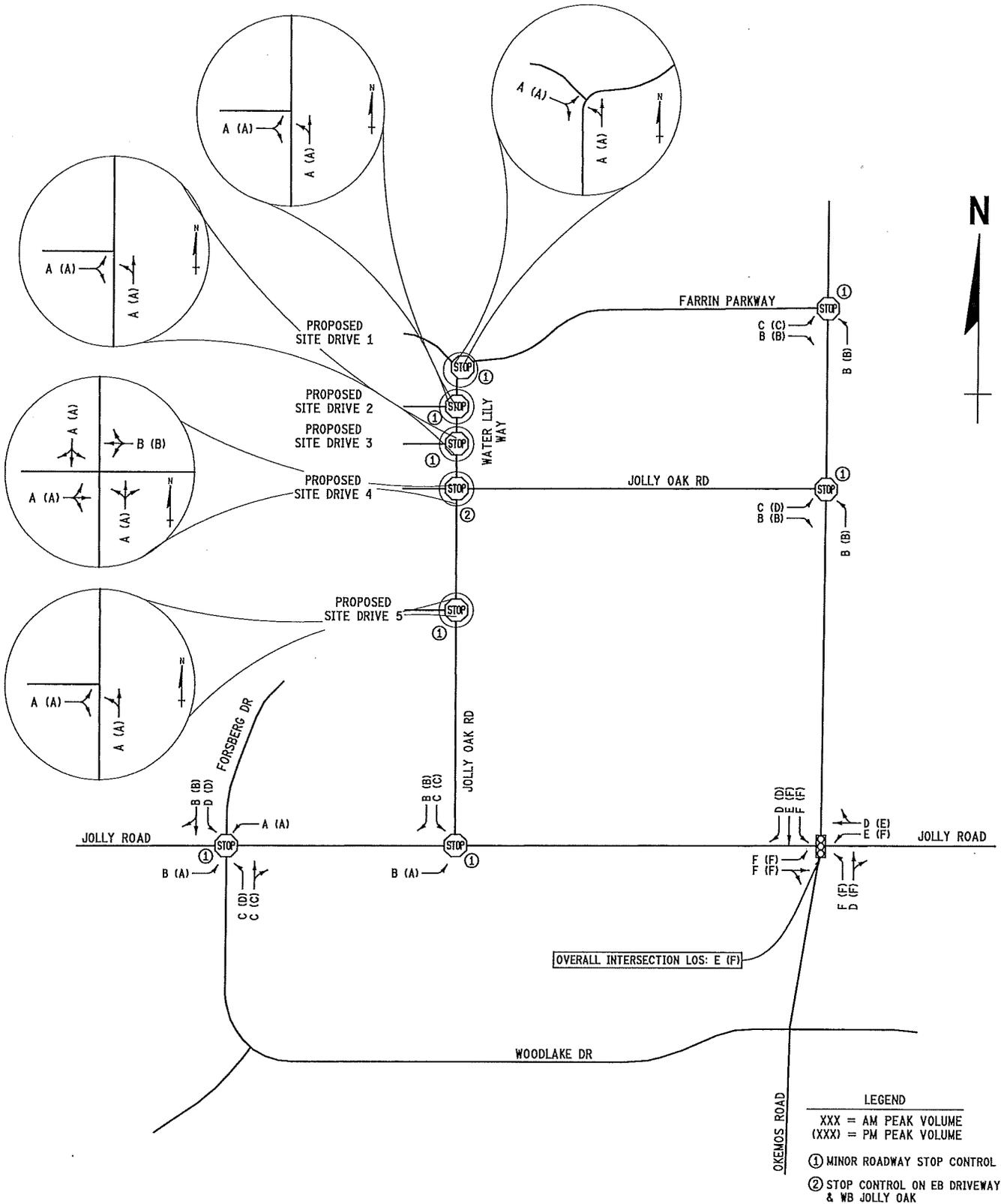
The westbound I-96 entrance/exit ramp terminals are located approximately 1,000 feet south of the Okemos Road/Jolly Road intersection, and queue lengths on northbound Okemos Road were investigated to determine if queues at the intersection would impact the interchange ramp operations. Based upon SimTraffic analysis, 95th percentile queue values on this approach are calculated to be 717 feet for the northbound shared thru/right-turn movement and 557 feet for the northbound left-turn movement. Based upon this analysis, northbound queues are not anticipated to impact operations at the westbound I-96 exit ramp terminal. Please refer to *V. Okemos Road/Jolly Road intersection Operations* for further information regarding the operations at this intersection.

As discussed previously, both the proposed Site Driveway #4 and the Jolly Oak Road approach to Water Lily Way should be stop sign controlled while the northbound and southbound movements should be free flow with the build conditions due to the proximity of the proposed Site Driveway #4 to the existing Jolly Oak/Water Lily Way intersection. Each bound should consist of a single, shared left/thru/right-turn lane.

Review of the LOS diagrams shows that all of the intersection approaches within the study area are projected to continue to operate at the same LOS as No-Build (2018) conditions with the exception of the following:

- Jolly Oak/Water Lily Way
 - Westbound left/thru/right-turn (AM & PM Peak)

An additional 8 trips (AM peak) and 14 trips (PM peak) were assigned to the westbound left/thru/right-turn movement at the Jolly Oak/Water Lily Way intersection. As shown, this movement is projected to continue to operate at an acceptable LOS however, it is shown to lower from a LOS A to LOS B with a 1 second increase in control delay for the morning peak hour and a less than 1 second increase for the evening peak hour. Based upon the minor control delay increase, this movement is not shown to be significantly impacted by Phase 2 of the proposed development.



FILE:	NO SCALE	DESIGN UNIT:	TSC:	DATE: 04/09/15
		CS:	FIGURE 15	DRAWING SHEET
		JN:	WESTPAC CAMPUS COMMUNITIES TRAFFIC STUDY	
			2018 BUILD LEVEL OF SERVICE	30

It is also important to note that while the LOS for the eastbound left-turn movement at the Jolly Oak Road / Okemos Road intersection is projected to remain at the same level as calculated for the 2016 Build conditions, it was noted in the SimTraffic analysis that, similar to the 2016 Build conditions, the left-turning vehicles queue attempting to turn left thru the heavy Okemos Road traffic while no queues develop at the Okemos Road/Farrin Parkway intersection directly north of this intersection. It is anticipated that as more vehicles utilize these roadways, generated trips will spread evenly between these two intersections, decreasing the queue length experienced on Jolly Oak Road.

F. Proposed Site Driveways Right Turn Lane Warrants

The need for right-turn lane tapers or deceleration lanes at the proposed site driveways (as detailed in Appendix A) were investigated per the Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way. Based upon the guidelines set forth in this document, the right-turn movements do not meet the warrants for a right-turn lane deceleration lane or taper. Please refer to Appendix F for the warrants for right-turn deceleration lanes or tapers.

V. OKEMOS ROAD/JOLLY ROAD INTERSECTION OPERATIONS

As shown in this report, the existing Okemos Road/Jolly Road intersection is currently operating at an overall intersection LOS E during the morning peak and LOS F during the evening peak, with the majority of the individual lane groups also operating at LOS F. Existing Okemos Road queues have been observed to extend to adjacent intersections on all approaches due to these poor operations but have not been shown to extend thru exit or entrance ramp terminals at the I-96/Okemos Road interchange. Based upon analysis at this intersection, many of the movements have volume to capacity (v/c) ratios calculated near or above 1.00. When the v/c ratio for a movement is greater than 1.00, the movement is operating above capacity, meaning that some vehicles may be required to wait multiple signal cycle lengths before clearing the intersection. When an intersection is operating at or above capacity like the Jolly Road/Okemos Road intersection is, minor variations in traffic flows may disrupt traffic operations through the intersection significantly. As these traffic flow variations occur, the traffic operations of the intersection begin to breakdown. Queues may develop during the red phase which are not serviced during the green phase. This creates longer queues for the following signal cycle. As these queues become greater and greater in length, motorists are forced to wait through multiple signal cycles before clearing the intersection.

Significant improvements would be required at this intersection to improve operations to within acceptable ranges and reduce vehicle queuing regardless of the proposed WestPac Housing Development. Based upon the projected trip distribution shown in Figure 6 of this report, the proposed WestPac development will add less than 2% more traffic to this intersection during both the morning and evening peak hours. Regardless of the additional traffic generated by the proposed development, this intersection will continue to operate at unacceptable levels of service unless mitigations are implemented.

Region-wide improvements may be required to mitigate existing operational deficiencies at this intersection which are beyond the scope of this project. Potential improvements include construction of a new I-96 interchange at Meridian Road or Hagadorn Road. Construction of an interchange at Meridian Road could re-distribute traffic from the Okemos Road corridor to the less densely developed corridors of Meridian Road, Jolly Road (east of Okemos Road), and Grand River Avenue (east of Okemos Road). Construction of an interchange at Hagadorn Road could re-distribute Okemos Road corridor traffic to the less densely developed corridors of Hagadorn Road, Jolly Road (west of Okemos Road), Bennett Road (west of Okemos Road), Mt. Hope Road (west of Okemos Road), and Grand River Avenue (west of Okemos Road). Re-distribution of this traffic will likely not only improve operations of the Okemos Road/Jolly Road intersection but, improve operations throughout the Okemos Road and Jolly Road corridors as a whole.

VI. SUMMARY AND CONCLUSIONS

Based on the projected traffic volumes and all analyses detailed in this report, the following conclusions are formulated:

- The level of service results comparing each of the Phase 1 and 2 Build scenarios with their respective year No-Build scenarios suggest that the proposed development is not expected to create significant operational impacts to the surrounding roadway network.
- The Okemos Road/Jolly Road intersection currently operates at a LOS E & F for the morning and evening peak hours, respectively. Significant improvements which are beyond the scope of this project would be required at this intersection to improve operations to within acceptable ranges prior to construction of the proposed WestPac Housing Development. While minor increases in specific movement delays at this intersection result from the proposed development, these delay increases are exaggerated by the current capacity constraints at this intersection and should not significantly impact the current operations of the intersection.

VII. RECOMMENDATIONS

The following recommendations are suggested as a result of this analysis:

- All of the proposed site driveways should be stop sign controlled. The proposed Site Driveways #1 thru #5 should be constructed with one inbound and at least one outbound lane.
- The proposed southern site driveway (existing Forsberg Driveway) should be stop sign controlled; with the proposed development access drive stopping for Jolly Road traffic. The existing laneage for this driveway with one inbound and two outbound lanes should be retained.
- The existing uncontrolled Jolly Oak/Water Lily Way/Farrin Parkway intersection should be stop sign controlled; with the westbound Jolly Oak Road traffic stopping for northbound/southbound traffic.
- Minor traffic signal timing adjustments at the Jolly Road / Okemos Road intersection, including extending the cycle length from 140 seconds to 160 seconds during the evening peak hour should be reviewed.

Appendix A
Proposed Site Plan

**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail
East Lansing, MI 48823
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

February 12, 2015

**Gail Oranchak, Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48826**

RE: WestPac Campus Development

Dear Gail:

The Traffic Study by "Bergmann" was excellent. Long, but easy reading and a complete study. There are no concerns, except the Okemos @ Jolly Road intersection.

What is missing are concerns for pedestrians and bicyclists. The pedestrians can be served by a shuttle bus operating during school hours:

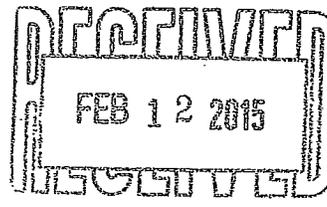
Helping the bicyclists will be challenging, but it was noticed that several streets (Jolly Oak, Water Lily Way, Woodlake Drive, Forsberg Commercial Drive, and Farrin Parkway) are 32-ft wide and could be converted to two 12-ft lanes and two 4-ft lanes for the bikers. Maybe someday a bike path will close by.

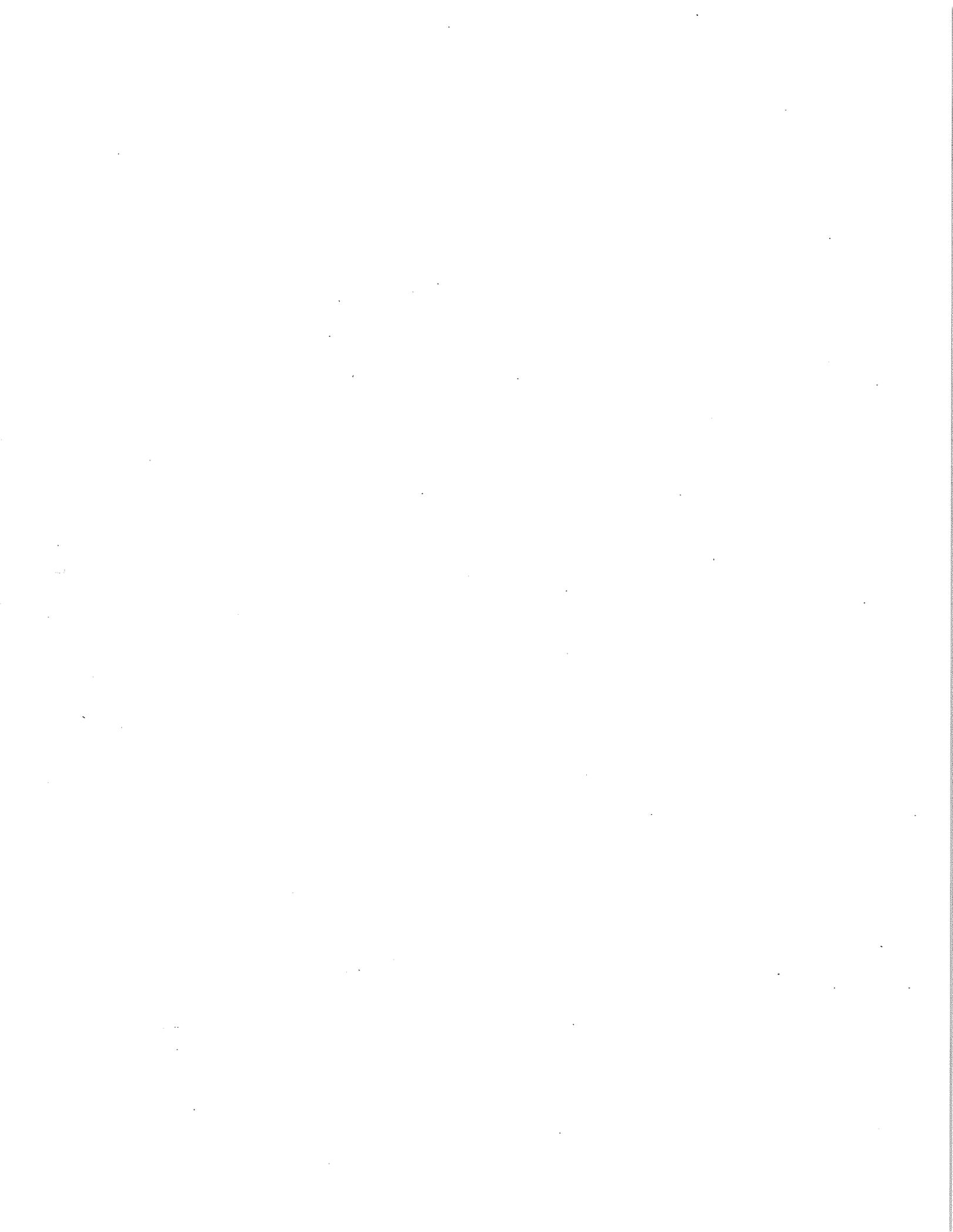
The big problem is the Okemos at Jolly intersection. It is suggested that right-turn-lanes be constructed at the intersection by redesigning it with 11-foot lanes, and buy property on one side or the other, making sure that the lanes end up in alignment.

Sincerely,

WFSavage

William F. Savage, P.E.





CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 9, 2015

APPROVED

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

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioner Deits
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Oranchak

1. Call meeting to order

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

2. Approval of agenda

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

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Tenaglia moved to approve the Regular Meeting Minutes and Work Session Minutes of February 23, 2015. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, inquired about Planning Commission action to move forward with amending its bylaws. He displayed a recent *Free Press* news article titled "Business-minded Student Living" and stated if there is existing commercial use(s) on either the Okemos Pointe or The Avenue of Grand River sites, it could be counted toward a mixed use planned unit development (MUPUD). Mr. Bowlby addressed similar scenarios previously approved by both the Planning Commission and Township Board, suggesting a possible change to the MUPUD ordinance.

Chair Scott-Craig closed public remarks.

5. Communications

- A. Eckhart Dersch, 2203 Butternut Drive, Okemos; RE: Meridian Mall Proposed Development
- B. Michael Corr, 2355 Coyote Creek Drive, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- C. Ken and Brenda Miller, 3681 Kansas Road, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- D. Michael Corr, 2355 Coyote Creek Drive, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- E. Teresa Parsons, 2346 Taos Trail, Okemos; RE: REZ #15010 (Forsberg Family, LLC)

6. Public hearings

- A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road.



Chair Scott-Craig opened the public hearing at 7:08 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 5, 2015.
- Applicant
Brent Forsberg, 2422 Jolly Road, Okemos, offered a brief overview of the proposed rezoning request for the development. He indicated his company is employing a new way of development by inviting both outside commercial and residential neighbors into the development itself, with a focus on walkability and connectivity with commercial development. He pointed out the proposed connectivity to the Township's pathway system.

Mr. Forsberg spoke to meetings with the Ingham County Drain Commissioner (ICDC), the Parks Department, Superintendent of Okemos Public Schools and Michigan Energy Options. He noted meetings have taken place with neighbors to hear their concerns, indicating the strongest feedback was how to keep traffic off Kansas Street and the building's sight lines. Mr. Forsberg stated it is his intent to offer a condition to follow the rural residential setback and height restriction guidelines with the conditional rezoning of C-2.

Mr. Forsberg emphasized his continued commitment to work with the neighbors as they move through the rezoning process. He indicated the proposed project will bring approximately 100 new students into the Okemos Public Schools system, adding it is his intent to involve Okemos High School students in the design of the rain gardens. Mr. Forsberg stated his company is working with the Greater Lansing Housing Coalition to engage in work force housing. In response to earlier public comment, he stated studies (e.g., Sierra Club) on new urbanism show walkability and multi-family housing increases property values of surrounding single family housing.

Will Randall, WesPac, 4409 Dobie Road, Okemos clarified their intent to revise the language of the conditional rezoning to abide by the height restriction in the RR zoning for the six (6) acres currently zoned RR adjacent to Kansas Street, as well as limit density to 10 units per acre on that RR portion and reduce density on the balance of the site to no more than 14 units per acre.

- Public
Lynne Page, 3912 Raleigh Drive, Okemos, expressed concern with the traffic impact on the Okemos Road/Jolly Oak Road and Jolly Road/Jolly Oak Road intersections. She addressed traffic patterns for land zoned PO versus a multi-family high density residential community. Ms. Page voiced concern over the impact on the wetlands and the Smith Drain with a development of this density. She noted the concept plan can change once the rezoning is approved, stating the rezoning of the RR parcels would have an adverse impact on the single family residential neighborhoods and the Coyote Creek condominiums. Ms. Page questioned the accuracy of traffic studies performed when Michigan State University was on its winter break.

Leonard Provencher, 5824 Buena Parkway, Haslett, noted new urbanism is acceptable in urban areas, but Meridian is suburban or semi-rural in design. He addressed intensification of traffic patterns with additional development at the Jolly Road/Okemos Road intersection. He expressed opposition to the project.

Bob Mollhagen, 2333 Taos Trail, Okemos, spoke in opposition to the proposed project as traffic at Jolly Road/Okemos Road has greatly increased over his 16 year residency in Coyote Creek. He stated the project did not conform to the Township's Master Plan.

Jay Murthy, 2483 Robins Way, Okemos, spoke in opposition to the proposed development, as he believed it would adversely affect adjacent land. He indicated this and two other recent approvals (hotel and Michigan State University Federal Credit Union) will add too much traffic to the area's existing roadway. Mr. Murthy addressed the purchase of his land at a premium because of the rural setting of the property.

Sandra House, 2348 Coyote Creek, Okemos, expressed opposition to the proposed development as it is too dense. She addressed the additional traffic and stress on the Smith Drain.

Brent Felton, 2470 Robins Way, Okemos, moved to the area eight (8) months ago because of its rural nature. He believed the environmental impact of this development on Kansas Street would be significant. While not opposed to commercial development in this area, he is opposed to development which would affect residents on Kansas Street.

Ann Zimmerman, 2344 Coyote Drive, Okemos, expressed concern with potential crime, traffic, reduction in property values, noise pollution, light pollution, stress on the Smith Drain and the pedestrian pathway connection.

Steven Freemire, 3622 Kansas Road, Okemos, moved to his home 22 years ago because it was zoned rural residential. He expressed concern with the noise pollution, traffic, LED lighting in the parking lots, pedestrian pathway connection, etc.

Mark Wiznewski, 2414 Kansas Road, Okemos, voiced strong opposition to the development.

Neil Bowlby, 6020 Beechwood Drive, Haslett, reviewed the traffic study and believed the increased car trips (200) during peak hours, the overall daily increase of vehicle trips and associated pollution would be detrimental to the area. He did not believe the walkability feature would attract young people as they would use their cars.

Carlene Hooker, 3663 Kansas Road, Okemos, expressed opposition to the entire development as she desires for the setting to remain as is.

Suresh Muringathery, 2422 Kansas Road, Okemos, spoke in opposition to the proposed project.

- Planning Commission and staff discussion:

Chair Scott-Craig noted the rezoning discussion is not about the MUPUD project, but only the rezoning request from PO, RR and Industrial to C-2. He reminded Commissioners of the rezoning criteria and stated increased traffic should not be a reason to deny the rezoning request.

Commissioner Tenaglia expressed appreciation to the applicant for efforts to seek input from the neighbors beginning with the concept plan process.

Commissioner Van Coevering noted the rent of \$1,000 to \$3,000 per month does not show the project is being marketed as student housing, stating there will not be separate leases within a unit. She noted there is never a guarantee that any nearby property will not be rezoned at some point in the future. Commissioner Van Coevering voiced her appreciation for the creative architecture of the buildings, and believed some of the concerns can be effectively addressed (i.e., landscaping and dark sky lighting). She complimented the applicant for consideration of low-income housing and expressed her support for the project, adding the builder would not invest \$60 million if the market did not support the investment.

Commissioner DeGroff addressed the RR zoned component being changed to C-2 as problematic. He believed that planting trees between neighboring uses does not make them harmonious, but simply mitigates non-harmonious uses. Commissioner DeGroff addressed the value of a walkable community as noted in the Township's Master Plan.

Commissioner Cordill inquired about the applicant's statement of a new proposed condition.

Commissioner Ianni asked the applicant to comment on the wetland delineation.

Mr. Forsberg responded the wetland delineation was done as part of a PO rezoning several years ago.

Commissioner Jackson reiterated the applicant was requesting the rezoning to commercial so that a mixture of residential and commercial can be placed on the property, noting the proposed layout would not infringe upon the existing wetlands or wetland setbacks. She inquired as to the acreage of the property zoned RR near Kansas Street.

Mr. Forsberg responded it is approximately +/- six (6) acres for a total of 60 units.

Commissioner Jackson inquired how many units are allowed on one (1) acre of RR zoned property.

Principal Planner Oranchak responded RR zoned property is designated at one (1) unit per acre.

Commissioner DeGroff inquired if there would be an entrance from Kansas Street into the development.

Mr. Forsberg responded there would not be ingress or egress between Kansas Street and the development. He stated there would be a fire stabilized ground access which will not be paved to allow fire truck access to the development.

Commissioner Van Coevering noted the Jolly Road/Okemos Road intersection is not on the Ingham County Road Department's (ICRD) 2015 or 2016 construction plan due to right of way issues. She inquired about the pedestrian access across I-96, while acknowledging that location is not in Meridian Township.

Principal Planner Oranchak was not aware of the pedestrian access being on the ICRD's construction plans.

Commissioner Jackson noted earlier applicant comment which addressed the impact of growth at a major employer in the area on the applicant's interest in adding residential housing as proposed. She acknowledged neither the ICRD nor the State of Michigan is considering a different road configuration based on existing heavy traffic at that intersection, stating that issue would be a changing condition in the area. Commissioner Jackson stated Kansas Street is likely the only rural residential development in the nearby area, adding that PO and Industrial are less appealing uses of the land, albeit both uses by right.

Commissioner DeGroff stated the Planning Commission has had discussions regarding the need for work force housing in the subject area and expressed appreciation to the applicant for incorporating this need into the development.

Chair Scott-Craig clarified for the public it is a long-time policy of the Township to create pathways for all forms of non-motorized transportation, acknowledging that studies indicate property values increase when non-motorized pathways are constructed nearby. He viewed the proposal to expand and connect pathways as a positive step. Chair Scott-Craig noted it is a desire of the Planning Commission to provide buffers or transitions between different uses, stating the RR zoned piece near Kansas Street is of concern to both Planning Commissioners and Board members and will be looked at closely as the project moves forward.

Chair Scott-Craig closed the public hearing at 8:32 P.M.

- A. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

Chair Scott-Craig opened the public hearing at 8:32 P.M.

- **Summary of subject matter**
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 5, 2015.
- **Applicant**
Mark Clouse, George F. Eyde Family LLC, 300 S. Washington Square, Suite 400, Lansing, noted the site is immediately adjacent to commercial property both to the east and west. He stated this request is consistent with the development pattern throughout the area, as it is within a prime corridor for commercial uses. Mr. Clouse indicated there is no specific use for the site as the purchase is currently under contract.

Mr. Clouse stated the applicant's traffic engineer did not indicate any traffic concerns with the site as noted in the submitted traffic study, while acknowledging the Township's traffic consultant expressed a need for the applicant to work with ICRD for placement of driveways on Central Park and Grand River. He indicated the wetlands have been flagged, acknowledging the one wetland located on the site is less than .25 acre, and another wetland towards the edge of the subject site is also less than .25 acre. Mr. Clouse stated the detention pond on the adjacent property will be looked at more closely during development of a project to address any setback issue which may result.

Mr. Clouse reminded Commissioners that while the Master Plan indicates PO zoning for this site, development of offices in the Township is currently limited to the areas adjacent to the Okemos Road/I-96 corridor and area adjacent to Michigan State University.

- **Planning Commission and staff discussion:**

Communications distributed at the March 9, 2015 Planning Commission meeting and filed

- Carol Ogan, 2335 Coyote Creek Dr., Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Joyce Larkin, 2317 Taos Trail, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Jay Murthy, 2483 Robins Way, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Jamal Shamsie, 2342 Coyote Creek, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Dr. Brent Felton & Swapna Hingwe, 2469 Robins Way, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Christine Beacco, 3683 Sonoma Vista, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- Tracie Yurkinas, 2331 Coyote Creek, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)

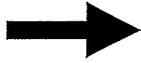
6. Public hearings (None)

7. Unfinished Business

A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road.

Planning Commission discussion:

- Added condition by the applicant for the RR frontage on Kansas Street states the building height will be restricted to a maximum of 35 feet, the building setbacks from adjacent property will be 1.5 times the height of the building with a minimum of no less than 50 feet and a limit of 10 dwelling units per acre
- Appreciation for the applicant's consideration of a grocery store on nearby property which would be a service to area residents
- Reminder that with a conditional rezoning, if the MUPUD is not approved, the land reverts back to its previous zoning designation
- Mix of housing types will be addressed during the MUPUD process
- New condition placed on the RR parcel attempts to maintain the character of the nearby rural neighborhood
- Concern with the major change in intensity from RR to C-2 use without any transition
- Commissioner preference to rezone the six (6) ± RR zoned acres to low density multiple family (RDD-five (5) to RD-eight (8) dwelling units per acre)
- Setback between commercial and any residential designation is 100 feet (or 60 feet with a double row of conifer trees)
- Maximum density of the RR district is one unit per 40,000 square feet (approximately one (1) acre)
- Clarification needed by staff on whether the Planning Commission can recommend only a portion of the conditional rezoning request
- Clarification needed by staff on whether the Planning Commission can modify one of the zoning designations from the applicant's proposed rezoning request
- Concern with increasing the number of allowed residential units from the current six (6) to even 30 as allowed for under RDD rezoning
- Planning Commissioner preference to exclude the RR parcel in the proposed project
- Inquiry if the Planning Commission can negotiate the number of units allowed on the current RR portion during the MUPUD process if the approximately 39.46 acres was rezoned commercial now
- Definition of a unit
- 12 unit difference on the six (6) ± acre parcel from the applicant's offered condition to RD zoning



- Appreciation for the applicant's willingness to show what will be developed prior to the conditional rezoning request to C-2
- Commissioner belief the conditional rezoning will not be detrimental to the neighbors
- Commissioner preference for the applicant to offer workforce housing as a condition
- Commissioner belief uses are not harmonious if buffers/barriers are needed between them
- Single family dwellings could be built on the RR zoned parcel as there are homes "all around it"
- Applicant is currently working on the traffic study updates
- Effect of the setback on Kansas Road as delineated in the proposed new condition

B. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15020 to rezone approximately 8.66 acres located on the north side of Grand River Avenue east of Central Park Drive and identified as 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive to C-2 (Commercial). Seconded by Commissioner Van Coevering.

Planning Commission discussion:

- Area north of Grand River and on the east side of Central Park Drive is predominantly commercial
- Unlikely there will be a need for the land's use as PO or RA in the future
- Planning Commissioner concern with the Planning Commission "setting the stage" for all residential properties along Central Park Drive to the north by rezoning the RA parcel
- RA parcel on Central Park Drive is adjacent to RD zoned land
- RD zoning is a multiple family low density district with a maximum of eight (8) dwelling units per acre
- When a C-2 district abuts residential, it requires a 100 foot setback with the option of a reduction to 60 feet with a double row of conifer trees
- Nearby Trilogy project is adjacent to single family subdivision to the north (Central Park Estates)
- Owners of Trilogy have not expressed a concern with the proposed rezoning
- Appreciation for actual statistics on the excess of PO zoned land in Meridian Township
- Area could become very walkable, dependent on the nature of the commercial development

Commissioner Honicky offered the following amendment:

- **Rezone parcel 1614 and 1622 Grand River to C-2 and keep the present RA zoning on the undeveloped parcel on Central Park Drive.**

The motion died for lack of a second.

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

NAYS: Commissioner Honicky

Motion carried 7-1.

8. Other Business (None)

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

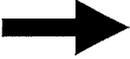
Chair Scott-Craig stated the traffic study was poorly constructed for readability. He indicated that while Newman Road is only one block long, the traffic study addressed traffic at the intersection of Newman Road and Grand River Avenue but ignored the traffic at Newman Road and Central Park Drive. He believed this project will add traffic to the Newman Road/Central Park Drive intersection and the traffic engineer should have included those statistics as well as a general map.

Commissioner Van Coevering inquired as to the subject of the minor amendment.

Associate Planner Menser responded the minor amendment is for the size of the existing special use permit for the shopping center.

Chair Scott-Craig closed the public hearing at 8:32 P.M.

7. Unfinished Business

-  A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road

Principal Planner Oranchak clarified the applicant has amended its request and has removed the six (6) acre parcel which abuts Kansas Street from rezoning.

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15010 to rezone approximately 33.42 developed and undeveloped acres located north of Jolly Road, west and north of Jolly Oak Road and north of Farrins Parkway and addressed as 2398 Jolly Road, and 2360 and 2362 Jolly Oak Road to C-2 (Commercial) with the voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 units per acre as allowed under the density bonus provisions in the ordinance.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Applicant has demonstrated good faith effort throughout the entire process
- Project is a good use of undeveloped property in the area
- Project will add benefit and value to the community
- Applicant has been very responsive to the concerns of both the Planning Commission and the public
- Project will aid in developing connectivity within the community
- Project is better because of public involvement
- Removal of the six (6) acre RR parcel from the rezoning request is a “game changer”
- No development is not an option as the applicant could develop this property by right
- Development by right would result in additional traffic in the area
- Project will subsequently come before the Planning Commission for a public hearing on the mixed use planned unit development (MUPUD) request
- Concern the development has no mixed use in it
- Use of the property meets a market need which is beneficial to the Township
- Area is suited to a walkable community

- Necessity of a continued sensitivity to the property owners to the west as the project moves forward
- Some improvements will be made to the Jolly Road/Okemos Road intersection
- Continued concern over additional traffic in the Jolly Road/Okemos Road area
- Proposed project fits within the context of the Jolly Road/Okemos Road corner
- Addition of the proposed project has distinguishing features which will make that corner a true MUPUD
- There is no demand for additional professional office in the area
- Planning Commission is making a recommendation for rezoning to the Township Board through this resolution

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

NAYS: None

Motion carried unanimously.

8. Other Business (None)

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

Commissioner Honicky noted an article in today's *Lansing State Journal* regarding desirable attributes for areas in which to retire listed only 13% of people viewed walkability as important. This statistic led him to request data which supports that millennials desire walkability as a significant amenity when looking to locate/relocate.

Commissioner Deits offered to compile data to address Commissioner Honicky's inquiry.

Commissioner Jackson announced the Community Resources Commission is hosting a bowling fundraiser on Sunday, April 19th at City Limits Bowling Alley.

Commissioner Tenaglia reported her attendance at the last Meridian Economic Development Corporation (EDC) meeting where she alerted members the Planning Commission will be holding work session groups regarding the Master Plan and will solicit their input. She stated she has met with Commissioner Jackson and Associate Planner Menser to work on updates to the Township's sign ordinance.

Commissioner Deits reminded residents of the May 5th Election, stating it is not too late to request an absentee ballot.

Chair Scott-Craig reported the Governing Michigan Leadership Forum program will be held on April 18th at the Kellogg Center from 8:30 A.M. until 4:30 P.M., and the featured speaker will be Governor Snyder. He stated one of the sessions is titled Community and Social Media Based Approaches (approaches to acquiring public input), an issue discussed at length among Planning Commissioners at several meetings.

Commissioner Van Coevering added she has previously attended this forum sponsored by *Governing Magazine* and a wealth of information can be obtained. She noted that Planning Commissioners are considered governmental employees for the purpose of this forum, so attendance would be free of charge.

10. New applications

- A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing

February 24, 2015

Charter Township of Meridian
Martha Wyatt
Associate Planner
5151 Marsh Road
Okemos, MI. 48864

RE: Rezoning #15010 (Forsberg Family, LLC)

Dear Martha:

I recently received correspondence notifying me, as an adjacent property owner, of the proposed rezoning of 39.46 acres owned by Forsberg Family, LLC (#15010).

As you know, as a commercial developer, I am always a strong proponent of development and growth. In principle, I am in favor of growth in the Jolly-Okemos interchange, but am admittedly apprehensive when it may come at the cost of one of the very few well wooded sanctuaries this area has left.

My property backs right up to the existing wooded area/wetland (facing South) and am fortunate to have the occasional visit from many deer, wild turkey and other wildlife and do not wish to have that diminished as it brings much intrinsic value to living there.

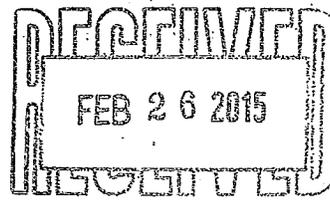
I do not intend for my comments to convey an opinion of disapproval for the proposed rezoning and eventual development. So long, however, as the existing natural habitat and woodlands are protected and preserved as much as possible and that the MDEQ wetlands and associated boundaries are observed as law dictates.

Please contact me if you have any questions or wish to discuss this further. Thank you very much for your time and consideration.

Regards,

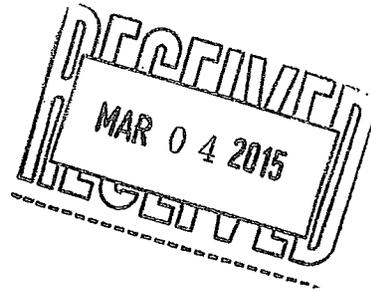


Michael Corr
2355 Coyote Creek Drive
Okemos, MI. 48864
(517) 333-5300
michaelcorr@corrcommercial.com



March 9, 2015

Ken & Brenda Miller
3681 Kansas Rd.
Okemos, MI. 48864



To: Meridian Township Planning Commission

RE: Oppose - Rezoning #15010 (T.A. Forsberg, Inc.)

Due to unfortunate circumstances the Miller's will not be able to attend the March 9th public hearing regarding a rezoning request. Let's get to the point; we **STRONGLY "OPPOSE"** the rezoning request on Kansas Rd. The Forsberg camp has already come before the board in the past with this same request, at that time they were given the boards blessing to build three houses on the Rural Residential properties on Kansas Rd.

We feel what Forsberg is proposing will have an adverse effect on every family who lives on Kansas Rd. We all chose this older neighborhood because of its rustic Rural Residential appeal. This neighborhood has what is left in Meridian Township as a good wholesome country feel, we are a **NEIGHBORHOOD**, and we want it to stay this way.

Rezoning this parcel definitely purposes many concerns, the biggest, our **Property Values Decreasing**, noise and light pollution, invasion of privacy, excessive infrastructure that we would all have to endure due to the apartment building bordering Kansas, not to mention the buffer that Forsberg has proposed would take years to mature. It would be difficult to put in enough dense vegetation for screening purposes surrounding the edges that border Kansas Rd.

The impact issues on Kansas Rd. that we find very misleading is the fire access path which opens up a whole new concern for the residents on this road. Before you know it you have people thinking this is the perfect short cut, the next thing is that it becomes a paved road connecting to Kansas Rd. We have seen similar type of proposals in the past right here in Meridian Twp. over the past couple decades.

We the Kansas Road neighborhood, encourage the Township Planning Commission NOT to grant this rezoning request. Our family, like 99% of all the families on Kansas Road **OPPOSE** this endeavor.

Thank you for your time,
Sincerely,

Mr. & Mrs. Kenneth A. Miller

Gail Oranchak

From: Martha Wyatt
Sent: Friday, March 06, 2015 10:18 AM
To: Gail Oranchak
Subject: FW: Rezoning #15010 (Forsberg Family, LLC)

Martha Wyatt
Associate Planner/Landscape Architect
Phone: 517.853.4580
Fax: 517.853.4095
wyatt@meridian.mi.us
www.meridian.mi.us

From: Michael Corr [mailto:michaelcorr@corrcommercial.com]
Sent: Thursday, March 05, 2015 2:03 PM
To: Martha Wyatt
Cc: jen.gamm@gmail.com
Subject: Rezoning #15010 (Forsberg Family, LLC)

Hi Martha:

You're most likely aware that I mailed you a letter last week, in reference to the rezoning of a 39.46 acre of land, #15101 (Forsberg Family, LLC).

After learning more and having more details of the project become known to me, I wish to amend my letter from a somewhat conditional approval of the rezoning/development to an outright and vehement disapproval.

In addition to the concerns I raised in my letter, I also have sincere concerns over the impact that a development of this size will have on the current infrastructure of the immediate area. That area is already overly impacted by heavy traffic flow and noise and I cannot fathom to imagine what an additional 1,000+ cars per day will do to further strain the infrastructure, living conditions and environment.

There exists a parking lot that connects the newly constructed Michigan Dental Association building with Jolly Oak Road. The residents will naturally utilize that as a "cut through" to Coyote Creek Drive to access Okemos Rd., which will be a direct negative impact on my neighborhood. Coyote Creek Condos is a very quiet and somewhat hidden community, which is why many of the residents live there. This large development will have direct and adverse effects to the quality of living there and will surely affect property values and taxable values.

I also very much question the need for such a sizable influx of multi-family units in Meridian Township.

I know you are someone who very much values the opinions of Meridian Township's residents. And has always strived to create and uphold a community that is aesthetically attractive, functions efficiently and has the best interests of Meridian's residents at heart. The rezoning and future proposed development of 500 multi-family units is certainly not in the best interest of the current residents that it will impact and it is certainly not in the best interest of Meridian Township. I humbly ask that The Meridian Township Planning Commission deny the proposed rezoning request.

Thank you, Martha and please do not hesitate to contact me.

Regards,
CORR COMMERCIAL REAL ESTATE, INC.

Michael J. Corr
Vice President | Associate Broker
Ph: (517) 333.5300 | michaelcorr@corrcommercial.com
300 Frandor Avenue | 2nd Floor | Lansing, MI. 48912

Gail Oranchak

From: Martha Wyatt
Sent: Friday, March 06, 2015 2:32 PM
To: Gail Oranchak
Subject: FW: An official communication regarding Rezoning #15010 (Forsberg Family, LLC)

Martha Wyatt
Associate Planner/Landscape Architect
Phone: 517.853.4580
Fax: 517.853.4095
wyatt@meridian.mi.us
www.meridian.mi.us

From: Teresa Parsons [mailto:teresaparsons12@yahoo.com]
Sent: Friday, March 06, 2015 2:14 PM
To: oranchak@meridian.mi.usor; Martha Wyatt
Subject: An official communication regarding Rezoning #15010 (Forsberg Family, LLC)

My name is Teresa Parsons who is a resident in Coyote Creek Condos, 2346 Taos Trail, Okemos, MI. I strongly oppose Rezoning #15010 (Forsberg Family, LLC) but cannot attend the township meeting. I would like my opposition to be an official communication regarding Rezoning #15010 (Forsberg Family, LLC).

I have many concerns over the impact that a development of this size will have on the current infrastructure of the immediate area. The area is already overly impacted by heavy traffic flow and noise and I cannot begin to imagine what an additional 1,000+ cars per day will do to further strain the infrastructure, living conditions and environment.

There exists a parking lot that connects the newly constructed Michigan Dental Association building with Jolly Oak Road. The residents will naturally utilize that as a "cut through" to Coyote Creek Drive to access Okemos Rd., which will be a direct negative impact on my neighborhood. Coyote Creek Condos is a very quiet and somewhat hidden community, which is why I chose to purchase a home in Coyote Creek. This large development will have direct and adverse effects to the quality of living there and will surely affect property values and taxable values.

I also very much question the need for such a sizable influx of multi-family units in Meridian Township and my fear is my property value be reduced significantly.

Thank you for your help regarding the matter.

Gail Oranchak

From: Martha Wyatt
Sent: Friday, March 06, 2015 5:01 PM
To: Gail Oranchak
Subject: FW: Rezoning #15010 (Forsberg Family, LLC)

Martha Wyatt
Associate Planner/Landscape Architect
Phone: 517.853.4580
Fax: 517.853.4095
wyatt@meridian.mi.us
www.meridian.mi.us

From: Carol.Ogan [mailto:carol.ogan@comcast.net]
Sent: Friday, March 06, 2015 4:57 PM
To: Martha Wyatt
Cc: annimzimmerman@gmail.net
Subject: Rezoning #15010 (Forsberg Family, LLC)

I wish to register my concerns with the proposed rezoning of property directly south of my condo on Coyote Creek Drive (2335). When I moved into my condo in 1990, I was told that the property in question was wetlands and would not be developed. At that time, the wetlands area was obvious in the trees adjacent to the lawn area behind my property. Besides the pools of water in there, there were many birds, including blue heron, that nested there. Since then, that area has been encroached by the expansion of buildings on Jolly Oak (including expansion of the MI Nurses Association), the construction of the MI Dental Association offices and the development of a roadway. All this development has resulted in the collection of standing water in our lawn area for most of the warm weather months. Lawn mowers get stuck in the mud there and leave deep ruts in the lawn. To walk in that area requires waterproof boots. Since there is only about 25 yards between my patio and the property line (treeline), I am concerned that further development of the adjacent property will result in flooding in my basement.

I am also concerned with the additional traffic that will come with this development. Traffic on Okemos Road is already difficult to merge onto, especially during rush hours. It is unclear from the information you provided how traffic from this proposed development will be routed onto Okemos and/or Jolly Roads. Both roads especially near the intersection are very busy and hazardous at times.

I urge the Township to please carefully examine the negative consequences of this proposal to the surrounding area and current residents. Thank you for your consideration.

Gail Oranchak

From: JOYCE E LARKIN <jlarkin1930@sbcglobal.net>
Sent: Saturday, March 07, 2015 3:47 AM
To: Gail Oranchak
Subject: REZ #15020

Gail Oranchak:

I have lived in Okemos, Michigan for the past 19 plus years. I have been and continue to be a home owner and tax payer supporting the economy of Meridian Township.

I am requesting that I promptly and without delay be included in the ongoing official communication stream regarding the REZ #15020.

As a long-time residence of Coyote Creek I am utterly disappointed to hear that the Meridian Township Board and/or Planning Commission is giving serious consideration to some proposed property uses that will not only be detrimental to the value my home property values, but will also negatively impact my safety as well.

Again, I am requesting to be immediately included in the ongoing official communication stream regarding the REZ #15020. I have included my name, mailing address and e-mail address below.

Looking forward to your prompt response to my request.

Sincerely,

Joyce Larkin
217 Taos Trail
Okemos, Michigan 48864

jlarkin1930@sbcglobal.net

March 8th, 2015

Okemos, MI

To:

Ms. Martha Wyatt
Associate Planner
Charter Township of Meridian
5151 Marsh Road,
Okemos, MI 48864

Re: Opposition to Rezoning #15010 (Forsberg Family LLC)

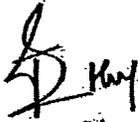
Dear Ms. Wyatt:

I am a long time resident of Okemos and currently reside at 2483, Robins Way in the Sanctuary II subdivision. I would like to register my **opposition** to the rezoning requested by Forsberg Family LLC as proposed and specifically to the rezoning of properties adjacent to Kansas Street. The grounds for my opposition are as follows:

- 1) Section 86-221 under the Township's zoning ordinance states that "*granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property*". The properties along Kansas Street are zoned Rural Residential and the area possesses a rustic rural appeal. The proposed multi-family dwellings (apartments) will significantly impact the essential character of the neighborhood.
- 2) The proposed 400+ units, in addition to the recently approved hotel complex in the same area, will significantly add to the traffic congestion on Jolly & Okemos Roads, thereby negatively impacting public safety. As it is today, making a left turn on Jolly Road from any of the streets north of Jolly is difficult and unsafe without access to a center lane. The additional traffic will make a bad situation worse!
- 3) A vast majority of the subject property is currently zoned either Industrial (I), Professional and Office (PO) or Commercial (C-2). As such, the request to rezone the properties on Kansas Street zoned RR, is not essential for the success of the proposed project.
- 4) My current residence at 2483 Robins Way, backs into Kansas Street. I had purchased the property in 2012 at a premium, on account of the rural character of the area. The construction of multi-family housing, with its attendant issues of traffic, loss of privacy, impact on the environment etc. will diminish the value to my property.

On behalf of myself and other residents of the Sanctuary and Kansas Street, I kindly request the Charter Township of Meridian to reject the rezoning request #15010.

Sincerely,



Jay Murthy
2483, Robins Way
Okemos, MI 48864

Gail Oranchak

From: Martha Wyatt
Sent: Monday, March 09, 2015 8:09 AM
To: Gail Oranchak
Subject: FW: New Development

Martha Wyatt
Associate Planner/Landscape Architect
Phone: 517.853.4580
Fax: 517.853.4095
wyatt@meridian.mi.us
www.meridian.mi.us

From: Shamsie, Jamal [mailto:shamsie@broad.msu.edu]
Sent: Monday, March 09, 2015 12:42 AM
To: Martha Wyatt
Subject: New Development

Dear Ms. Wyatt:

I am writing to you as a concerned member of Coyote Creek Condominium Association. I have lived at 2342 Coyote Creek Drive for over 12 years. I have really enjoyed being part of a small and friendly community of residents. I have also appreciated the greenery and open spaces that we have had around us. We have lost part of this to a new development of houses, but this has still managed to preserve the character of our neighborhood.

The plans to develop a 500 unit complex would however have a huge impact on all of us. It runs counter to the low density housing with professional tenants that we have cultivated and preserved for so many years. What is particularly disturbing to me is the effort to not provide us with full disclosure about the nature of this complex and the population that it is intended to serve.

I would therefore urge you to make sure that everyone who will be affected gets a chance to make their voice heard over the matter. Changing the use of a property is a serious decision that must be taken only after sufficient information has been provided and there has been adequate consultation.

I thank you for giving me a chance to express my concerns.

Regards,
Jamal Shamsie

To: Ms. Martha Wyatt
Associate Planner
Charter Township of Meridian
5151 Marsh Rd., Okemos, MI. 48864

Re: Opposition to Rezoning #15010 (Forsberg Family LLC)

Dear Ms. Wyatt:

My wife and I recently moved to the Okemos area in July of last year after living in the East Lansing area for the previous eight years. After searching for over two years, we decided to build our dream home in the Sanctuary II development looking for a quiet, safe environment to raise our two young children for many years to come. After only eight months of enjoying our new home and surroundings, we received the notice of rezoning to the area bordering Kansas St., which is in direct view of property. As a result, my wife and I would like to register our opposition to the rezoning requested by the Forsberg Family LLC as proposed and specifically to the rezoning of the properties adjacent to Kansas St. for the following reasons:

- 1) Section 86-221 under the Township's zoning ordinance states that "granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property". The properties along Kansas Street are zoned Rural Residential and the area possesses a rustic rural appeal. The proposed multi-family dwellings (apartments) will significantly impact the essential character of the neighborhood.
- 2) The proposed 400+ units, in addition to the recently approved hotel complex in the same area, will significantly add to the traffic congestion on Jolly & Okemos Roads, thereby negatively impacting public safety. As it is today, making a left turn on Jolly Road from any of the streets north or south of Jolly Road is difficult and unsafe without access to a center lane. The additional traffic will make a bad situation worse.
- 3) A vast majority of the subject property is currently zoned either Industrial (I), Professional and Office (PO) or Commercial (C-2). As such, the request to rezone the properties on Kansas Street zoned RR, is not essential for the success of the proposed project.

- 4) Our current residence at 2470 Robins Way looks directly onto Kansas Street. As discussed above, my wife and I purchased the property last year at a premium on account of the rural character of the area. The construction of multi-family housing, with its attendant issues of traffic, loss of privacy, impact on the environment etc. will diminish the value to my property.
- On behalf of myself and other residents of the Sanctuary and Kansas Street, I kindly request the Charter Township of Meridian to reject the rezoning request #15010.

Sincerely,

Drs. Brent Felton and Swapna Hingwe
2470 Robins Way
Okemos, MI, 48864

Gail Oranchak

From: Christine Beacco <cbeacco@sienaheights.edu>
Sent: Monday, March 09, 2015 11:12 AM
To: Martha Wyatt; Gail Oranchak
Subject: REZ#15020

Importance: High

As a resident of the Coyote Creek Condo Association, I am corresponding to you to voice my opposition to the Forsberg Developers proposed 500 Unit Apartment building to be located behind Coyote Creek. What seems odd to me is the manner in which this proposal is being masked—it is really Campus Housing. The residential area surrounding Coyote Creek is designated as wetlands which the current Coyote Creek residents had always been told no development would happen.

The concerns for our Association which should be everyone's in our Township are the following: - 1) our infrastructure cannot handle the current traffic in Okemos, especially at Jolly and Okemos Roads; where is the documented evidence of the traffic survey studies that have been done? If done, those surveys need to be publicly shared. How will the current traffic situation be resolved before adding more traffic? Our roads are already congested and poorly maintained – more traffic adds more damage to our already taxed environment; 2) and damage to what is left of the landscape in the form of trees, greenery, and wildlife. The Coyote Creek of today is a lot less “green” than it was in 1999. Also, with additional students to police, does the Township have the budget to support more police runs to control traffic accidents and crime?

This location is zoned commercial not residential.

Christine E. Beacco
Coyote Creek Condos
3683 Sonoma Vista Dr.
Okemos, MI 48864

517-449-7658

Gail Oranchak

From: Martha Wyatt
Sent: Monday, March 09, 2015 1:25 PM
To: Gail Oranchak
Subject: FW: Rezoning #15010

Martha Wyatt
Associate Planner/Landscape Architect
Phone: 517.853.4580
Fax: 517.853.4095
wyatt@meridian.mi.us
www.meridian.mi.us

From: jenyurkinas@aol.com [mailto:jenyurkinas@aol.com]
Sent: Monday, March 09, 2015 12:02 PM
To: Martha Wyatt
Subject: Rezoning #15010

March 9, 2015

TO: Ms. Martha Wyatt
FROM: Tracie Yurkinas – Coyote Creek Property 33-02-02-33-327-015
RE: Rezoning #15010 (Forsberg Family, LLC)

I am writing to request that the Meridian Township Planning Commission reject the above rezoning proposal for the following reasons:

- Upon purchasing my condo on Coyote Creek Drive in 2008 I was assured the buffer of forest and wetlands would be permanent. It was that particular selling point that solidified my decision to purchase in Coyote Creek. Already 75 percent of that buffer has disappeared.

Meridian Township was not developed solely for business interests but has always been very careful to protect the importance of a family residential community.

Please do not allow a developer to squeeze every inch of ground next to Coyote Creek subdivision for their personal (and company) monetary gains. Other than that basis for this rezoning proposal, I can see no benefit to Okemos or Meridian Township. No citizen including the Forsberg Family would ever condone this situation next to or in their own subdivisions.

- Other residents of Coyote Creek no doubt will bring to your attention in more detail regarding the changes that will drastically affect:
 - Increased population density
 - Increased noise

- o Increased traffic
- o Increased lighting pollution
- o Loss of wildlife and nature's beauty

Please consider maintaining the current professional office/business zoning. My living room and dining room windows face the tree and wetland buffer. With the proposed changes I will be looking at apartments three or four stories high. What a tragedy!

Thank you for your attention to this matter.

Sincerely,

Tracie Yurkinas
2331 Coyote Creek Drive

517-349-1559

Gail Oranchak

From: Anne Hughes <annehughes103@gmail.com>
Sent: Wednesday, March 11, 2015 12:31 PM
To: Gail Oranchak
Subject: Lifestyle Community at Okemos Pointe

Dear Meridian Township Board and Commissioners,

I am writing this letter in support of the proposed Lifestyle Community at Okemos Pointe, **Rezoning #15010(Forsberg Family LLC)**. This community would provide many benefits to Meridian Township. First is a need for this type of quality housing in the township for current residents who may sell their home and want to stay in the area, and future residents coming into Okemos.

Having an extension of the trails to complete the cross country pathway through this area is a benefit that the majority of the township agrees with. This was proven with the millage increase for the trails passed by the voters in the last election. As a parent with only one of four children remaining in the Okemos Public Schools, I am interested in maintaining an active lifestyle in this area and would benefit from additional trails. The whole community benefits from a vibrant community and a strong school system.

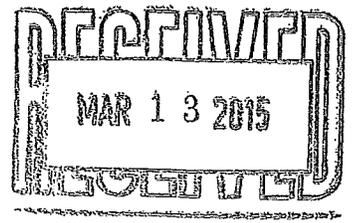
The economic benefits to the township should not be overlooked as well. It is my understanding that the taxes alone will be around \$1.5Million. This additional tax revenue could be used for keeping the high standard of living that Meridian Township is known for. Also, it could help bring more school aged children providing more school funding. As a resident of this township, I would respectfully ask you to support community developments like Okemos Pointe that are helping to maintain and grow our quality of life. Thank you for your time.

Sincerely,

Anne K. Hughes

2734 Lupine Dr.

Okemos, MI 48864



March 10, 2015

Dear Meridian Township Board and Commissioners,

I am writing this letter in support of the proposed Okemos Pointe project. As a local business owner, the concentration of residential units within walking distance will be a great economic benefit to my business and all of the businesses operating in this area. It has been stated that a development of this size will increase the Consumer Spending Power in this area by up to \$11.5 Million.

Parks and new trails, as well as all the new connections, will also improve the quality of life for all of the existing businesses and residents in the area. I believe this project will be very smart growth for the Township and I look forward to the project being completed.

Sincerely,

John Faett

Name

VICTORY MARTIAL ARTS

Business

3549 MERIDIAN CROSSINGS #130

Address

OKEMOS MI

48864

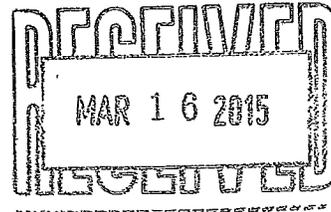
Briarwood Home Owners Association

P.O. Box 226

Okemos, MI 48805

March 16, 2015

John Scott-Craig, Chair
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



Dear Commissioner Scott-Craig:

At its monthly meeting on March 10, the board of directors of the Briarwood Home Owners Association received and discussed a report concerning the pending approval of the Forsberg Family, LLC rezoning request #15010.

It was evident at your March 9 meeting that many strong, unanimous opinions opposing the Forsberg request stemmed largely from perceived negative impact on Township residents' adjacent homes. We understand that zoning issues are often complex and contentious. We applaud the Planning Commission and Township staff for attempting to reach correct decisions with citizen input.

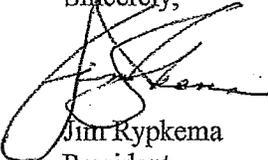
We are aware of the hotel and credit union developments that are already occurring in the area adjacent to the Forsberg property and are pleased about them. We understand that zoning decisions can have *positive impact* on nearby properties. We acknowledge that the Forsberg Family has already made two concessions that might improve their proposal. For our board, which represents 406 homeowners in Briarwood, the question is whether this rezoning of a large parcel of land would have positive or negative impact on the Township. We believe it would be negative.

- A high density mixed use planned unit development consisting mainly of 450-500 rental units is not needed in this area and would be inconsistent with the Township's stated goal of preserving and strengthening existing neighborhoods like those in Coyote Creek or Kansas Street. Nor do we believe that home values in Briarwood would be preserved or strengthened by the addition of a large number of rental units.
- You indicated on March 9 that potential traffic problems along South Okemos Road and Jolly Road caused by so many additional residents in the proposed area *cannot be considered* in your upcoming rezoning decision. We point out, however, that the Township's traffic consultant and Ingham County Road Department staff have already reviewed the Forsberg (Westpac) traffic study and expressed concern about the operation of the Okemos Road/Jolly Road intersection---this *before* your rezoning decision. While it is likely that traffic along Okemos Road will continue to expand regardless, why ignore and compound the problem with the addition of so much construction traffic and so many student apartments and vehicles?
- We question whether attractive concepts that are presented in oral or written plans will materialize. The Forsberg proposal emphasizes walkability from nearby trails and a fresh architectural style. Some planning commissioners are attracted by concepts like "renters by choice" and "workforce housing." Statements have been made that primary marketing of the rental units will be to Delta Dental and

Jackson National Life Insurance employees, not to students. We encourage healthy skepticism about such promises in your zoning decision. If approved, would this new development not become anything more than high-density rental housing?

The Briarwood Home Owners Association recommends that the Planning Commission deny this conditional rezoning request. We request that this letter be incorporated in your official communications prior to your upcoming vote. We will appreciate your consideration of our concerns.

Sincerely,

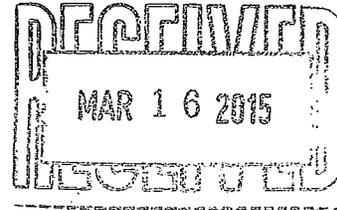


Jim Rypkema
President

c. Gail Oranchak
Mark Kieselbach

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

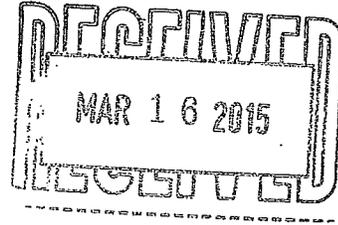
A handwritten signature in black ink that reads "Patrick S. Crilley".

Signature

Print Name & Address: Patrick S. Crilley 2568 Heather Circle East Lansing, MI. 48823

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

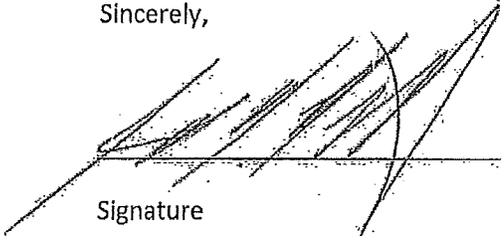
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The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,



Signature

Print Name & Address: James M. Miller 1982 Cimarron Okemos, MI. 48864

Gail Oranchak

From: Patsy King <kingokemus@comcast.net>
Sent: Tuesday, March 17, 2015 11:00 PM
To: Gail Oranchak
Subject: Support for Rezoning #15010

Gail Oranchak,

I support the proposed development at Okemos Points, Rezoning #15010 (Forsberg Family LLC). The community lifestyle apartment development provides many important benefits to Meridian Township. There is a need for this type of quality housing in the Township and the surrounding area. An extension of the trails to complete the cross-country pathway is a desired community resource as demonstrated by the recent millage approval for the trails by Township voters in the last election.

The economic benefits to the Township include potential tax dollar benefits up to \$1.5 million with an additional \$11 million in consumer spending to help local businesses. Additional tax revenue will also provide new financial support for local schools.

As a resident, I ask that you support developments like Okemos Pointe that will help maintain and advance the quality of life and continued economic growth.

Thank you.

Patsy King
1130 Bonanza Dr
Okemos, MI 48864
kingokemus@comcast.net
(517) 930-0968

Gail Oranchak

From: Bob Earl <bob@camsllc.net>
Sent: Wednesday, March 18, 2015 10:54 AM
To: Gail Oranchak
Subject: Okemos Pointe Recommendation

Meridian Township Board of Commissioners:

I am in support of the proposed Lifestyle Community at Okemos Point. Rezoning #15010 (Forsberg Family LLC).

Quality housing and pathways benefit all in the Township.

As an avid biker I particularly like the idea of pathways and this is supported by voters in the last election.

Economic development for Meridian Township and local schools remains a high priority to me and communities such as this will benefit all who live here.

As a resident of Meridian Township and Business Person in Meridian Township I fully support and ask you support Okemos Pointe and other similar developments.

Thank You

Robert D. Earl
President CAMS and Meridian Township Resident
5661 Okemos Rd. East Lansing, MI

Capitol Area Management Services LLC
411 W. Lake Lansing Rd. Bldg C.
East Lansing, MI 48823

517 339-3040
bob@camsllc.net
www.camsllc.net

Gail Oranchak

From: Santos Vega <santoshdfm@yahoo.com>
Sent: Wednesday, March 18, 2015 11:44 AM
To: Gail Oranchak
Subject: Lifestyle Community at Okemos Pointe

I wanted to write a letter in support of Lifestyle Community at Okemos Pointe, Rezoning #15010 (Forsberg Family LLC). As a member of this community for 15+ years I feel this community would bring numerous benefits to Meridian Township. Quality housing for long term residents who decide to no longer own a home, and also for new members of the community. Also the extension of the trails to complete the cross country pathway through this area is a benefit that the majority of the township agrees with. This was proven with the mileage increase for the trails passed by the voters in the last election. My family, our local family friends, and many of us love to take advantage of the paths throughout Meridian Township as a peaceful local getaway.

The economic benefits to the township should not be overlooked as well. It is my understanding that the taxes alone will be around \$1.5 Million. This additional tax revenue could be used for keeping the high standard of living that Meridian Township is known for. Also it could help bring more school aged children providing more school funding. My family and I came to Okemos because it offered the best educational experience for our children and plan to remain here for this reason.

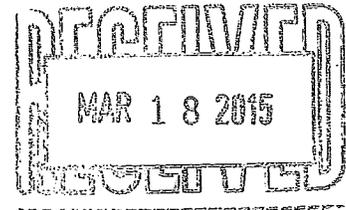
As a resident of this township, I would respectfully ask you to support community developments like Okemos Pointe that are helping to maintain and grow our quality of life. Thank you for your time and consideration of this matter.

Sincerely,

Santos Vega
2332 Sower Blvd.
Okemos, MI
48864

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

Morris Huntley

Signature

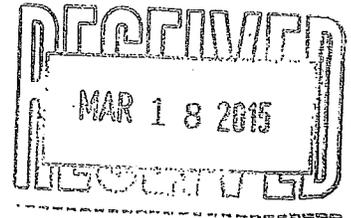
owner Gilbert & Blakes

Print Name & Address:

MORRIS "MO" Huntley
3554 OKEMOS RD
48864

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

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As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

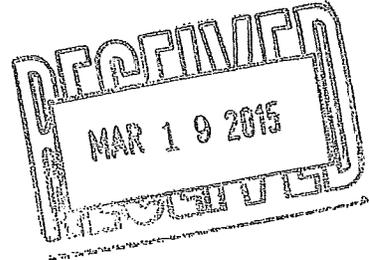
A handwritten signature in cursive script, appearing to read "P. Persis", written over a horizontal line.

Signature

Print Name & Address: PERSIS Indian Grill, 3536 Meridian Crossings,
Okemos, MI 48864

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

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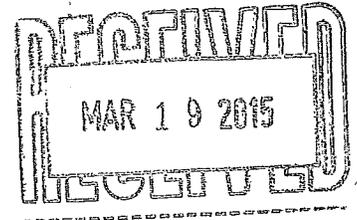
Sincerely,

Signature

Print Name & Address: William Adrian PGPA PHARMACY
PARTNER 3544 MERIDIAN CROSSING DR
SUITE 120
OKEMOS, MI 48864
(1114 BONANZA PR) HOME

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

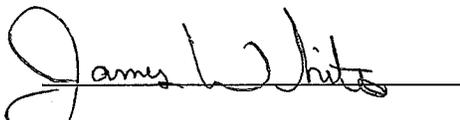
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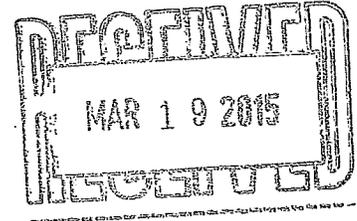

Signature

Print Name & Address:

James White

White Law Firm.
2400 Science Parkway
Okemos MI
48864

CORT



March 11, 2015

CORT Furniture Rental
3544 Meridian Crossing, Suite 140
Okemos, MI 48864

Re: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

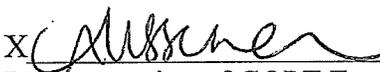
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As a commercial resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

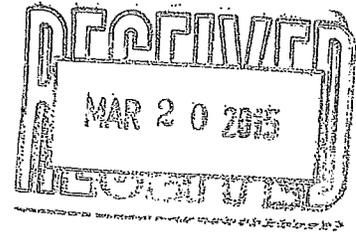
Sincerely,

X 

Representative of CORT Furniture- Okemos, MI

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

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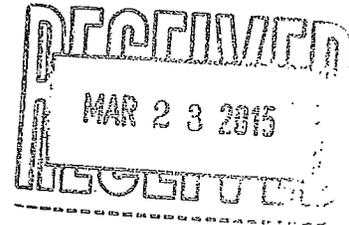
Sincerely,

Signature

Print Name & Address: Ahmad Elbaza 3536 Meridian Crossings
Okemos mi

March 23, 2015

Ken & Brenda Miller
3681 Kansas Rd.
Okemos, MI. 48864



To: Meridian Township

RE: Oppose - Rezoning #15010 (T.A. Forsberg, Inc.)

Let's get to the point; we **STRONGLY "OPPOSE"** the rezoning request on Kansas Rd. The Forsberg camp has already come before the board in the past with this same request, at that time they were given the boards blessing to build three houses on the Rural Residential properties on Kansas Rd.

We feel what Forsberg is proposing will have an adverse effect on every family who lives on Kansas Rd. We all chose this older neighborhood because of its rustic Rural Residential appeal. This neighborhood has what is left in Meridian Township as a good wholesome country feel, we are a **NEIGHBORHOOD**, and we want it to stay this way.

Rezoning this parcel definitely purposes many concerns, the biggest, our **Property Values Decreasing**, noise and light pollution, invasion of privacy, excessive infrastructure that we would all have to endure due to the apartment building bordering Kansas, not to mention the buffer that Forsberg has proposed would take years to mature. It would be difficult to put in enough dense vegetation for screening purposes surrounding the edges that border Kansas Rd.

The impact issues on Kansas Rd. that we find very misleading is the fire access path which opens up a whole new concern for the residents on this road. Before you know it you have people thinking this is the perfect short cut, the next thing is that it becomes a paved road connecting to Kansas Rd. We have seen similar type of proposals in the past right here in Meridian Twp. over the past couple decades.

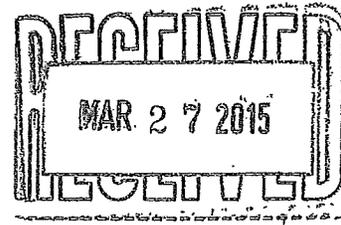
We the Kansas Road neighborhood, encourage the Township Planning Commission NOT to grant this rezoning request. Our family, like 99% of all the families on Kansas Road **OPPOSE** this endeavor.

Thank you for your time,
Sincerely,

Mr. & Mrs. Kenneth A. Miller

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

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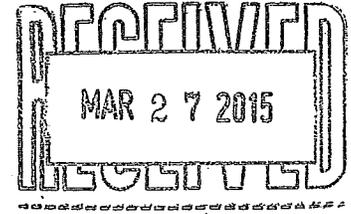
Sincerely,

Signature

Print Name & Address: Eric Brawner 1830 W. Grand River Ave, Okemos MI

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

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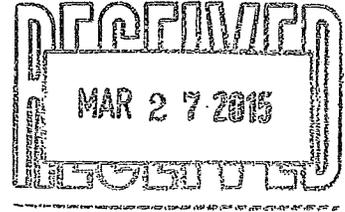


Signature

Print Name & Address: Michael Gillengerten 6286 Sunhollow Lane Haslett

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



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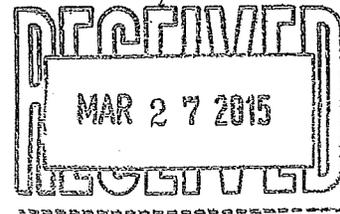
Sincerely,

Signature

Print Name & Address: Shawn Dickey 1830 W Cambridge Okemos

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



RE: Support for Rezoning #15010

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As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

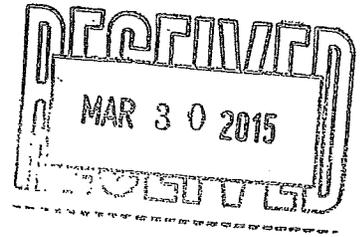
Signature

Print Name & Address:

Oral Surgery Associates of Lansing
Jeff Persico
4201 OKEMOS Rd

To:

Ms. Gail Oranchak
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



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Thank you for your time and support.

Sincerely,

Signature

Print Name & Address: DENNIS VANDECAN, 2078 BONANZA DR, OKEMOS MI 48864

Gail Oranchak

From: allene hood <alleneze1@yahoo.com>
Sent: Monday, March 30, 2015 3:20 PM
To: Gail Oranchak
Subject: Rezoning #15010 (Forsberg Family LLC)

Dear Meridian Township Board and Commissioners,

I am writing this letter in support of the proposed Lifestyle Community at Okemos Pointe, **Rezoning #15010(Forsberg Family LLC)**. This community would provide many benefits to Meridian Township. First is a need for this type of quality housing in the township for current residents who may sell their home and want to stay in the area, and future residents coming into Okemos. Having an extension of the trails to complete the cross country pathway through this area is a benefit that the majority of the township agrees with. This was proven with the millage increase for the trails passed by the voters in the last election. The economic benefits to the township should not be overlooked as well. It is my understanding that the taxes alone will be around \$1.5Million. This additional tax revenue could be used for keeping the high standard of living that Meridian Township is known for. Also, it could help bring more school aged children providing more school funding. As a resident of this township, I would respectfully ask you to support community developments like Okemos Pointe that are helping to maintain and grow our quality of life. Thank you for your time.

Sincerely,

Allene and Wesley Hood

1150 Scenic Lake Dr.
Okemos, MI
48864

Gail Oranchak

From: Jay Heath <jaycheath@aol.com>
Sent: Monday, March 30, 2015 7:43 PM
To: Gail Oranchak
Subject: My letter to oppose the Forsberg rezoning #15010

Gail,

This is my letter to oppose the Forsberg rezoning #15010.

Charter Township Of Meridian
Planning Commission
Meridian Municipal Building
5151 Marsh Rd.
Okemos, MI 48864

To the Charter Township of Meridian Planning Commission:

My wife and I are writing to strongly oppose the rezoning #15010 (Forsberg family LLC.). We built our dream home and are raising our two young children in the Sanctuary neighborhood as many of our neighbors have. We chose to build here because of the residential nature of the area, low crime, quietness, and country feel. We now greatly fear that by changing the Rural Residential zoning to Commercial-2 you will be greatly upsetting the family neighborhood that we deeply enjoy. We would have never chosen to build our dream home and raise our children in the Sanctuary if it was attached to a 500-unit complex. We would have chosen to build elsewhere. So we currently find ourselves baffled that the planning board would even be considering such a rezoning of this magnitude. This rezoning would take 6 acres off Kansas road currently zoned Rural Residential allowing 6 homes and turn it into Commercial-2 which would allow 60 units and that's just the beginning. The whole rezoning would allow 500 units. These 500 units would be attached via path to the back of our neighborhood, which will greatly change the character of the Sanctuary neighborhood.

Reasons why we oppose this rezoning #15010

1. Violation of Charter Township Master Plan.

- The project violates the number 1 stated goal of Charter Township of Meridian's master plan. Which states: Maintain a community of desirable, attractive residential neighborhoods with an emphasis on single-family, owner-occupied homes. As well as, to ensure that future land results in a housing supply that emphasizes single-family owner-occupied homes.

2. Property Value.

- Taking a quiet cul-de-sac family neighborhood full of single family homes and attaching it to a 500 unit rental complex can only have a negative effect on property values. Furthermore, if the units turn out to be less than upscale, or these apartments are built shoddily and fall into disrepair over the next ten years, the surrounding single-family homes will lose even more value.

3. Density.

- 500 units is just too many~ that's 700-800 tenants attached to the Sanctuary neighborhood. The nature of the Sanctuary is a family friendly neighborhood. Adding this many units will severely alter the dynamics of the neighborhoods.

4. Safety.

- The safety of our children who play on our streets and in our yard, are potentially at risk. This proposal is basically giving 700+ renters direct access to our family owned and occupied residential neighborhoods. We do not need the added dangerous exposure to these 700+ people walking into our neighborhoods and able to leave without anyone seeing them.

5. Traffic.

-Adding 700-800 cars to the Jolly and Okemos intersection that is already very congested and dangerous. Also there is no turn lanes for either the high school or the Meadows off of Jolly Rd. with this additional traffic the situation would become even more dangerous.

6. Crime.

- 700-800 renters living in a high-density housing development will lead to a higher crime rate.

7. Already exists.

- If the idea is that there is a need for single bedroom and two bedroom apartments, they DO exist within a mile of this projects location. I have called both Club Meridian and Knob Hill, and they both have vacancies and no waiting lists. If the township still believes that more housing is needed, **why not opt for condo type style housing where there is far less density, yet still promotes home ownership.**

The job of the planning committee is to protect the residents that have already built their homes in this area~ specifically the residents of The Meadows, The Sanctuary, The Preserves, and Coyote Creek as well as the residents of Kansas Road. We all bought our land, built our homes, and are raising our families in this area based on the zoning and culture of the existing laws. The Master Plan of the Meridian Township clearly states that the no. 1 goal of the Meridian Township Board is to preserve and strengthen existing and future residential neighborhoods. What is being proposed is NOT a neighborhood, or residential homes. It is a massive apartment complex that will drastically change the make-up of our already existing neighborhoods.

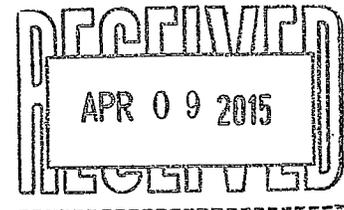
We greatly urge you to vote against rezoning #15010.

Thank you,

Jay C Heath
2607 Robins Way
Okemos, MI

Cathleen Heath
2607 Robins Way
Okemos, MI

Charter Township Of Meridian
Planning Commission
Meridian Municipal Building
5151 Marsh Rd.
Okemos, MI 48864



To the Charter Township of Meridian Planning Commission:

My wife and I are writing to strongly oppose the rezoning #15010 (Forsberg family LLC.). We built our dream home and are raising our two young children in the Sanctuary neighborhood as many of our neighbors have. We chose to build here because of the residential nature of the area, low crime, quietness, and country feel. We now greatly fear that by changing the Rural Residential zoning to Commercial-2 you will be greatly upsetting the family neighborhood that we deeply enjoy. We would have never chosen to build our dream home and raise our children in the Sanctuary if it was attached to a 450+ unit complex. We would have chosen to build elsewhere. So we currently find ourselves baffled that the planning board would even be considering such a rezoning of this magnitude. This rezoning would take 6 acres off Kansas road currently zoned Rural Residential allowing 6 homes and turn it into Commercial-2 which would allow 60 units and that's just the beginning. The whole rezoning would allow 450+ units. These 450+ units would be attached via path to the back of our neighborhood, which will greatly change the character of the Sanctuary neighborhood.

Reasons why we oppose this rezoning #15010

1. Violation of Charter Township Master Plan.

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2. Property Value.

- Taking a quiet cul-de-sac family neighborhood full of single family homes and attaching it to a high density of rental complexes can only have a negative effect on property values. Furthermore, if the units turn out to be less than upscale, or these apartments are built shoddily and fall into disrepair over the next ten years, the surrounding single-family homes will lose even more value.

3. Density.

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- If the idea is that there is a need for single bedroom and two bedroom apartments, they DO exist within a mile of this projects location. I have called both Club Meridian and Knob Hill, and they both have vacancies and no waiting lists. If the township still believes that more housing is needed, why not opt for condo type style housing where there is far less density, yet still promotes home ownership.

The job of the planning committee is to protect the residents that have already built their homes in this area~ specifically the residents of The Meadows, The Sanctuary, The Preserves, and Coyote Creek as well as the residents of Kansas Road. We all bought our land, built our homes, and are raising our families in this area based on the zoning and culture of the existing laws. The Master Plan of the Meridian Township clearly states that the no. 1 goal of the Meridian Township Board is to preserve and strengthen existing and future residential neighborhoods. What is being proposed is NOT a neighborhood, or residential homes. It is a massive apartment complex that will drastically change the make-up of our already existing neighborhoods.

We greatly urge you to vote against rezoning #15010.

Thank you,


Jay C Heath Cathleen Heath
2607 Robins Way
Okemos, MI

Cathleen Heath

March 30, 2015

Meridian Charter Township Planning Commission

5151 Marsh Rd.

Okemos, MI 48864

Dear Commissioners:

I am opposed to the proposed rezoning #15010 for the Forsberg project which connects to many single family neighborhoods including the Sanctuary where I live.

Many families have bought or built homes in the area based on its quiet, relatively private character. I realize we can't expect vacant land to remain undeveloped. But there is an expectation that the use approved by the township of property adjacent to single family, higher end neighborhoods will remain buffered from a C-2 commercially zoned property.

The proposed density of the Forsberg project is overwhelming to our neighborhoods. Families with young children and senior families are concerned about the potential safety risks, both from potential crime that usually accompanies higher density housing as well as the heavier traffic it will generate.

The project is presented as a "high end" housing development but evidence points to less than high end: I base this assertion on the following: 1. A high end market would expect garages or covered carports; 2. This market would also expect elevators rather than walk-ups; and 3. Most importantly; the density would not support the suggested rents. If the ponds, wetland areas, and roads are removed from the total parcel, the number of units is even denser than at first look. All this leads me to believe it would be marketed to a lower rent market and/or students.

I strongly urge you to find a better solution to the rezoning proposal, one that would mesh better with the many single family neighborhoods around this property. I envision this to require the Forsberg team to scale the density back to 200 units or less and to require garages and elevators. It makes more sense given the surrounding communities.

Sincerely,

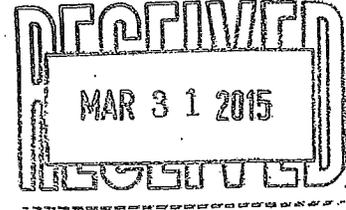
Valerie Nilson

2565 Robins Way

Okemos, MI 48864



2112 University Park Drive
Okemos, MI 48864
(517) 323-3443
www.mha.org



March 31, 2015

Dear Meridian Township Board and Planning Commission:

The proposed apartment development at Okemos Pointe (Rezoning #15010) is a vital component for the continued improvement of our community. It will bring about economic advancement, better connect the community and provide the housing that is needed for an important group of young families and professionals.

The Michigan Health & Hospital Association employs 106 people between our Headquarters office in Okemos and our Capitol Advocacy Center in downtown Lansing. We host several meetings each week at Headquarters, including quarterly meetings of our Board of Trustees, supporting local hotels and restaurants in the area. We work collaboratively with other businesses and associations that have chosen to invest in Meridian Township, including Delta Dental, the Michigan Osteopathic Association, the Michigan Home Healthcare Association, and Jackson.

First and foremost, the Meridian area will gain a substantial amount of income from property taxes. It is estimated that \$1.6 million will be gained from this development annually. Consumer spending will also increase each year by up to \$11.5 million in retail sales. The additional revenue will significantly benefit the services in our community.

The location and outdoor trails included in the plan will give many people the option of walking to work and local stores. Increased foot traffic will help businesses as well as create a more visible, connected community. With an area that is close to shopping, recreation and work, local employers will be able to attract highly sought-after candidates and at the same time grow their businesses. We employ several Michigan State University students and many young professionals who are seeking this type of apartment development – in fact, walkable communities are key to talent attraction.

We urge you to support this project, which we believe will help our community to prosper and gain important connections.

Sincerely,

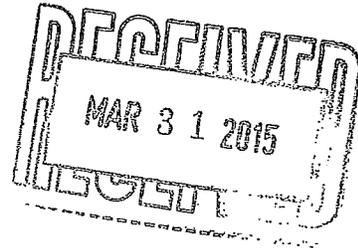
A handwritten signature in cursive script that reads 'Nancy McKeague'.

Nancy McKeague SHRM-SCP, SPHR
Senior Vice President
Chief Human Resources Officer

JAMES SHERMAN

2610 Robins Way
48864

517-599-9164



March 31, 2015
Department of Community Planning and
Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

To Whom it may concern,

I am writing in opposition to the Forsberg rezoning #15010. My wife and I bought and built in the Sanctuary neighborhood in 2007. We were the third house to finish construction on Robins Way. We chose this area because of its minimal congestion, low ambient light, low amount of noise, and because of the safety of this area. All are now at risk if the rezoning of nearly 40 acres is approved. This neighborhood is called the Sanctuary because it is quiet, peaceful, and relaxing; if a 466 unit apartment complex is approved with rezoning, that vision and now a reality of this neighborhood will be severely impacted.

Reality. Should we be led to believe that a 466 unit housing project could be kept upscale? Even with the job growth that Jackson National Life will sustain, they plan to add up to 100 extra jobs in this area per year for the next 10 years. There are already 2 large apartment complexes in the near vicinity: Club Meridian and Knob Hill, all with immediate occupancy and no waiting lists. Also, for young executives, there are already many properties for sale in Meridian Township that are available to purchase.

One of the founding principles, in summary, of the Meridian Township Charter is to promote single-family home ownership. How is this project furthering that? Home owners who live in close proximity to this project have invested their resources and lives into their community, into our community. This isn't just a Sanctuary issue: this is an issue for The Meadows, The Preserve, Coyote Creek, and most importantly, the home owners on Kansas Road. For all of us to build and buy homes in such close proximity, with the current zoning in place, to change it now, would be a travesty. Not just a travesty for us, but for everyone that the Planning Commission is supposed to protect in our beautiful and unique township.

Concerned Resident,

James Sherman

Gail Oranchak

From: Moore, Rona A. <Rona.Moore@arbor.edu>
Sent: Wednesday, April 01, 2015 10:39 AM
To: Gail Oranchak

To: The Forsberg Family LLC- Rezoning Committee REZ #15010

I oppose the rezoning because it will cause too much traffic in an already busy intersection. The community atmosphere would be affected, and our children safety is at risk. The priority of the city leaders should be about what would be in the best interest of those citizens who resides in the area. We are the ones who will have to deal with the cities decision and I hope for the sake of our communities it will be in favor of those citizens who resides in the community, someone like myself.

Please do not allow this rezoning to happen.

Sincerely,

A concerned resident,

Rona Moore

Gail Oranchak

From: Lilleboe, Timothy M <Timothy.M.Lilleboe@morganstanley.com>
Sent: Thursday, April 09, 2015 11:43 AM
To: Gail Oranchak
Subject: Okemos Point development

Dear Ms. Oranchak,

I am an Okemos resident and in favor of the Okemos Pointe project for a couple of reasons. 1. Tax revenues. 2. Creation of new jobs which there is never a bad time for that. It sounds like they will be high quality living facilities for young professionals. I believe it is a win win for everyone involved including Meridian township. Hopefully this plan will get approved and I thank you for time you have put into this process. Sincerely,

Tim Lilleboe

Tim Lilleboe

Senior Vice President
Financial Planning Specialist
Financial Advisor

Morgan Stanley Wealth Management

2900 West Rd. Suite 300
East Lansing MI.
Phone: 517-351-1112
Direct Line: 517-203-2868
Fax: 517-351-1306
Toll Free: 800-248-0487
Asst: 517-203-2888
Timothy.m.lilleboe@morganstanley.com

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Gail Oranchak

From: Chengfeng Yang <chengfeng_yang@hotmail.com>
Sent: Tuesday, April 07, 2015 2:51 PM
To: Gail Oranchak
Subject: Re: A letter Opposing the Forsberg rezoning #15010

Charter Township Of Meridian
Planning Commission
Meridian Municipal Building
5151 Marsh Rd.
Okemos, MI 48864

To the Charter Township of Meridian Planning Commission:

My wife and I are writing to strongly oppose the rezoning #15010 (Forsberg family LLC.). We built our dream home in the Sanctuary neighborhood as many of our neighbors have. We chose to build here because of the residential nature of the area, low crime, quietness, and country feel. We now greatly fear that by changing the Rural Residential zoning to Commercial-2 you will be greatly upsetting the family neighborhood that we deeply enjoy. We would have never chosen to build our dream home and raise our children in the Sanctuary if it was attached to a 500-unit complex. We would have chosen to build elsewhere. So we currently find ourselves baffled that the planning board would even be considering such a rezoning of this magnitude. This rezoning would take 6 acres off Kansas road currently zoned Rural Residential allowing 6 homes and turn it into Commercial-2 which would allow 60 units and that's just the beginning. The whole rezoning would allow 500 units. These 500 units would be attached via path to the back of our neighborhood, which will greatly change the character of the Sanctuary neighborhood.

Reasons why we oppose this rezoning #15010

1. Violation of Charter Township Master Plan.

- The project violates the number 1 stated goal of Charter Township of Meridian's master plan. Which states: Maintain a community of desirable, attractive residential neighborhoods with an emphasis on single-family, owner-occupied homes. As well as, to ensure that future land results in a housing supply that emphasizes single-family owner-occupied homes.

2. Property Value.

- Taking a quiet cul-de-sac family neighborhood full of single family homes and attaching it to a 500 unit rental complex can only have a negative effect on property values. Furthermore, if the units turn out to be less than upscale, or these apartments are built shoddily and fall into disrepair over the next ten years, the surrounding single-family homes will lose even more value.

3. Density.

- 500 units is just too many~ that's 700-800 tenants attached to the Sanctuary neighborhood. The nature of the Sanctuary is a family friendly neighborhood. Adding this many units will severely alter the dynamics of the neighborhoods.

4. Safety.

- The safety of our children who play on our streets and in our yard, are potentially at risk. This proposal is basically giving 700+ renters direct access to our family owned and occupied residential neighborhoods. We do not need the added dangerous exposure to these 700+ people walking into our neighborhoods and able to leave without anyone seeing them.

5. Traffic.

-Adding 700-800 cars to the Jolly and Okemos intersection that is already very congested and dangerous. Also there is no turn lanes for either the high school or the Meadows off of Jolly Rd. with this additional traffic the situation would become even more dangerous.

6. Crime.

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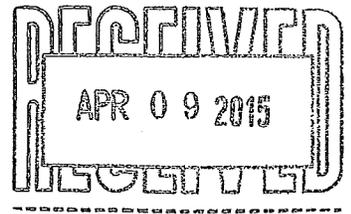
- If the idea is that there is a need for single bedroom and two bedroom apartments, they DO exist within a mile of this projects location. I have called both Club Meridian and Knob Hill, and they both have vacancies and no waiting lists. If the township still believes that more housing is needed, why not opt for condo type style housing where there is far less density, yet still promotes home ownership.

The job of the planning committee is to protect the residents that have already built their homes in this area~ specifically the residents of The Meadows, The Sanctuary, The Preserves, and Coyote Creek as well as the residents of Kansas Road. We all bought our land, built our homes, and are raising our families in this area based on the zoning and culture of the existing laws. The Master Plan of the Meridian Township clearly states that the no. 1 goal of the Meridian Township Board is to preserve and strengthen existing and future residential neighborhoods. What is being proposed is NOT a neighborhood, or residential homes. It is a massive apartment complex that will drastically change the make-up of our already existing neighborhoods.

We greatly urge you to vote against rezoning #15010.

Thank you,

Chengfeng Yang and Zhishan Wang
2556 Robins Way
Okemos, MI 48864



Community Against the Forsberg Rezoning #15010

About this petition

The purpose of this petition is to oppose the Forsberg #15010 rezoning of 39.46 acres from Industrial, Professional and Office, Rural Residential, to Commercial, and Commercial 2. Our community is strongly opposed to the Forsberg plan because it would negatively impact and drastically change the neighborhoods and single-family homes in the area.

The job of the planning committee is to protect the residents that have already built their homes in this area- specifically the residents of The Meadows, The Sanctuary, and The Preserves, as well as the residents of Kansas Road and Coyote Creek. We all bought our land, built our homes, and are raising our families in this area based on the zoning and culture of the existing laws. The Master Plan of the Meridian Township clearly states that the no. 1 goal of the Meridian Township Board is to preserve and strengthen existing and future residential neighborhoods. What is being proposed is **NOT** a neighborhood, or residential homes. What is being proposed is a massive apartment complex that will dramatically change the make-up of our already existing neighborhoods.

The following are several reasons why we oppose this rezoning plan #15010:

1. Violation of Charter Township Master Plan.

- The project violates the number 1 stated goal of Charter Township of Meridian's master plan. Which states: **Maintain a community of desirable, attractive residential neighborhoods with an emphasis on single-family, owner-occupied homes. As well as, to ensure that future land results in a housing supply that emphasizes single-family owner-occupied homes.**

2. Changing the zoning rules after the neighborhoods of single family homes are already built.

We all bought our land, built our homes, and are raising our families in this area based on the existing zoning laws. Changing the zoning to allow high-density housing, after the fact, is **wrong** and goes against the Charter Township Master Plan.

2. Property Value.

- Taking quiet cul-de-sac family neighborhoods full of single family homes and attaching it to a 500 unit rental complex **can only have a negative effect on property values**. Furthermore, if the units turn out to be less than upscale, or these apartments are built shoddily and fall into disrepair over the next ten years, the surrounding single-family homes will lose even more value.

3. Density.

- 500 units is just too many~ that's 700-800 tenants attached to the Sanctuary neighborhood. The nature of the Sanctuary and surrounding neighborhoods is family friendly. Adding this many units will negatively alter the dynamics of the neighborhoods.

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- The safety of our children who play on our streets and in our yards, are potentially at risk. This proposal is basically giving 700+ renters direct access to our family owned and occupied residential neighborhoods. We do not need the added dangerous exposure to these 700+ people walking into our neighborhoods and able to leave without anyone seeing them.

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6. Crime.

- 700-800 renters living in a high-density housing development will lead to a higher crime rate.

7. Already exists.

- If the idea is that there is a need for single bedroom and two bedroom apartments, they DO exist within a mile of this project's location. Both Club Meridian and Knob Hill have vacancies and no

waiting lists which means opportunity for immediate occupancy. If the township still believes that more housing is needed, why not opt for condo-style housing?

Signatures

1. Name: James Sherman on 2015-03-29 02:23:15
Comments:

2. Name: Jay Heath on 2015-03-29 02:24:28
Comments: please help stop the rezoning!

3. Name: Cathleen Heath on 2015-03-29 02:28:13
Comments: I urge you all to read this petition, and if you agree, please sigh

4. Name: Christine Sermak on 2015-03-29 02:31:13
Comments:

5. Name: Stephanie Sherman on 2015-03-29 02:54:18
Comments:

6. Name: William J. Hallan on 2015-03-29 08:48:14
Comments:

7. Name: Jerome Tandoc on 2015-03-29 11:31:14
Comments: Okemos resident in The Meadows subdivision.

8. Name: Christen Yoo on 2015-03-29 12:04:01
Comments:

9. Name: Nancy Bennett on 2015-03-29 12:11:01
Comments: Resident in The Meadows

10. Name: Jay Murthy on 2015-03-29 12:22:36
Comments: I strongly oppose the rezoning for all the reasons stated in the petition

11. Name: Jihad siryani on 2015-03-29 12:36:31
Comments: strongly oppose the rezoning

12. Name: Wei Lai on 2015-03-29 13:20:29
Comments: strongly oppose the re-zoning

13. Name: James Sherman on 2015-03-29 14:23:15
Comments: Meridian Township resident opposed to the rezoning

14. Name: Jong B Park on 2015-03-29 14:31:57

Comments: I strongly oppose the Forsberg Rezoning. Is it required by the law that those who works in Okemos should live in Okemos. It doesn't make any sense that building a massive apartment complex in the inappropriate area just because of high demanding. They need to find vacant land for their building project if they are so desperate.

-
15. Name: Dev & Kokila on 2015-03-29 14:49:56
Comments: We strongly oppose the rezoning.
-
16. Name: David Atkins on 2015-03-29 15:35:29
Comments: Do the right thing.
-
17. Name: Ruby Chahal on 2015-03-29 15:47:09
Comments: Oppose rezoning
-
18. Name: Sumana Babu Shankar on 2015-03-29 15:57:20
Comments: The reason Okemos is Okemos today is because of some well thought out plans from some very thoughtful people in yester yerars. Let's preserve the integrity/truth/culture for commercialization. Resident of Sanctuary.
-
19. Name: Vaishali Nukala on 2015-03-29 16:06:06
Comments: My husband and I are not in favor of the rezoning for the reasons stated in this petition.
-
20. Name: Jay Heath on 2015-03-29 17:08:13
Comments: Resident of the Sanctuary.
-
21. Name: Cathleen Heath on 2015-03-29 17:25:31
Comments: Okemos Resident of the Sanctuary
-
22. Name: Satish Chandolu on 2015-03-29 18:53:39
Comments:
-
23. Name: Viraj Patil on 2015-03-29 19:56:00
Comments: Okemos Resident - The Meadows - Strongly oppose the Forsberg rezoning #15010
-
24. Name: VENKATARAMANA PASULA on 2015-03-29 20:46:27
Comments:
-
25. Name: Chengfeng Yang on 2015-03-29 21:21:46
Comments: I strongly support this petition against the Forsberg Rezoning #15010
-
26. Name: Venkat on 2015-03-29 21:46:18

Comments: Okemos Resident - The Meadows - I agree and oppose the Forsberg rezoning #15010

-
27. Name: Valerie Nilson on 2015-03-29 22:47:27
Comments: The high density of Forsberg's proposal fails to give evidence that this will be a "high end" housing project. A significantly lower number of units would be more compatible with the proximity of single family homes whose owners have invested heavily into their long term interest in their properties.
-
28. Name: Dee Kalfa on 2015-03-29 23:05:24
Comments:
-
29. Name: Mike Cieszkowski on 2015-03-30 01:06:15
Comments:
-
30. Name: Dean Woolcock on 2015-03-30 01:15:10
Comments:
-
31. Name: Brent Felton on 2015-03-30 03:14:22
Comments: I thank everyone for their support in opposing this re-zoning measure.
-
32. Name: Sally Demshur on 2015-03-30 12:28:06
Comments:
-
33. Name: Mary Longcore on 2015-03-30 13:13:31
Comments:
-
34. Name: Amanda Campbell on 2015-03-30 13:36:38
Comments: Having a housing unit like this in this location would cause so much more traffic, it is hard to imagine living in Okemos if this was built. Also, I am very dissapointed in the process for determining what businesses/buildings do get put up. Why another bank? Why not a market on the corner of Okemos/Jolly. Hard to believe, we have the chance to build businesses that make our city a community and instead we are choosing congestion and businesses that do not add to the culture of our neighborhoods.
-
35. Name: Dan Sermak on 2015-03-30 13:41:34
Comments:
-
36. Name: Emilie Amundson on 2015-03-30 15:02:12
Comments:
-
37. Name: Joseph Amundson on 2015-03-30 15:03:34
Comments:

-
38. Name: Bonnie Binioris on 2015-03-30 15:41:09
Comments:
-
39. Name: Dave & Leigh Ann Warner on 2015-03-30 18:54:53
Comments:
-
40. Name: Matt Raven on 2015-03-30 19:33:22
Comments:
-
41. Name: Lauren Kulbago on 2015-03-30 19:41:50
Comments:
-
42. Name: Matt Kulbago on 2015-03-30 19:45:08
Comments:
-
43. Name: Ann Rashmir on 2015-03-30 21:44:49
Comments:
-
44. Name: Paul Demshur on 2015-03-30 22:17:25
Comments: okemos meadows
-
45. Name: Margaret Wade on 2015-03-30 23:28:13
Comments:
-
46. Name: Rajesh Nair on 2015-03-30 23:32:11
Comments:
-
47. Name: Rachel Boersma on 2015-03-30 23:58:51
Comments:
-
48. Name: Kenneth Miller on 2015-03-31 00:20:50
Comments: We say no!
-
49. Name: Shilpa Rodrigues on 2015-03-31 00:34:30
Comments:
-
50. Name: Ann Zimmerman on 2015-03-31 04:38:22
Comments: 100% Oppose this project
-
51. Name: Greg Alexe on 2015-03-31 04:50:04
Comments: I strongly oppose this project.

-
52. Name: Michael Corr on 2015-03-31 12:42:56
Comments:
-
53. Name: Dawn Schafer on 2015-03-31 12:53:45
Comments:
-
54. Name: Patrick Corr on 2015-03-31 13:09:37
Comments: This impacts the area too much and will hurt the existing developments and residents.
-
55. Name: alexander Corr on 2015-03-31 13:14:57
Comments:
-
56. Name: ashley corr on 2015-03-31 13:16:21
Comments: please vote against this new development
-
57. Name: Ken on 2015-03-31 13:22:44
Comments:
-
58. Name: Stacy Bogard on 2015-03-31 13:40:44
Comments:
-
59. Name: Steven Freemire on 2015-03-31 13:49:35
Comments:
-
60. Name: Cindy Freemire on 2015-03-31 14:31:07
Comments: Do not want the rezoning, nor do we want an apartment complex
-
61. Name: Daryl Montie on 2015-03-31 15:15:40
Comments:
-
62. Name: Nicholas Mercuro on 2015-03-31 15:34:14
Comments:
-
63. Name: Jennifer Corr on 2015-03-31 16:19:12
Comments:
-
64. Name: Julie VanDyke on 2015-03-31 16:31:03
Comments:
-
65. Name: Karen Haley on 2015-03-31 16:34:10

Comments: Coyote Creek property owner

-
66. Name: Swapna Hingwe on 2015-03-31 17:21:22
Comments:
-
67. Name: Maureen Stockwell on 2015-03-31 18:05:03
Comments:
-
68. Name: Carol Ogan on 2015-03-31 18:39:24
Comments: In addition to the issues noted in this petition, construction to the south of Coyote Creek Drive has already resulted in pushing the wetlands further onto Coyote Creek property. We now have standing water in the lawn area behind my condo (2335 Coyote Creek Drive) year round.
-
69. Name: Adam Carrasco on 2015-03-31 19:25:08
Comments:
-
70. Name: Nancy Knight on 2015-03-31 20:43:28
Comments: The building of this apartment complex directly behind Coyote Creek infringes on the wetlands that are supposed to be protected. We moved to this location in 1994 because of the natural aspects of the terrain and not to view high density apartment buildings. Coyote Creek property owner.
-
71. Name: joan jonckheere on 2015-03-31 22:07:35
Comments: I am against the rezoning
-
72. Name: Dan Geers on 2015-03-31 22:22:30
Comments: I oppose this rezoning request
-
73. Name: Marisol on 2015-03-31 23:01:26
Comments: This is outrageous. My son and I will personally be going around the neighborhoods getting signatures.
-
74. Name: John Hrcka on 2015-03-31 23:48:27
Comments: Oppose the rezoning.
-
75. Name: Candice Carrasco on 2015-04-01 00:48:11
Comments: Meridian township homeowner/Homeowner in the Meadows
-
76. Name: Tom Hursey on 2015-04-01 01:19:04
Comments:
-
77. Name: Tina Hursey on 2015-04-01 01:21:37

Comments:

78. Name: Su Min Oh on 2015-04-01 02:35:58
Comments:

79. Name: Sara Bekemeier on 2015-04-01 18:52:11
Comments:

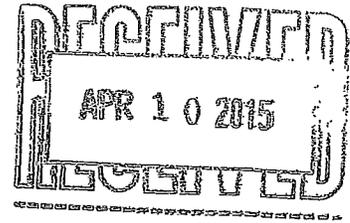
80. Name: Phani Mantravadi on 2015-04-02 01:06:21
Comments: Am against the rezoning.

81. Name: Carrie Zwyghuizen on 2015-04-02 01:35:18
Comments:

82. Name: Vamsi Batchu on 2015-04-03 03:03:52
Comments: 2542 Lupine

83. Name: Adam Kaleward on 2015-04-03 10:00:39
Comments:

April 9, 2015



Marty and Leigh Holmes
880 Nicole Circle
Okemos, MI 48864

Meridian Township Planning Commission
Attn: Gail Oranchak
5151 Marsh Road
Okemos, MI 48864

Dear Ms. Oranchak:

We are writing to voice our support for the proposed apartment development at Okemos Pointe. As parents of three boys in the Okemos School District we feel it is important to support projects that directly impact the financial strength of our schools and attract new young professionals and growing families into the district.

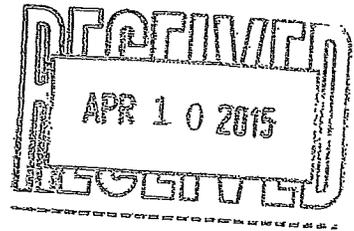
This area has a short supply of upscale apartments for the growing number new employees being hired by firms such as Jackson National and Delta Dental, forcing these people to rent outside the township. The fact is we need these young professionals and families in our community, attending our schools, and shopping at our local businesses.

This project will be a big win for the entire community. Our schools get additional students, which means additional state funding. The increase in collected taxes help the township stay on budget, as well as help the schools budget for the future. And our local businesses benefit from additional traffic from a demographic that has spendable income.

We strongly support the Okemos Pointe development and encourage the Planning Commission to support this project.

Thank you for listening,

Marty and Leigh Holmes



LANSING REGIONAL CHAMBER

April 10, 2015

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Re: Okemos Pointe Development

Dear Meridian Township Board and Planning Commission,

The Lansing Regional Chamber of Commerce strongly supports projects that can continue to spur economic development in Meridian Township and the Greater Lansing region. We feel that the proposed Okemos Pointe development is a well-designed and thoughtfully planned apartment development that would offer additional housing options for professionals and young families in the area.

In addition to providing more housing options, this new development would increase property tax revenue and keep Meridian Millage requests to a minimum.

The Lansing Regional Chamber urges you to give careful consideration to this proposal and to support growth opportunities for Meridian Township.

Sincerely,

Tim Daman, President & CEO

Lansing Regional Chamber of Commerce

Gail Oranchak

From: Kristin Beltzer <kbeltzer@lansingchamber.org>
Sent: Sunday, April 12, 2015 8:14 PM
To: Gail Oranchak
Subject: Okemos Pointe Project

Dear Ms. Oranchak:

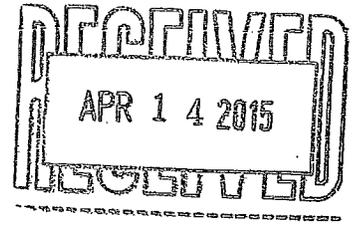
As a Meridian Township resident and Executive Vice President of the Lansing Regional Chamber of Commerce, I fully understand the advantages of adding the Okemos Pointe Development project to the tax roll for Meridian Township. It is important for our township officials to balance sound and needed economic development with opportunities for job creation and quality of life — and I believe that this project can be an asset to our community.

Rezoning #15010 (Forsberg Family LLC) — also known as the Okemos Pointe project — would provide housing options for young professionals and young families in our township and could be the impetus to additional investment.

It is my hope that the Planning Commission will give this project every consideration.

Sincerely,
Kristin Beltzer

Kristin Beltzer
Executive Vice President & Chief Marketing Officer
Lansing Regional Chamber of Commerce
Ph: 517/853-6453
Cell: 517/449-2241
kbeltzer@lansingchamber.org



April 9, 2015

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Dear Meridian Township Board and Planning Commission:

The Michigan Osteopathic Association headquarters are located at 2445 Woodlake Circle in Okemos, Michigan, across Jolly Road from the proposed development of Okemos Pointe. As potential neighbors, I support the addition of a well-designed, thoughtfully planned apartment development in our area.

Okemos Pointe is expected to provide a new community for young families and professionals. This would most certainly increase economic activity in the area and generate additional property tax income for Meridian Township.

I encourage you to give careful consideration and support this growth opportunity for our community.

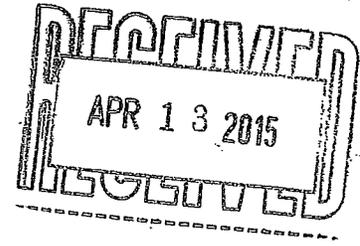
Sincerely,

Kris Nicholoff, CEO/Executive Director
Michigan Osteopathic Association

M I C H I G A N O S T E O P A T H I C A S S O C I A T I O N

2445 WOODLAKE CIRCLE

OKEMOS, MI 48864 TOLL FREE 800.657.1556



April 9, 2015

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Dear Meridian Township Board and Planning Commission:

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I encourage you to give careful consideration and support this growth opportunity for our community.

Sincerely,

Kris Nicholoff, CEO/Executive Director
Michigan Osteopathic Association

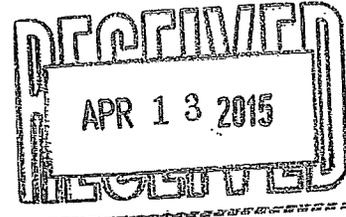
M I C H I G A N O S T E O P A T H I C A S S O C I A T I O N

2445 WOODLAKE CIRCLE

OKEMOS, MI 48864 TOLL FREE 800.657.1556



April 6, 2015



John Truscott
920 Nicole Circle
Okemos, MI 48864

Meridian Township Planning Commission
c/o Gail Oranchak
5151 Marsh Road
Okemos, MI 48864

Dear Ms. Oranchak:

As a resident of Okemos and a business owner in the Lansing area, I'm excited about the prospect of a new development to provide nicer housing for young professionals. The Okemos Pointe apartment and lifestyle project is attractive and meets a niche need in the area.

As a taxpayer, I like the fact that it will bring significant revenue to Meridian Township. We currently pay very high taxes and it seems there's a new millage request on the ballot every year. This project will help mitigate the need to raise taxes again.

I consider that a win-win all the way around. This project results in jobs and growth, which we have been lacking until recently.

I hope you will give this project serious consideration and ultimately your approval.

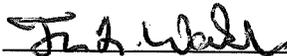
Sincerely,

A handwritten signature in black ink, appearing to read 'John Truscott'. The signature is fluid and cursive, with a large, sweeping flourish at the end.

John Truscott

MEMORANDUM

TO: Township Board

FROM: 
Frank L. Walsh, Township Manager

DATE: April 30, 2015

RE: **General Legal Services**

Next week the Township Board will interview four (4) firms in consideration of selecting our new Township Attorney. The search committee vetted 9 proposals and winnowed the field to the four. The interviews should last approximately 45 minutes each. We will begin at 2:00 p.m. on Thursday, May 7. A list of interview questions is forthcoming from the committee. On Thursday evening the Board will have an opportunity to discuss the process, and the selection will appear as an action item on the May 19 agenda. We are on course to have the new firm in place by mid-June. I have invited our M-Team to attend and observe the interviews as they will work closely with the new counsel.

The interviews will take place in public during the Township Board meeting which will convene at 2:00 p.m.

The schedule is as follows:

2:00 p.m. Clark Hill

2:45 p.m. Plunkett Cooney

3:30 p.m. Thrun Law Firm

4:15 p.m. Fahey Schultz Burzych Rhodes

I appreciate the efforts of the search committee in bringing us to this point of the process.

MEMORANDUM

TO: Township Board

FROM: 
Frank L. Walsh, Township Manager

DATE: April 30, 2015

RE: **Sale of Former Central Fire Station/MARC Property**

The former Central Fire Station and the MARC properties, 2150 Clinton Street and 4675 Okemos Road, were listed for sale on April 1, 2015. David Ledebuhr from Musselman Realty is representing the Township in the marketing and sale of the one-acre, C-2 (Commercial) zoned site. The properties have garnered significant interest from the development community and necessitating the need to develop a process to close on the sale. The primary goal in this process will be to select a developer who has an outstanding reputation, the financial stability to close the deal, the commitment to develop the property in 2016, and, most importantly, presents a project that matches the vision of the Township for the downtown area.

Moving forward, I recommended we form a small committee to vet the proposals and report to the Township Board. The committee will consist of our economic development staff, the chairperson of the Meridian Township Economic Development Corporation (EDC), two or three members of the Township Board, and a resident of the DDA neighborhood. The role of the committee will be to vet the development plans presented by the potential buyers and select a project/developer for review by the Township Board.

The following is a potential process and timeline:

- Form a committee (May 7)
- Vet the proposals (May)
- Selected developer presents development plans to Township Board (June)
- Final approval to begin development process (July)
- Planning Commission and Township Board project review (July-November)
- Close on the sale (December)
- Construction begins (April 2016)